

DRAWING NUMBER
**MADRONE
ESTATES**

DRAWING NUMBER
1 of 2

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MADRONE ESTATES

In the NW1/4 of SECTION 10, T11S, R5W, W.M.
a REPLAT of PARCEL 1 of PARTITION PLAT NO. 92-21
BENTON COUNTY, OREGON
AUGUST, 1992

CURVE DATA

LC	R	Δ	A	LC	LC
1	145.00	14°09'33"	35.83	S58°14'36"E	35.74
2	225.00	28°29'21"	111.88	S51°04'42"E	110.73
3	275.00	28°29'21"	136.74	N51°04'42"W	135.33
4	95.00	85°36'50"	141.95	N22°30'58"W	129.11
5	225.00	14°28'56"	56.87	N13°02'59"E	56.72
6	100.00	82°23'41"	143.81	N21°11'50"E	131.73
7	235.00	03°23'13"	13.89	S27°41'36"E	13.89
8	235.00	60°59'00"	250.12	S59°52'43"E	238.48
9	285.00	64°22'13"	320.19	N58°11'06"W	303.61
10	125.00	12°13'45"	26.68	N83°37'12"W	26.63
11	125.00	11°42'21"	25.54	N71°39'09"W	25.49
12	125.00	28°57'56"	63.19	N51°19'00"W	62.52
13	75.00	120°54'06"	158.26	N82°42'55"E	130.49
14	100.00	120°54'06"	211.01	N82°42'55"E	173.99
15	125.00	68°00'04"	148.36	S56°15'54"W	139.80
16	125.00	48°56'27"	106.77	N46°44'06"E	103.56
17	125.00	11°33'52"	25.23	N76°59'15"E	25.19
18	125.00	12°07'48"	26.46	N88°50'06"E	26.41
19	125.00	13°29'31"	29.44	S78°21'15"E	29.37
20	125.00	45°36'29"	99.50	S48°48'15"E	96.90
21	100.00	131°44'08"	229.92	N88°07'56"E	182.52
22	75.00	131°44'08"	172.44	S88°07'56"W	136.89
23	260.00	64°22'13"	292.10	S58°11'06"E	276.98
24	50.00	109°44'03"	95.76	N34°52'01"E	81.78
25	75.00	109°44'03"	143.64	N34°52'01"E	122.67
26	235.00	64°22'13"	264.02	S58°11'06"E	250.35

EASEMENTS

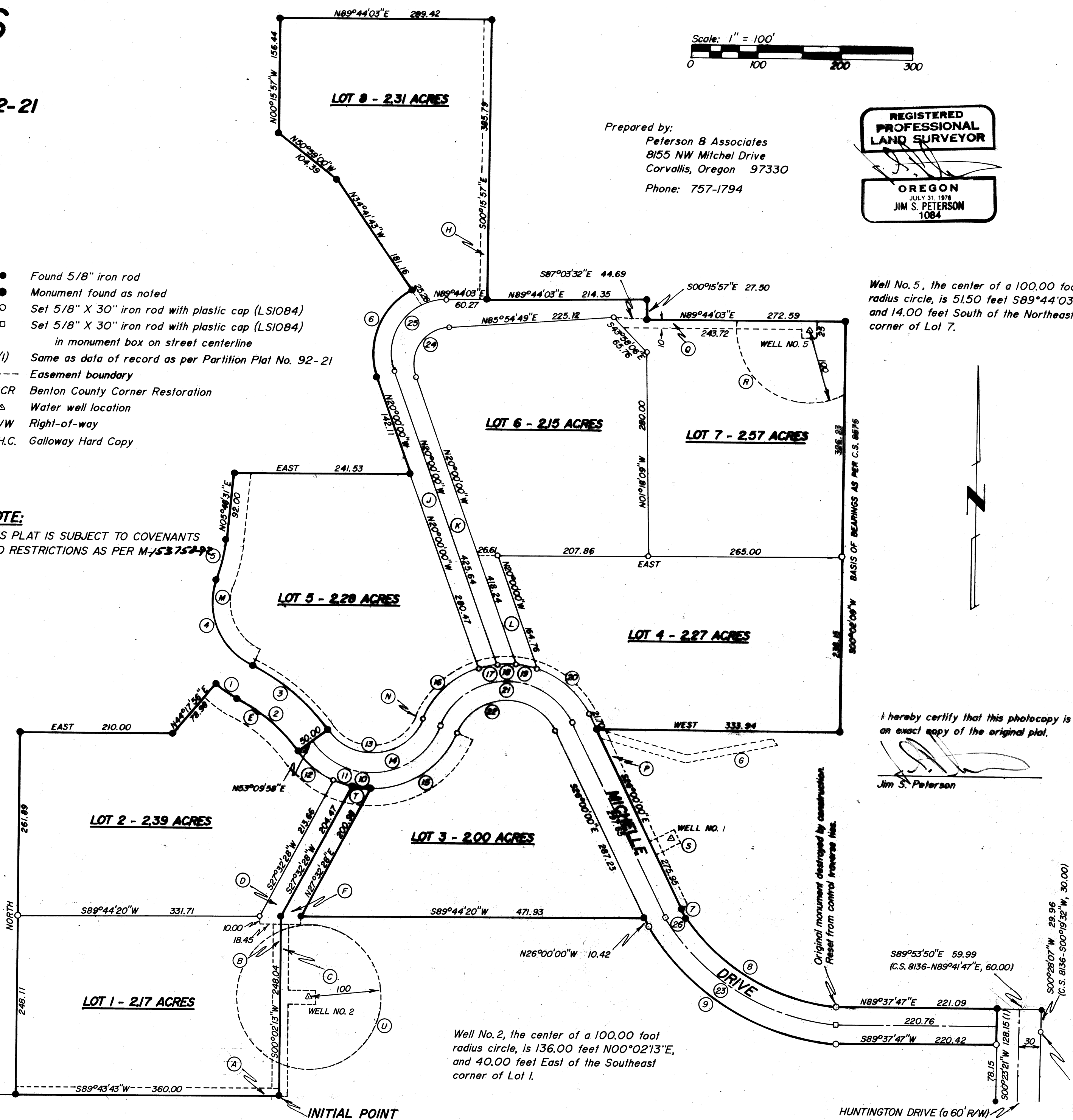
- (A) 10' Waterline Easement
- (B) 10' Waterline and Access Easement
- (C) Waterline and Access Easement as per M-153758-92
- (D) Waterline, Utility and Access Easement
- (E) 25' Slope Easement
- (F) Waterline, Utility and Access Easement as per M-153758-92
- (G) 10' Drainage Easement as per M-153757-92
- (H) 10' Waterline Easement
- (I) Waterline, Utility and Access Easement
- (J) Waterline, Utility and Access Easement
- (K) Waterline, Utility and Access Easement
- (L) 25' Slope Easement
- (M) 10' Slope Easement
- (N) 10' Slope Easement as per M-153757-92
- (O) Waterline Easement
- (P) Restrictive Well Easement
- (Q) Waterline Easement as per M-153758-92
- (R) 25' Slope Easement as per M-153757-92
- (S) Restrictive Well Easement as per M-153758-92
- (T) Utility Easement as per M-15433

1/4 Corner Sections 9 & 10
Fd. Brass Cap as per BCCR 3885

- Found 5/8" iron rod
- Monument found as noted
- Set 5/8" X 30" iron rod with plastic cap (LS1084)
- Set 5/8" X 30" iron rod with plastic cap (LS1084) in monument box on street centerline
- (i) Same as data of record as per Partition Plat No. 92-21
- Easement boundary
- BCCR Benton County Corner Restoration
- △ Water well location
- R/W Right-of-way
- G.H.C. Galloway Hard Copy

NOTE:

THIS PLAT IS SUBJECT TO COVENANTS AND RESTRICTIONS AS PER M-153758-92



Well No. 2, the center of a 100.00 foot radius circle, is 136.00 feet N00°02'13"E, and 40.00 feet East of the Southeast corner of Lot 1.

I hereby certify that this photocopy is an exact copy of the original plat.

Jim S. Peterson

HUNTINGTON DRIVE (a 60' R/W)
County Road No. P15206

DRAWING NUMBER
**MADRONE
ESTATES**

PLANNED CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
STANDARD SIZE 11" X 17" (SEE LIST)

DRAWING NUMBER

2 of 2

PLANNED CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
STANDARD SIZE 11" X 17" (SEE LIST)

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BENTON COUNTY, OREGON
AUGUST, 1992

DEDICATION

Know all men by these presents that John F. Morgan is the contract purchaser of the lands represented on the attached map and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused said lands to be surveyed and platted into Lots as shown on the attached map and to be dedicated "MADRONE ESTATES" and do hereby dedicate to the public use forever without reservation or restriction the street and utility easement as shown for said purposes respectively.

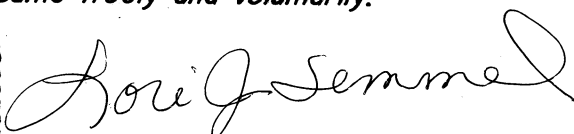

John F. Morgan

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF BENTON) S.S.

This is to certify that on this 20th day of August, 1992, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear John F. Morgan, who is known to me to be the identical person described in and who executed the above instrument, and acknowledged to me that he executed the same freely and voluntarily.





APPROVALS

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1992-1993 tax roll, which became a lien or will become a lien during this calendar year on this subdivision but not yet certified to the tax collector for collection, have been paid to me on this 21st day of AUGUST, 1992.


Robert L. Rands
Director, Benton County Department of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision that are now due and payable have been paid to June 30, 1992.


Chuck Ruppel 8-21-92
Director, Benton County Department of Finance, Auditing and Tax Collection

Examined and approved this 14th day of September, 1992


Clifford Horning
Chairman, Benton County Planning Commission

Examined and approved this 14th day of September, 1992


Kurt Daniels
Chairman, Benton County Board of Commissioners

Examined and approved this 14th day of September, 1992


James E. Blair
Benton County Engineer

I hereby certify that this plat has been reviewed for compliance with O.R.S. 209.250.
Examined and approved this 14th day of September, 1992


Sumner C. Barnhart
Benton County Surveyor

STATE OF OREGON
COUNTY OF BENTON) S.S.

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Plats, Volume 1, Page 27 on this 14th day of September, 1992, at 7:25 o'clock PM.


Benton County Clerk

An affidavit of consent, signed by the fee title holders and the vendors of this property, has been recorded with the Benton County Clerk's Office as M - 153755-92.

SURVEYOR'S CERTIFICATE

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in August of 1992 I correctly surveyed and marked with proper monuments the lands of MADRONE ESTATES, the boundary of which is described as follows:

Beginning at the Initial Point of Partition Plat No. 92-21, said point being a 5/8" iron rod on the South line of the Northwest quarter of Section 10, Township 11 South, Range 5 West of the Willamette Meridian, said point also being the Initial Point of MADRONE ESTATES; thence S89°43'43"W, along the South line of said Northwest quarter, a distance of 360.00 feet; thence North, 510.00 feet; thence East, 210.00 feet; thence N44°17'56"E, 78.98 feet; thence along the arc of a 145.00 foot radius curve to the left (the long chord of which bears S58°14'36"E, 35.74 feet) a distance of 35.83 feet; thence along the arc of a 225.00 foot radius curve to the right (the long chord of which bears S51°04'42"E, 110.73 feet) a distance of 111.88 feet; thence N53°09'58"E, 50.00 feet; thence along the arc of a 275.00 foot radius curve to the left (the long chord of which bears N51°04'42"W, 135.33 feet) a distance of 136.74 feet; thence along the arc of a 95.00 foot radius curve to the right (the long chord of which bears N22°30'58"W, 129.11 feet) a distance of 141.95 feet; thence along the arc of a 225.00 foot radius curve to the left (the long chord of which bears N13°02'59"E, 56.72 feet) a distance of 56.87 feet; thence N05°48'31"E, 92.00 feet; thence East, 241.53 feet; thence N20°00'00"W, 142.11 feet; thence along the arc of a 100.00 foot radius curve to the right (the long chord of which bears N21°11'50"E, 131.73 feet) a distance of 143.81 feet; thence N34°41'43"W, 181.16 feet; thence N50°59'00"W, 104.39 feet; thence N00°15'57"W, 156.44 feet; thence N89°44'03"E, 289.42 feet; thence S00°15'57"E, 385.79 feet; thence N89°44'03"E, 214.35 feet; thence S00°15'57"E, 27.50 feet; thence N89°44'03"E, 272.59 feet; thence S00°02'09"W, 564.38 feet; thence West, 333.94 feet; thence S26°00'00"E, 275.95 feet; thence along the arc of a 235.00 foot radius curve to the left (the long chord of which bears S58°11'06"E, 250.35 feet) a distance of 264.02 feet; thence N89°37'47"E, 221.09 feet; thence S00°23'21"W, 50.00 feet; thence S89°37'47"W, 220.42 feet; thence along the arc of a 285.00 foot radius curve to the right (the long chord of which bears N58°11'06"W, 303.61 feet) a distance of 320.19 feet; thence N26°00'00"W, 10.42 feet; thence S89°44'20"W, 471.93 feet; thence N27°32'28"E, 200.98 feet; thence along the arc of a 125.00 foot radius curve to the right (the long chord of which bears N83°37'12"W, 26.63 feet) a distance of 26.68 feet; thence S27°32'28"W, 204.47 feet; thence S00°02'13"W, 248.04 feet to the point of beginning.

NARRATIVE

The exterior boundary of this subdivision is controlled by monuments found as per Partition Plat No. 92-21. This subdivision is a replat of Parcel 1 of said Partition.

WATER RIGHTS

There are currently no water rights appurtenant to "MADRONE ESTATES"

I hereby certify that this photocopy is an exact copy of the original plat.


Jim S. Peterson

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 31, 1978
JIM S. PETERSON
1084