

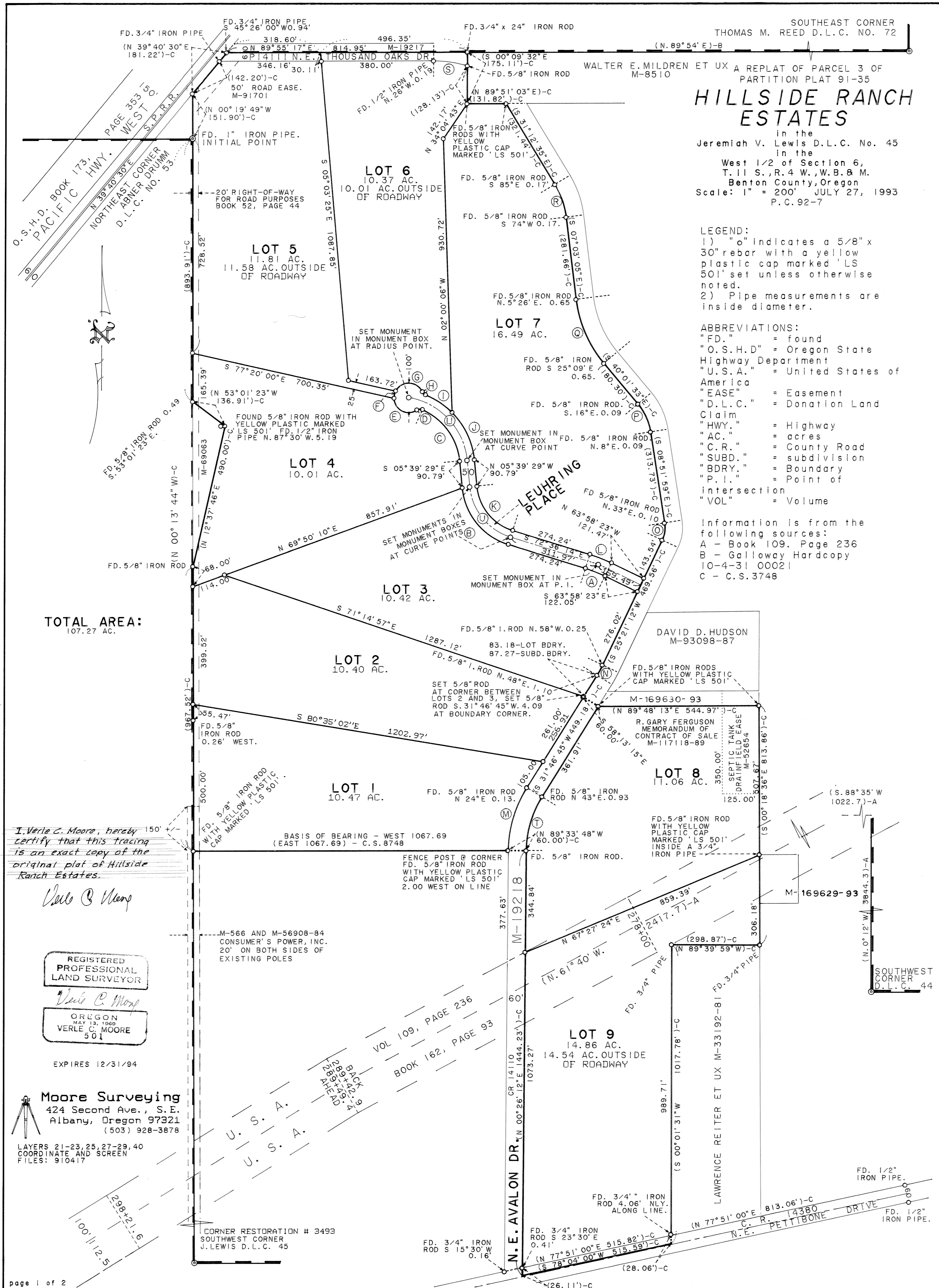
SOUTHEAST CORNER
THOMAS M. REED D.L.C. NO. 72
WALTER E. MILDREN ET UX A REPLAT OF PARCEL 3 OF
PARTITION PLAT 91-35
**HILLSIDE RANCH
ESTATES**

in the
Jeremiah V. Lewis D.L.C. No. 45
in the
West 1/2 of Section 6,
T. 11 S., R. 4 W., W.B. & M.
Benton County, Oregon
Scale: 1" = 200' JULY 27, 1993
P.C. 92-7

LEGEND:
1) "o" indicates a 5/8" x
30" rebar with a yellow
plastic cap marked "LS
501" set unless otherwise
noted.
2) Pipe measurements are
inside diameter.

ABBREVIATIONS:
"FD." = found
"O.S.H.D." = Oregon State
Highway Department
"U.S.A." = United States of
America
"EASE" = Easement
"D.L.C." = Donation Land
Claim
"HWY." = Highway
"AC." = acres
"C.R." = County Road
"SUBD." = subdivision
"BDRY." = Boundary
"P.I." = Point of
Intersection
"VOL" = Volume

Information is from the
following sources:
A - Book 109, Page 236
B - Galloway Hardcopy
10-4-31 00021
C - C.S. 3748



TOTAL AREA:
107.27 AC.

I, Verle C. Moore, hereby
certify that this tracing
is an exact copy of the
original plat of Hillside
Ranch Estates.

Verle C. Moore

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Verle C. Moore
OREGON
MAY 13, 1960
VERLE C. MOORE
501

EXPIRES 12/31/94

Moore Surveying
424 Second Ave., S.E.
Albany, Oregon 97321
(503) 928-3878

LAYERS 21-23, 25, 27-29, 40
COORDINATE AND SCREEN
FILES: 910417

CORNER RESTORATION # 3493
SOUTHWEST CORNER
J. LEWIS D.L.C. 45

BACK
289+42.9
289+42.9
289+42.9
AHEAD

VOL 109, PAGE 236
BOOK 162, PAGE 93

U.S.A.
U.S.A.

Book 9 Page 17

Book 9 Page 17

HILLSIDE RANCH ESTATES
A replat of parcel 3 of
Partition Plat 91-35

in the
Jeremiah U. Lewis D.L.C. No. 45
in the
Southwest and Northwest 1/4 of Section 6,
T. 11 S., R. 4 W., W.B. & M.
Benton County, Oregon
Scale: 1" = 200' July 27, 1993

SURVEYOR'S CERTIFICATE:
I, Verle C. Moore, registered professional land surveyor in the State of Oregon, hereby certify that I have correctly surveyed, subdivided, platted into lots and streets, and monumented the lands represented on the attached plat of HILLSIDE RANCH ESTATES, the boundary of which is described as follows: Beginning at the INITIAL POINT, a 1" iron pipe, which is the northeast corner of the Abner Drumm Donation Land Claim number 53, in Township 11 South, Range 4 West, Willamette Base and Meridian, Benton County, Oregon, thence North 0° 19' 49" West 151.90 feet to the southeasterly right-of-way of the Southern Pacific Railway, thence along said right-of-way North 39° 40' 30" East 181.22 feet to the south line of the Thomas M. Reed Donation Land Claim number 72 in said Township and Range, thence along the south line of said last-mentioned Donation Land Claim North 89° 55' 17" East 814.95 feet to the northwest corner of that parcel conveyed to Walter E. Mildren et ux by deed recorded in M-8510, Benton County Microfilm Records, thence along the lines of said Mildren Parcel South 0° 09' 32" East 175.11 feet and North 89° 51' 03" East 131.82 feet to the southwesterly right-of-way of Northeast Avalon Drive, thence along the southwesterly right-of-way line of said Avalon Drive, South 31° 12' 35" East 321.44 feet, along a 281.61 foot radius curve right 118.74 feet, the long chord of which bears South 19° 07' 50" East 117.86 feet, South 7° 03' 05" East 281.66 feet, along a 418.07 foot radius curve left 240.61 feet, the long chord of which bears South 23° 32' 19" East 237.30 feet, South 40° 01' 33" East 180.30 feet, along a 194.53 foot radius curve right 105.79 feet, the long chord of which bears South 24° 26' 46" East 104.49 feet, South 8° 51' 59" East 313.73 feet, along a 99.94 foot radius curve right 59.69 feet, the long chord of which bears South 8° 14' 36" West 58.81 feet, South 25° 21' 12" West 469.56 feet, thence along a 353.66 foot radius curve right, 39.66 feet, the long chord of which bears South 28° 33' 58" West 39.64 feet, and South 31° 46' 45" West 87.27 feet, thence South 58° 13' 15" East 60.00 feet to the southeasterly right-of-way of Avalon Drive, thence North 89° 48' 13" East 544.97 feet to the east line of that parcel conveyed to R. Gary Ferguson, by memorandum of contract of sale recorded in M-117118-89, said microfilm records, thence South 0° 18' 36" East 813.86 feet to the northeast corner of that parcel conveyed to Lawrence Reiter et ux by deed recorded in M-33192-81 said Microfilm records, thence along the lines of said Reiter parcel, North 89° 39' 59" West 298.87 feet, and South 0° 01' 31" West 1017.78 feet to the center of the old county road, thence along the center of said old county road South 78° 04' 00" West 515.59 feet to the southerly extension of the east right-of-way of said Avalon Drive, thence along the southerly extension of said east right-of-way, and the east right of way of said Avalon Drive, North 0° 26' 12" East 1444.23 feet, thence across said Avalon Drive North 89° 33' 48" West 60.00 feet to the west right-of-way of said Avalon Drive, thence West 1067.69 feet to the Wly. line of the J. Lewis Donation Land Claim number 48, thence along the east line of said Lewis claim, North 0° 13' 44" West 967.52 feet to the boundary of M-69063, said deed records, thence along M-69069, North 12° 37' 46" East 490.00 feet, and North 53° 01' 23" West 136.91 feet to the West line of said Claim 48, thence along said Claim North 0° 13' 44" West 893.91 feet to the point of beginning.
EXCEPT: That portion lying within Avalon Drive, Pettibone Drive, and Thousand Oaks Drive.
CONTAINING: 107.27 Acres outside of roadways.

NARRATIVE: The purpose of this survey is to divide the R. Gary Ferguson land into the subdivision as shown hereon. The basis of bearing as well as all boundary determination is from the Lot Line Adjustment for R. Gary Ferguson, Georgena S. Knapp, and David Hudson dated July 8, 1993 - C.S. # 8748

| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|-----------|-----------|-------------|-----------|----------------|
| A | 475.00' | 71.55' | 8°37'50" | 71.48' | S 68°17'19"E |
| B | 225.00' | 262.90' | 66°56'45" | 248.19' | S 39°07'51"E |
| C | 216.60' | 227.34' | 60°08'15" | 217.05' | S 35°43'36"E |
| D | 20.00' | 20.05' | 57°25'30" | 19.22' | N 85°29'31"E |
| E | 50.00' | 105.95' | 121°24'35" | 87.21' | S 62°30'56"E |
| F | 50.00' | 25.27' | 28°57'18" | 25.00' | S 12°40'00"W |
| G | 50.00' | 112.59' | 129°01'14" | 90.27' | N 88°20'44"W |
| H | 20.00' | 15.50' | 44°23'49" | 15.11' | N 46°02'02"W |
| I | 266.60' | 109.02' | 23°25'48" | 108.26' | N 56°31'02"W |
| J | 266.60' | 182.14' | 39°08'40" | 178.62' | N 25°13'48"W |
| K | 175.00' | 204.47' | 66°56'45" | 193.04' | N 39°07'51"W |
| L | 525.00' | 79.08' | 8°37'50" | 79.01' | N 68°17'19"W |
| M | 412.18' | 225.47' | 31°20'32" | 222.67' | S 16°06'28"W |
| N | (353.66') | (39.66') | (6°25'33") | (39.64') | (S 28°33'58"W) |
| O | (99.94') | (59.69') | (34°13'11") | (58.81') | (S 08°14'36"W) |
| P | 194.53' | 105.79' | 31°09'34" | 104.49' | S 24°26'46"E |
| Q | (418.07') | (240.61') | (32°58'28") | (237.30') | (S 23°32'19"E) |
| R | (281.61') | (118.74') | (24°09'30") | (117.86') | (S 19°07'50"E) |
| S | 390.00' | 115.48' | 16°57'57" | 115.06' | S 81°35'44"E |
| T | 352.18' | 192.65' | 31°20'32" | 190.26' | N 16°06'28"E |
| U | 241.60' | 313.17' | 74°16'10" | 291.70' | S 42°47'34"E |
| V | 200.00' | 233.69' | 66°56'45" | 220.62' | S 39°07'51"E |

APPROVALS:
This Subdivision Plat APPROVED:
I hereby certify that pursuant to ORS 92.095, all ad valorem taxes, fees, and other charges required by law to be placed on the 1993-1994 tax roll, which became or will become a lien during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid to me this 8 of September, 1993.
Robert K. Williams Acting Assessor
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 this 30 day of June, 1993
Clark Kugler 9-8-93
Director, Benton County Department of Finance, Auditing, and Tax Collection

Clifford Horning
Planning Commission Chairperson
on this 14 day of September, 1993

John Dalworth
Benton County Board of Commissioners Chairperson
on this 20 day of September, 1993

Donna G. Barnhart
Benton County Surveyor
on this 16 day of September, 1993

Janet E. Blair
Benton County Engineer
on this 16 day of September, 1993

RECORDER'S STATEMENT:
State of Oregon
ss
County of Benton

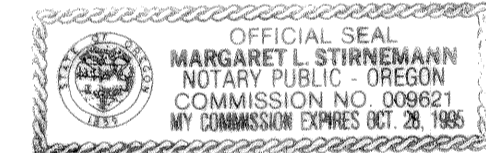
I hereby certify that the within instrument was received and duly recorded by me in Benton County Records, Book of Plats Volume 9 Page 17 on this 20 day of September, 1993, at 9:26 o'clock A.M.
Verle C. Moore
Benton County Clerk

DECLARATION
State of Oregon
County of Benton

I, R. Gary Ferguson, do hereby declare that I am the contract purchaser of the lands described hereon, in the Surveyor's Certificate, and have caused this subdivision plat to be prepared and subdivided, and do hereby dedicate Luehring Place as shown herein to the public for public use forever, and that there are no water rights filed on the lands described hereon, all in accordance with the provisions of ORS Chapter 92. Said plat dedicated as Hillside Ranch Estates

R. Gary Ferguson
R. Gary Ferguson

Subscribed and sworn to before me on this 27 day of August, 1993.



Margaret L. Stirreman
Notary Public for the State of Oregon

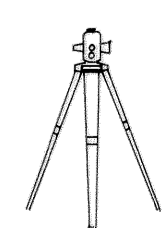
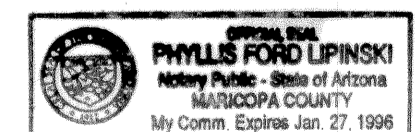
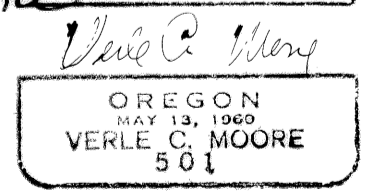
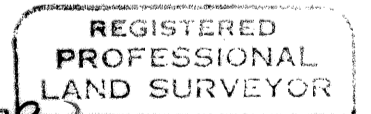
My Commission Expires: 10/26/95

Shirley B. Huffman
Shirley B. Huffman, Personal Representative of the Estate of Freda and August Luehring.

Subscribed and sworn to before me on this 31 day of August, 1993

Phyllis Ford Lipinski
Notary Public for the State of Oregon, Arizona

My Commission Expires: Jan. 27, 1996



Moore Surveying
424 Second Ave., S.E.
Albany, Oregon 97321
(503) 928-3878

I, Verle C. Moore, hereby certify that this tracing is an exact copy of the original plat of Hillside Ranch Estates.
Verle C. Moore