

# SKILLING'S ESTATES

S.W. 1/4 SECTION 19, T.11S., R.5W., W.M. BENTON CO.  
MAY 14, 1982  
SCALE 1"=100'

BEARINGS ARE BASED ON THE WEST LINE OF "SKILLING'S ESTATES" (N 00° 41' 04" E, 757.45') PER BENTON COUNTY SURVEY No. 7029.  
MONUMENTS FOUND AND SET IN BENTON COUNTY SURVEY No. 7029 WERE FOUND, BY THIS SURVEY, TO BE ACCEPTABLE IN POSITION & THEREFOR USED FOR CONTROL OF THE BOUNDARY OF THIS PLAT  
THE SOUTH LINE OF SKILLINGS DRIVE (COUNTY ROAD No. 15611) WAS ESTABLISHED, PER THIS SURVEY, AS BEING 30.00 FEET SOUTHERLY OF (WHEN MEASURED AT RIGHT ANGLES TO) THE CENTERLINE OF SKILLINGS DRIVE AS DESCRIBED BY DEED RECORDED ON MICROFILM M-32640-81, DEED RECORDS OF BENTON COUNTY, OREGON.

### EASEMENTS

A 1' ACCESS CONTROL EASEMENT, DEDICATED TO BENTON COUNTY ALONG PORTIONS OF SKILLINGS DRIVE, AS SHOWN, LIMITS ACCESS TO LOTS 1, 7 & 8 TO THE FLAGGED PORTIONS OF LOTS 7 & 8 AND ACCESS TO LOTS 3, 4, 5 & 6 TO THE FLAGGED PORTIONS OF LOTS 5 & 6.  
50' ACCESS AND UTILITY EASEMENT TO LOTS 3 & 4, RECIPROCAL TO LOTS 5 & 6.  
50' ACCESS AND UTILITY EASEMENT TO LOT 1, RECIPROCAL TO LOTS 7 & 8.  
NO BUILDING PERMITTED WITHIN THE 40' ALDER CREEK DRAINAGE EASEMENT OR THE 212.5' TRANSMISSION LINE EASEMENT.  
THE 5' UTILITY AND SERVICE EASEMENT ALONG SKILLINGS DRIVE IS DEDICATED TO BENTON COUNTY.

### LEGEND

- 5/8" IRON ROD FOUND (EXCEPT AS NOTED)
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP (L.S. 1079 ON CAP) SET
- ( ) RECORD INFORMATION FROM C.S. 7029 (EXCEPT AS NOTED)
- I.D. INSIDE DIAMETER
- BUILDING SETBACK LINE, NO BUILDING PERMITTED WITHIN 150 FEET OF THE WEST BOUNDARY OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Darryl W. Harms*

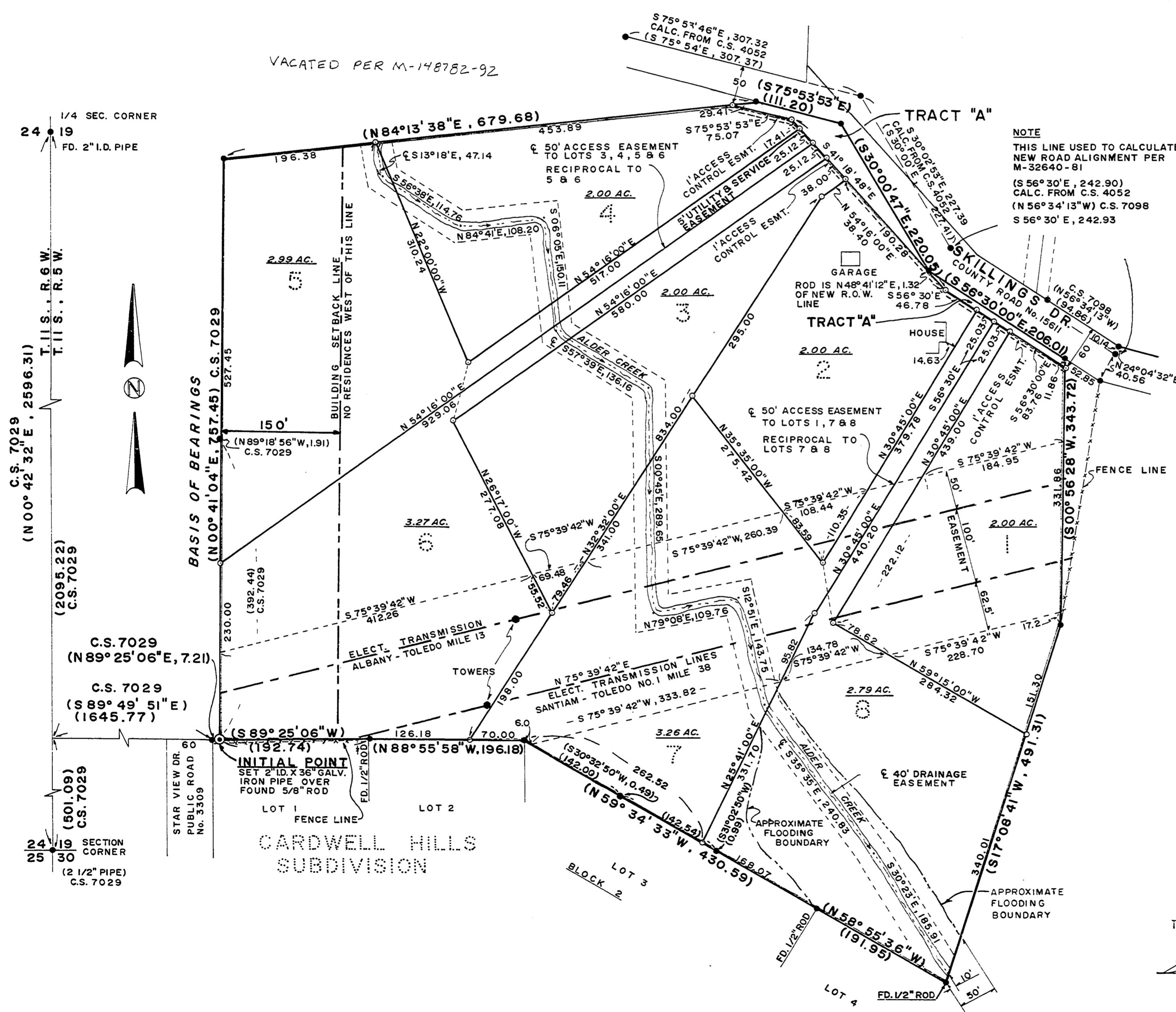
OREGON  
DARRYL W. HARMS  
1078

DARRYL W. HARMS, P.L.S.

P.O. BOX 1051  
CORVALLIS, OREGON 97339  
PH. 745-5694

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL

*Darryl W. Harms*



# SKILLING'S ESTATES

S.W 1/4 SECTION 19, T.11 S., R.5 W., W.M. BENTON CO.  
MAY 24, 1982

VACATED PER M-148782-92  
SKILLINGS ESTATES  
SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
                          ) S.S.  
COUNTY OF BENTON )

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND "SKILLINGS ESTATES" AS REPRESENTED ON THIS PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 2" X 36" GALVANIZED IRON PIPE SET OVER A FOUND 5/8" IRON ROD, 6" BENEATH THE SURFACE OF THE GROUND AT A POINT ON THE NORTH LINE OF AND NORTH 89°25'06" EAST, 7.21 FEET FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 2, CARDWELL HILLS SUBDIVISION, SAID INITIAL POINT ALSO BEING SOUTH 00°42'32" WEST, ALONG THE WEST SECTION LINE, 2095.22 FEET; SOUTH 89°49'51" EAST, 1645.77 FEET AND SOUTH 89°25'06" WEST, 7.21 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 24, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°41'04" EAST, 757.45 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF THE KWAST TRACT AS DESCRIBED ON DEED MICROFILM NO. 60642, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH 84°13'38" EAST, ALONG THE NORTH LINE OF SAID KWAST TRACT, 679.68 FEET TO A 5/8" IRON ROD; THENCE SOUTH 75°53'53" EAST, 111.20 FEET TO A 5/8" IRON ROD; THENCE SOUTH 30°00'47" EAST, 220.05 FEET TO A 5/8" IRON ROD; THENCE SOUTH 56°30'00" EAST, 206.01 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO R.E. FANCHER AND VELDA FANCHER, HUSBAND AND WIFE, BY DEED RECORDED ON DEED MICROFILM NO. M-50150, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE SOUTH 00°56'28" WEST, ALONG THE WEST LINE OF SAID FANCHER TRACT, 343.72 FEET TO A 5/8" IRON ROD; THENCE SOUTH 17°08'41" WEST, 491.31 FEET TO A 1/2" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 4, BLOCK 2, SAID CARDWELL HILLS SUBDIVISION; THENCE NORTH 58°55'36" WEST, 191.95 FEET TO A 1/2" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 3, BLOCK 2, SAID CARDWELL HILLS SUBDIVISION; THENCE NORTH 59°34'33" WEST, 450.59 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 2, BLOCK 2, SAID CARDWELL HILLS SUBDIVISION; THENCE NORTH 88°55'58" WEST, 196.18 FEET TO A 1/2" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, SAID CARDWELL HILLS SUBDIVISION; THENCE SOUTH 89°25'06" WEST, 192.74 FEET TO THE INITIAL POINT.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, OAK CREEK PROPERTIES, LTD., AN OREGON LIMITED PARTNERSHIP, ARE THE RECORDED OWNERS OF THE LAND SHOWN ON THE ATTACHED PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT HEREIN AND TO BE DEDICATED "SKILLINGS ESTATES". TRACT "A" IS HEREBY DEDICATED TO BENTON COUNTY. THE 40 FOOT WIDE DRAINAGE EASEMENT ALONG ALDER CREEK, 1 FOOT WIDE ACCESS CONTROL AND 5 FOOT WIDE UTILITY EASEMENTS ALONG SKILLINGS DRIVE, AS SHOWN ON THE PLAT HEREIN, ARE ALSO HEREBY DEDICATED TO BENTON COUNTY. THE FOLLOWING EASEMENTS FOR PURPOSE OF CONSTRUCTING AND MAINTAINING SANITARY SEWER DRAINFIELDS ARE HEREBY GRANTED:

#### DRAINFIELD EASEMENT FROM LOT 1 TO LOT 8

BEGINNING AT A POINT ON THE WEST LINE OF AND NORTH 30°45' EAST, 140.00 FEET FROM THE SOUTHWEST CORNER OF LOT 1, SKILLINGS ESTATES; THENCE NORTH 30°45' EAST, 80.00 FEET; THENCE SOUTH 59°15' EAST, 150.00 FEET; THENCE SOUTH 30°45' WEST, 80.00 FEET; THENCE NORTH 59°15' WEST, 150.00 FEET TO THE POINT OF BEGINNING.

#### DRAINFIELD EASEMENT FROM LOT 3 TO LOT 7

BEGINNING AT A POINT ON THE SOUTHWEST LINE OF AND NORTH 26°17' WEST, 120.49 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 3, SKILLINGS ESTATES; THENCE NORTH 26°17' WEST, 97.47 FEET; THENCE NORTH 72° EAST, 62.12 FEET; THENCE SOUTH 45° EAST, 80.12 FEET; THENCE SOUTH 00°45' EAST, 42.65 FEET; THENCE SOUTH 30° EAST, 51.11 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 32°32' WEST, 16.91 FEET; THENCE NORTH 30° WEST, 47.40 FEET; THENCE SOUTH 74°05' WEST, 42.77 FEET; THENCE NORTH 48°30' WEST, 33.06 FEET TO THE POINT OF BEGINNING.

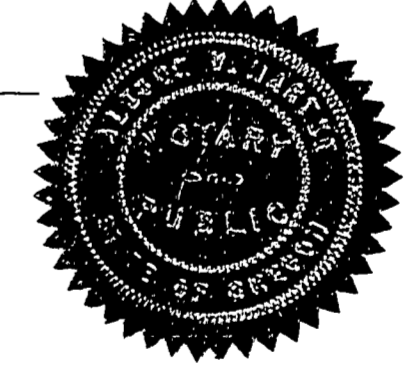
#### DRAINFIELD EASEMENT FROM LOT 6 TO LOT 7

BEGINNING AT A POINT ON THE SOUTHWEST LINE OF AND NORTH 26°17' WEST, 120.49 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 3, SKILLINGS ESTATES; THENCE NORTH 26°17' WEST, 97.47 FEET; THENCE SOUTH 72° WEST, 42.77 FEET; THENCE SOUTH 48°30' EAST, 111.94 FEET TO THE POINT OF BEGINNING.

OAK CREEK PROPERTIES, LTD.  
KLEINSCHMIDT, WINNINGHAM & ASSOCIATES, GENERAL PARTNER

BY: Michael S. Kleinschmidt  
MICHAEL S. KLEINSCHMIDT

BY: Alan J. Winningham  
ALAN J. WINNINGHAM



### ACKNOWLEDGEMENT

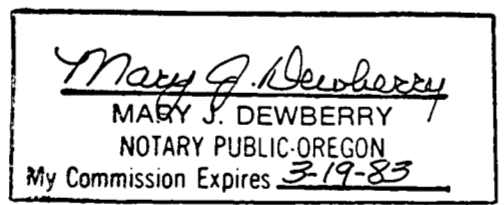
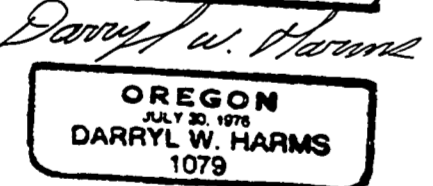
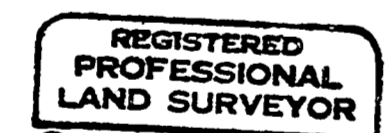
STATE OF OREGON )  
                          ) S.S.  
COUNTY OF BENTON )

ON THIS 2nd DAY OF February, 1983, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID COUNTY AND STATE, MICHAEL S. KLEINSCHMIDT AND ALAN J. WINNINGHAM, KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

Alicia V. Martin  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: August 12, 1986

Darryl W. Harms  
DARRYL W. HARMS, P.L.S.

SUBSCRIBED AND SWORN BEFORE ME THIS  
26 DAY OF January, 1983.



I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL

Darryl W. Harms

### APPROVALS

STATE OF OREGON )  
                          ) SS.  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS, BOOK OF PLATS, VOLUME 18, PAGE 135, ON THIS 2nd DAY OF June, 1983, AT 9:35 O'CLOCK.  
David A. Buck  
BENTON COUNTY CLERK

BY: Margie A. Armstrong  
DEPUTY CLERK

I CERTIFY THAT ALL OF THE TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS 1st DAY OF June, 1983. To June 30, 1983  
Clark Russell  
BENTON COUNTY TAX COLLECTOR

EXAMINED AND APPROVED THIS 20th DAY OF MAY, 1983.  
Robert W. Wilson

CHAIRMAN, BENTON COUNTY PLANNING COMMISSION

EXAMINED AND APPROVED THIS 1st DAY OF June, 1983.  
Dennis S. Ingram  
BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 23rd DAY OF May, 1983.  
Susan A. Swensen, R.S.  
BENTON COUNTY SANITARIAN

EXAMINED AND APPROVED THIS 25th DAY OF May, 1983.  
Joseph E. Blair  
BENTON COUNTY ENGINEER

EXAMINED AND APPROVED THIS 31st DAY OF May, 1983.  
Charles L. Peterson  
BENTON COUNTY ASSESSOR

EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BENTON COUNTY, OREGON, MADE AND ENTERED ON THIS 1st DAY OF June, 1983.

Barton Ross  
COMMISSION, CHAIRPERSON  
Dale D. Schrock  
COMMISSIONER  
Charles L. Carr  
COMMISSIONER