

Book 9 Page 71

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

OWNER/DEVELOPER: **SCHNEIDER HOMES, INC.**
6510 SOUTHCENTER BLVD., SUITE #1
TUKWILA, WA 98188

DATE: MARCH 9, 1998

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-8991

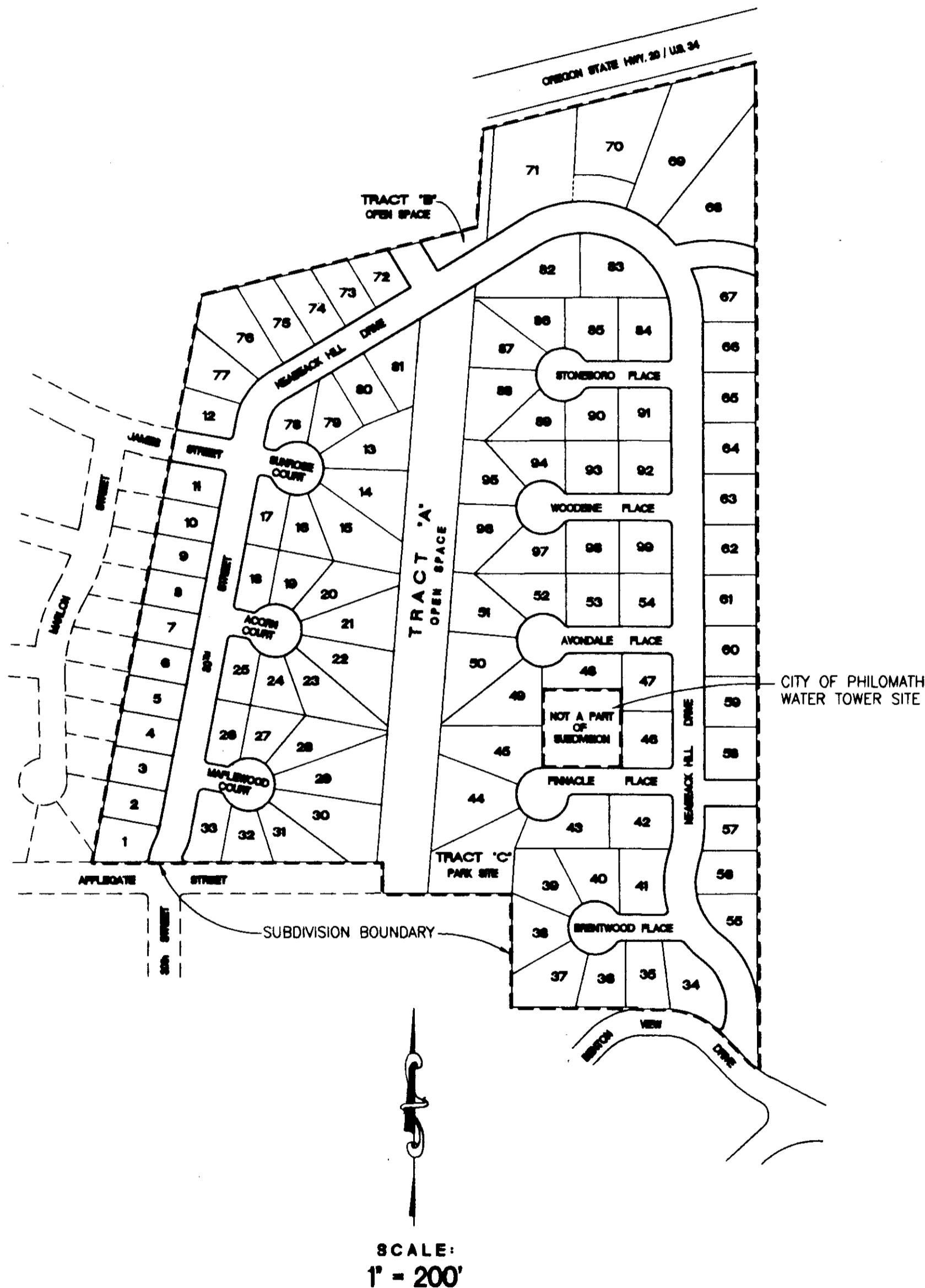
OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1498

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

EXPIRES 12/31/98

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SHEET 7	APPROVALS, DECLARATION, SURVEYOR'S CERTIFICATE AND NARRATIVE



NOTES AND RESTRICTIONS

- SEE SHEETS 3, 4 AND 5 FOR MONUMENTATION AND DATA FOR LOTS AND STREETS WITHIN THE SUBDIVISION BOUNDARY.
- TRACTS "A" AND "B" TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION.
- TRACT "C" TO BE DEDICATED TO THE CITY OF PHILOMATH.
- OCCUPANCY PERMITS FOR ANY RESIDENCES ON LOTS 34 THRU 67, AND 84 THRU 99 WILL NOT BE ISSUED BY THE CITY OF PHILOMATH UNTIL THE PUBLIC WATER SYSTEM BOOSTER PUMP STATION IS OPERATIONAL AND ACCEPTED BY THE CITY OF PHILOMATH.
- A VEGETATION MANAGEMENT PLAN, PREPARED BY A CERTIFIED ARBORIST IN ACCORDANCE WITH CONDITIONS OF APPROVAL NO. 24 AND NO. 25 (CITY OF PHILOMATH PC-94-9) SHALL BE PREPARED FOR EACH OF LOTS 13 THRU 16, 19 THRU 24, 27 THRU 32, 34 THRU 71 AND AND 79 THRU 99 SHALL BE APPROVED BY THE CITY OF PHILOMATH PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE CITY OF PHILOMATH.
- DEPENDING UPON THE FINISH FLOOR ELEVATION OF HOUSES ON CERTAIN LOTS, INDIVIDUAL SANITARY SEWER PUMPS STATIONS MAY BE REQUIRED IN ORDER TO CONNECT HOMES TO THE PUBLIC SANITARY SEWER SYSTEM. SUCH PUMP STATIONS AND RELATED PIPING SHALL BE OWNED, CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.
- FOR FURTHER PLAT RESTRICTIONS SEE THE COVENANTS, CODES AND RESTRICTIONS THAT ARE FILED IN THE BENTON COUNTY DEED RECORDS IN MICROFILM NO. 244095-98

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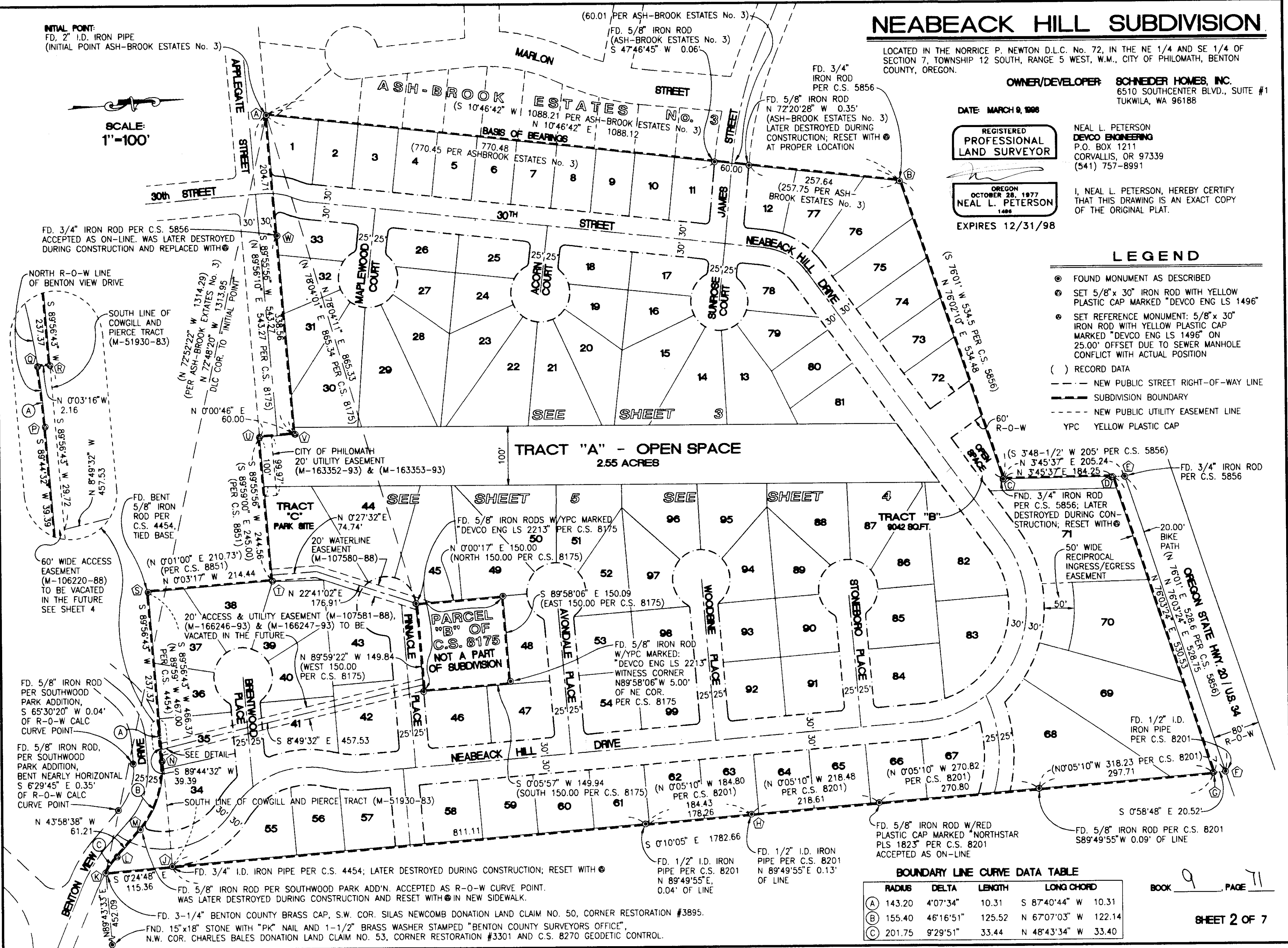
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LEGEND

- ⊙ FOUND MONUMENT AS DESCRIBED
- ⊙ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- ⊙ SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION
- () RECORD DATA
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- NEW PUBLIC UTILITY EASEMENT LINE
- YPC YELLOW PLASTIC CAP

INITIAL POINT:
FD. 2" I.D. IRON PIPE
(INITIAL POINT ASH-BROOK ESTATES No. 3)

SCALE:
1"=100'



BOUNDARY LINE CURVE DATA TABLE

	RADIUS	DELTA	LENGTH	LONG CHORD
(A)	143.20	4°07'34"	10.31	S 87°40'44" W 10.31
(B)	155.40	46°16'51"	125.52	N 67°07'03" W 122.14
(C)	201.75	9°29'51"	33.44	N 48°43'34" W 33.40

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SHEET 2 OF 7

PROPERTY LINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD
1	8.00	81°10'32"	11.33	N 49°20'40" E	10.41	16	50.00	30°40'53"	26.77	N 56°35'51" E	26.46
2	130.00	18°49'15"	42.70	S 18°10'02" W	42.51	17	50.00	57°12'40"	49.93	S 79°27'23" E	47.88
3	70.00	16°58'02"	20.73	N 19°05'38" E	20.65	18	50.00	27°13'11"	23.75	S 37°14'27" E	23.53
4	8.00	109°57'57"	15.35	N 35°05'05" W	13.10	19	8.00	90°33'16"	12.64	N 55°53'15" E	11.37
5	70.00	7°40'46"	9.38	N 23°44'16" E	9.38	20	8.00	89°26'44"	12.49	N 34°06'45" W	11.26
6	130.00	16°58'02"	38.50	N 19°05'38" E	38.36	21	8.00	55°19'19"	7.72	S 73°30'14" W	7.43
7	8.00	90°26'12"	12.63	N 55°49'43" E	11.36	22	8.00	55°19'19"	7.72	S 51°10'27" E	7.43
8	8.00	89°33'48"	12.51	S 34°10'17" E	11.27	23	50.00	33°40'49"	29.39	S 40°21'12" E	28.97
9	8.00	55°19'19"	7.72	S 51°17'31" E	7.43	24	50.00	52°20'03"	45.67	S 83°21'38" E	44.10
10	8.00	55°19'19"	7.72	S 73°23'10" W	7.43	25	50.00	30°08'23"	26.30	N 58°24'08" E	26.00
11	50.00	26°20'46"	22.99	N 58°53'54" E	22.79	26	50.00	30°08'26"	26.30	N 25°15'44" E	26.00
12	50.00	57°08'27"	49.86	N 79°21'30" W	47.82	27	50.00	30°08'24"	26.30	N 45°24'1" W	26.00
13	50.00	30°41'05"	26.78	N 35°26'44" W	26.46	28	50.00	30°08'24"	26.30	N 35°01'05" W	26.00
14	50.00	30°40'49"	26.77	N 4°45'47" E	26.45	29	50.00	51°29'51"	44.94	N 75°50'13" W	43.44
15	50.00	30°40'47"	26.77	N 25°55'01" E	26.45	30	50.00	32°34'16"	28.42	S 62°07'43" W	28.04
						31	8.00	90°28'13"	12.63	N 55°50'43" E	11.36
						32	8.00	89°31'47"	12.50	S 34°09'17" E	11.27
						33	8.00	55°19'19"	7.72	S 73°25'10" W	7.43
						34	8.00	55°19'19"	7.72	S 51°15'31" E	7.43
						35	50.00	52°26'35"	45.77	S 49°49'09" E	44.18
						36	50.00	37°39'55"	32.87	N 85°07'36" E	32.28
						37	50.00	32°51'18"	28.67	N 49°51'59" E	28.28
						38	50.00	32°51'18"	28.67	N 17°00'41" E	28.28
						39	50.00	32°51'18"	28.67	N 15°50'37" W	28.28
						40	50.00	34°19'00"	29.95	N 49°25'45" W	29.50
						41	50.00	67°39'14"	59.04	S 79°35'08" W	55.67
						42	8.00	90°33'46"	12.64	N 34°40'16" W	11.37
						43	8.00	89°26'14"	12.49	N 55°19'44" E	11.26
						44	130.00	12°27'45"	28.28	S 16°50'29" W	28.22
						45	130.00	25°49'46"	58.61	S 35°59'14" W	58.11
						46	130.00	9°54'53"	22.50	S 53°51'34" W	22.47
						47	70.00	48°12'23"	58.90	N 34°42'49" E	57.17

NEABECK HILL SUBDIVISION

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LEGEND

- ⊙ FOUND MONUMENT AS DESCRIBED ON SHEET 2
- ⊙ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- ⊙ SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION
- () RECORD DATA
- POST MONUMENTED W/SAME MON. AS ⊙ ABOVE
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- NEW PUBLIC UTILITY EASEMENT LINE
- YPC YELLOW PLASTIC CAP
- < > COMPUTED DISTANCE BETWEEN ASH-BROOK ESTATES No. 3 LOT CORNERS & LOT CORNERS CREATED HEREON

OWNER/DEVELOPER: **SCHNEIDER HOMES, INC.**
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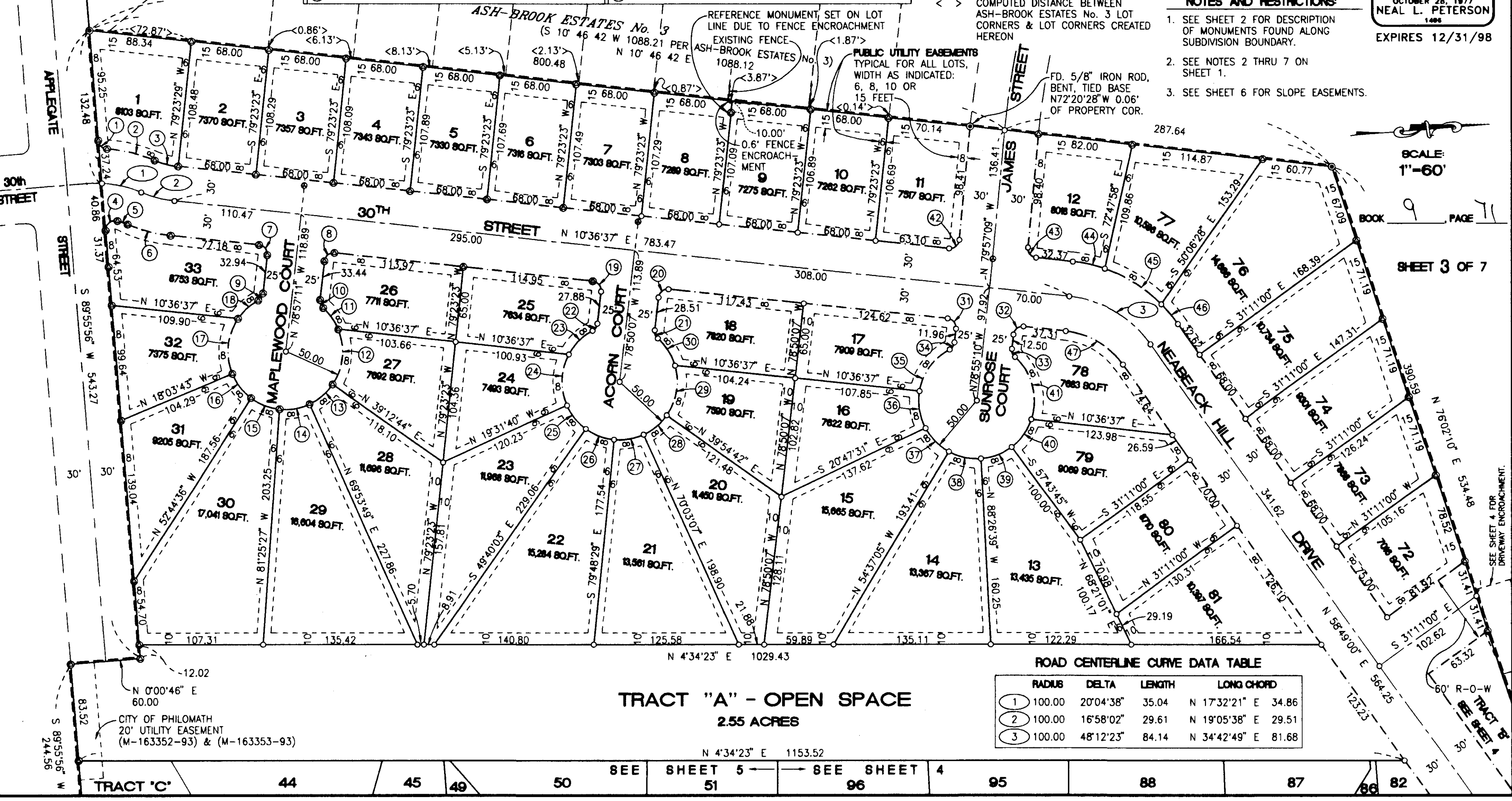
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LAND SURVEYOR

OREGON
OCTOBER 25, 1977
NEAL L. PETERSON
1496

EXPIRES 12/31/98

NOTES AND RESTRICTIONS:

1. SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
2. SEE NOTES 2 THRU 7 ON SHEET 1.
3. SEE SHEET 6 FOR SLOPE EASEMENTS.



TRACT "A" - OPEN SPACE
2.55 ACRES

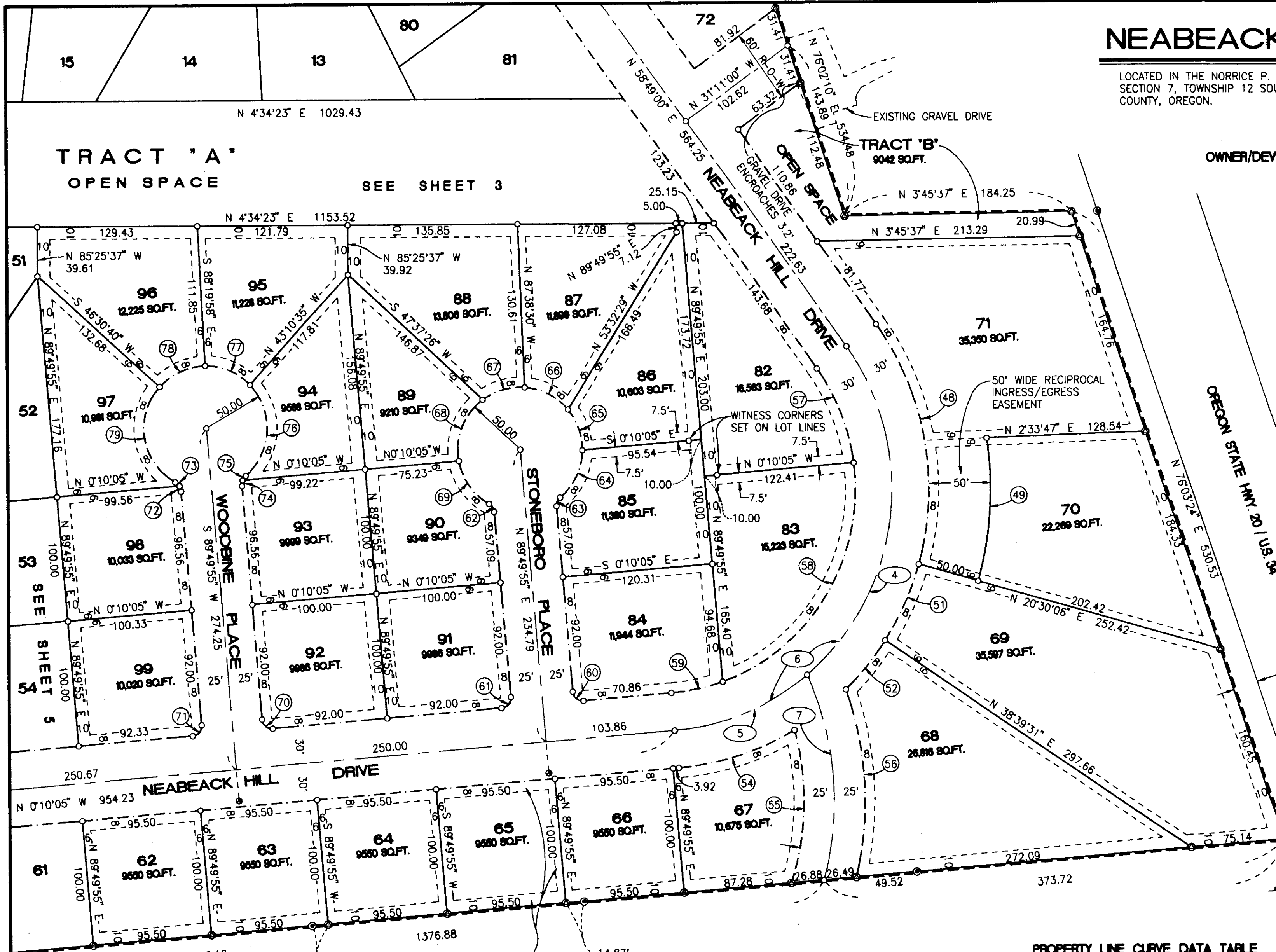
ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
1	100.00	20°04'38"	35.04 N 17°32'21" E 34.86
2	100.00	16°58'02"	29.61 N 19°05'38" E 29.51
3	100.00	48°12'23"	84.14 N 34°42'49" E 81.68

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EXPIRES 12/31/98

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SCALE:
1"=60'

SHEET 4 OF 7

PROPERTY LINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD
48	224.00	51°41'06"	202.06	S 84°39'33" W	195.28	59	164.00	14°38'24"	41.90	S 72°19'17" E	41.79
49	274.00	24°13'28"	115.85	S 81°36'38" E	114.99	60	8.00	90°00'00"	12.57	S 44°49'55" W	11.31
50	NOT USED					61	8.00	90°00'00"	12.57	S 45°10'05" E	11.31
51	224.00	17°09'25"	67.08	N 60°55'11" W	66.83	62	8.00	55°19'19"	7.72	N 62°10'16" E	7.43
52	224.00	12°59'15"	50.78	N 45°50'51" W	50.67	63	8.00	55°19'19"	7.72	S 62°30'26" E	7.43
53	NOT USED					64	50.00	49°49'33"	43.48	N 59°45'32" W	42.12
54	224.00	25°34'01"	99.95	N 12°57'05" W	99.13	65	50.00	40°24'37"	35.26	N 75°07'23" E	34.54
55	214.56	33°13'05"	124.39	S 83°56'13" E	122.66	66	50.00	45°57'43"	40.11	S 31°56'13" W	39.04
56	264.56	33°02'24"	152.56	N 88°20'21" W	150.45	67	50.00	40°54'02"	35.69	N 11°29'40" W	34.94
57	164.00	28°39'57"	82.05	S 73°08'59" W	81.20	68	50.00	63°43'11"	55.61	N 63°48'16" W	52.78
58	164.00	77°42'34"	222.43	S 53°39'46" E	205.77	69	50.00	49°49'33"	43.48	S 59°25'23" W	42.12
70	8.00	90°00'00"	12.57	S 44°49'55" W	11.31	71	8.00	90°00'00"	12.57	S 45°10'05" E	11.31
72	8.00	25°29'53"	3.56	N 77°04'58" E	3.53	73	8.00	29°49'25"	4.16	N 49°25'19" W	4.12
74	8.00	25°29'53"	3.56	S 77°25'08" E	3.53	75	8.00	29°49'25"	4.16	S 49°45'29" E	4.12
76	50.00	94°19'48"	82.32	N 82°00'40" W	73.33	77	50.00	47°09'23"	41.15	S 27°14'44" W	40.00
78	50.00	47°09'23"	41.15	S 19°54'39" E	40.00	79	50.00	102°00'03"	89.01	N 85°30'38" E	77.72

ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
4	194.00	86°09'24"	291.72 N 78°06'17" W 265.00
5	194.00	34°51'31"	S 17°35'50" E 116.22
6	194.00	121°00'55"	S 60°40'32" E 337.72
7	239.56	40°14'26"	S 89°56'40" E 164.81

NOTES AND RESTRICTIONS:

1. SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
2. SEE NOTES 2 THRU 7 ON SHEET 1.
3. SEE SHEET 6 FOR SLOPE EASEMENTS.

PUBLIC UTILITY EASEMENTS
TYPICAL FOR ALL LOTS,
WIDTH AS INDICATED:
6, 7.5, 8 OR 10 FEET

NEABECK HILL SUBDIVISION

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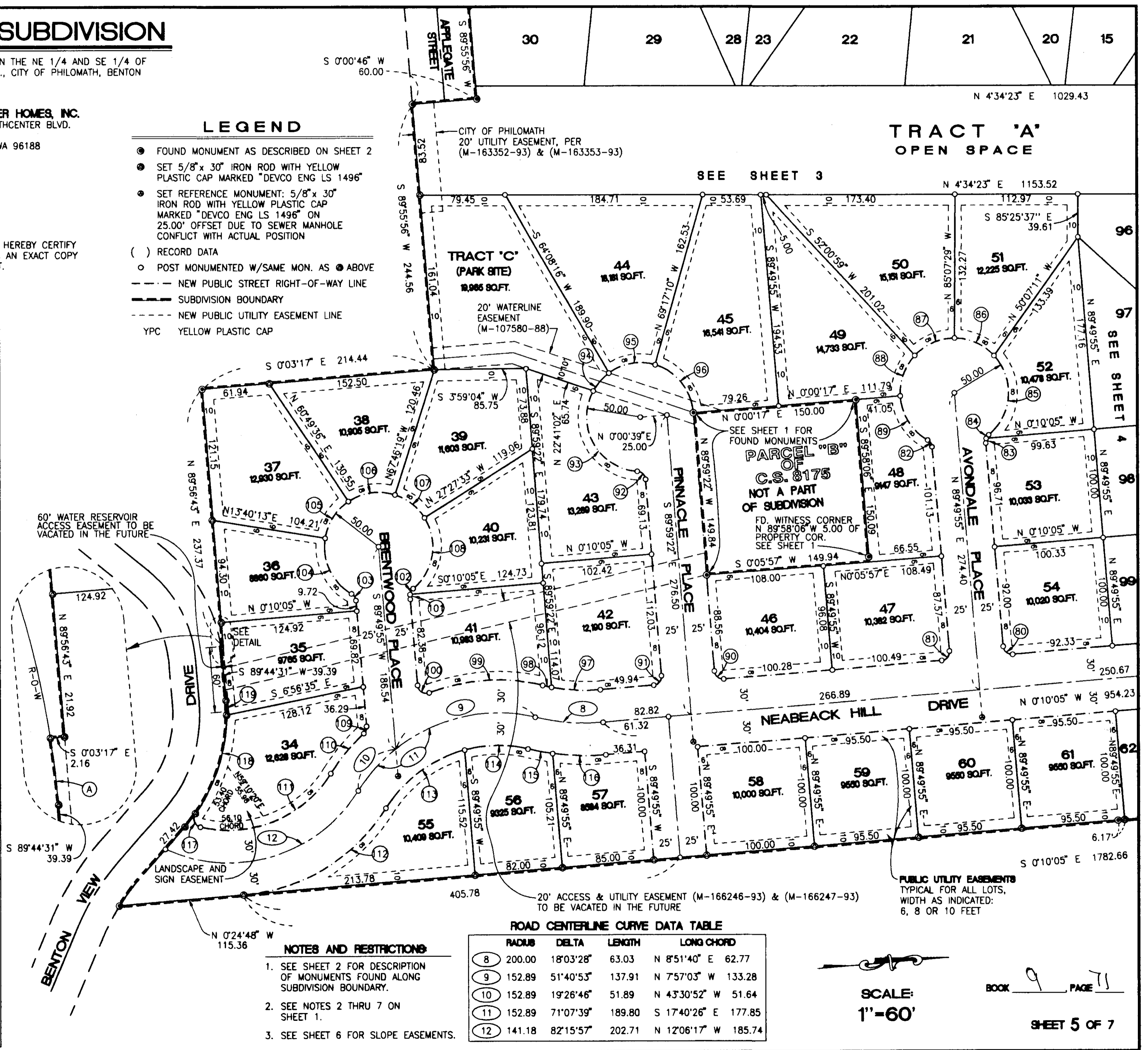
RADIUS	DELTA	LENGTH	LONG CHORD
80	8.00	90°00'00"	12.57 S 44°49'55" W 11.31
81	8.00	90°00'00"	N 45°10'05" W 11.31
82	8.00	55°19'19"	S 62°10'16" W 7.43
83	8.00	24°18'59"	N 78°00'35" W 3.37
84	8.00	31°00'19"	S 50°20'56" E 4.28
85	50.00	93°07'20"	S 81°24'26" E 72.61
86	50.00	47°09'23"	S 28°27'13" W 40.00
87	50.00	47°09'23"	S 18°42'10" E 40.00
88	50.00	46°14'03"	S 65°23'53" E 39.26
89	50.00	56°58'29"	N 62°59'51" E 47.70
90	8.00	90°10'43"	S 44°55'17" W 11.33
91	8.00	89°49'17"	S 45°04'43" E 11.30
92	8.00	82°04'19"	S 48°58'29" W 10.50
93	50.00	115°26'02"	N 65°39'21" E 84.54
94	50.00	25°08'52"	S 44°03'13" E 21.77
95	50.00	52°11'36"	S 5°22'58" W 43.99
96	50.00	69°17'48"	S 55°21'44" W 56.85
97	170.00	15°10'21"	S 7°25'06" W 44.89
98	170.00	2°53'08"	N 16°26'50" E 8.56
99	182.89	33°45'35"	N 1°00'37" E 106.21
100	8.00	105°42'06"	S 36°58'52" W 12.75
101	8.00	10°06'24"	S 85°06'53" E 1.41
102	8.00	45°12'55"	N 57°27'13" W 6.15
103	8.00	55°19'19"	S 62°10'16" W 7.43
104	50.00	69°09'36"	S 69°05'25" W 56.76
105	50.00	47°09'23"	N 52°45'05" W 40.00
106	50.00	51°24'05"	N 3°28'21" W 43.37
107	50.00	40°18'46"	S 42°23'04" W 34.46
108	50.00	82°36'47"	N 76°09'09" W 66.01
109	8.00	51°56'53"	N 64°11'39" W 7.01
110	182.89	15°01'04"	S 45°43'44" E 47.80
111	111.18	71°16'01"	S 17°36'15" E 129.55
112	171.18	53°04'11"	N 26°42'10" W 152.95
113	122.89	43°05'23"	N 31°41'34" W 90.26
114	122.89	28°02'16"	N 3°52'16" E 59.54
115	230.00	5°50'14"	N 14°58'17" E 23.42
116	230.00	12°13'15"	N 5°56'33" E 48.96
117	8.00	112°12'11"	S 74°07'51" W 13.28
118	155.40	35°34'23"	N 67°33'15" W 94.94
119	155.40	4°55'02"	S 87°47'58" E 13.33
A	143.20	4°07'34"	N 87°40'44" W 10.31

ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
8	200.00	18°03'28"	N 85°1'40" E 62.77
9	152.89	51°40'53"	N 75°7'03" W 133.28
10	152.89	19°26'46"	N 43°30'52" W 51.64
11	152.89	71°07'39"	S 17°40'26" E 177.85
12	141.18	82°15'57"	N 12°06'17" W 185.74

NOTES AND RESTRICTIONS:

- SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
- SEE NOTES 2 THRU 7 ON SHEET 1.
- SEE SHEET 6 FOR SLOPE EASEMENTS.



SCALE:
1"=60'

BOOK 9 PAGE 71

SHEET 5 OF 7

NEABECK HILL SUBDIVISION

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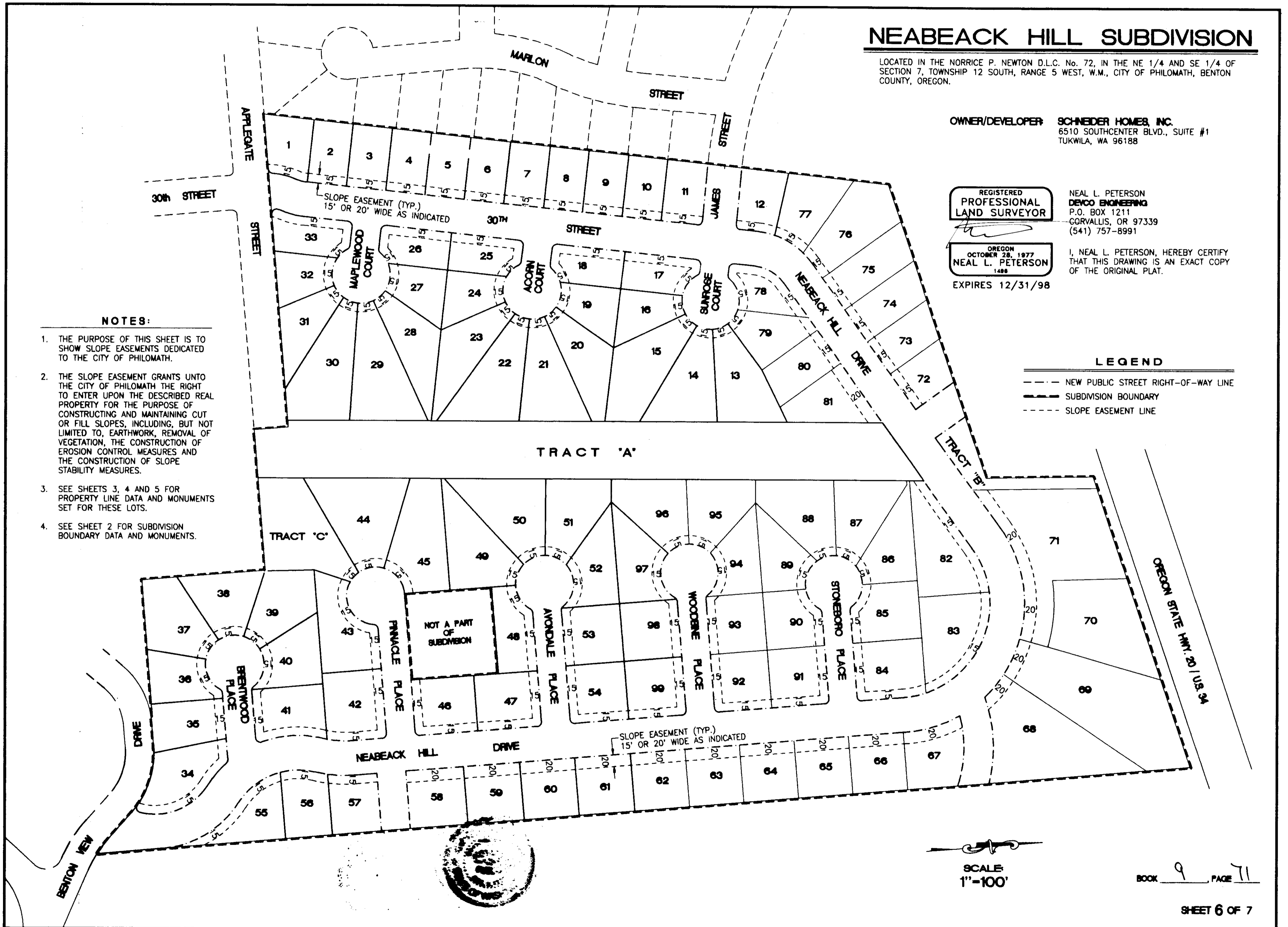
EXPIRES 12/31/98

LEGEND

- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- SLOPE EASEMENT LINE

NOTES:

1. THE PURPOSE OF THIS SHEET IS TO SHOW SLOPE EASEMENTS DEDICATED TO THE CITY OF PHILOMATH.
2. THE SLOPE EASEMENT GRANTS UNTO THE CITY OF PHILOMATH THE RIGHT TO ENTER UPON THE DESCRIBED REAL PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CUT OR FILL SLOPES, INCLUDING, BUT NOT LIMITED TO, EARTHWORK, REMOVAL OF VEGETATION, THE CONSTRUCTION OF EROSION CONTROL MEASURES AND THE CONSTRUCTION OF SLOPE STABILITY MEASURES.
3. SEE SHEETS 3, 4 AND 5 FOR PROPERTY LINE DATA AND MONUMENTS SET FOR THESE LOTS.
4. SEE SHEET 2 FOR SUBDIVISION BOUNDARY DATA AND MONUMENTS.



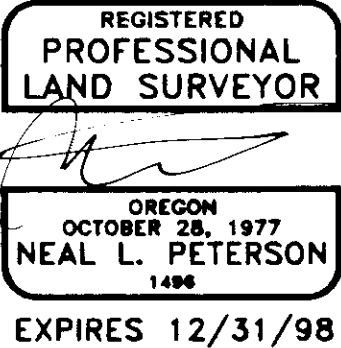
SCALE:
1"=100'

BOOK 9 PAGE 11

SHEET 6 OF 7

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.



NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-9881

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

OWNER/DEVELOPER: **SCHNEIDER HOMES, INC.**
6510 SOUTHCENTER BLVD. #1
TUKWILA, WA 98188

APPROVALS:

APPROVED: *Gene Venell* 4/21/98
PUBLIC WORKS SUPERINTENDENT, CITY OF PHILOMATH DATE

APPROVED: *Randy King* 7/20/98
CITY OF PHILOMATH PLANNING OFFICIAL DATE

APPROVED: *Don Giet* 4-22-98
CHAIRMAN, PHILOMATH PLANNING COMMISSION DATE

APPROVED: *Orville R. Adams* 5-11-98
BENTON COUNTY BOARD OF COMMISSIONERS, CHAIRPERSON DATE

APPROVED: *Ray Wilson* 5-11-98
FOR BENTON COUNTY SURVEYOR DATE

POST-MONUMENT STATEMENTS

AS PER O.R.S. 92.070(2), THE POST-MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS, IN ACCORDANCE WITH O.R.S. 92.060.

Neal L. Peterson
NEAL L. PETERSON, OREGON LAND SURVEYOR No. 1496

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS ON THE _____ DAY OF _____, 199____. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN MICROFILM (M-_____) DEED RECORDS OF BENTON COUNTY.

EASEMENTS NOT SHOWN ON MAP

THE FOLLOWING ARE PURPOSES, RECORDING DATES AND RECORD NUMBERS OF EASEMENTS NOT SHOWN ON MAP BECAUSE OF LACK OF DESCRIPTION OF SPECIFIC LOCATION:
WATERLINE EASEMENT, FEB 12, 1906, BOOK 46, PAGE 56
EASEMENT FOR TWO GUY ANCHORS, SEPT. 5, 1911, BOOK 55, PAGE 72
ANCHOR, WIRES, CABLES, FIXTURES & APPURTENANCES, DEC. 24, 1942, BOOK 101, PAGE 583
ELECTRICAL POLE ANCHORS, OCT. 16, 1946, BOOK 114, PAGE 543
ELECTRICAL POLE AND ANCHORS, JAN. 16, 1947, BOOK 115, PAGE 743
WATERLINE EASEMENT, MARCH 8, 1993, M-160961-93

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT SCHNEIDER HOMES INC., A WASHINGTON CORPORATION, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, D.B.A. SEAFIRST BANK, OWNER AND TRUST DEED BENEFICIARY OF THE LAND REPRESENTED ON THE ATTACHED MAPS AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED HAVE CAUSED SAME TO BE SURVEYED AND PLATTED PLATTED INTO LOTS, TRACTS, STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE ATTACHED MAPS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER WITHOUT RESERVATION OR RESTRICTION THE STREET RIGHTS-OF-WAY, PUBLIC EASEMENTS AND TRACT "C" AS SHOWN HEREON FOR THE USES INCIDATED.

Russel J. Tye
RUSSEL J. TYE,
GENERAL MANAGER
SCHNEIDER HOMES, INC.

Douglas B. Sollitt
DOUGLAS B. SOLLITT,
VICE PRESIDENT
BANK OF AMERICA NATIONAL TRUST
AND SAVINGS ASSOCIATION,
D.B.A. SEAFIRST BANK

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME DOUGLAS B. SOLLITT, TO ME KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, D.B.A. SEAFIRST BANK, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED. SAID OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 8TH OF APRIL, 1997.



Anne C. Aptel
(PRINT NOTARY NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SEATTLE
MY APPOINTMENT EXPIRES 12/31/98

SURVEYOR'S CERTIFICATE

I, NEAL L. PETERSON, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE AT THE SOUTHEAST CORNER OF ASH-BROOK ESTATES No. 3; THENCE NORTH 10°46'42" EAST, 1088.12 FEET ALONG THE EAST LINE OF SAID ASH-BROOK ESTATES No. 3 TO A 3/4" IRON ROD; THENCE NORTH 76°02'10" EAST, 534.48 FEET TO A 3/4" IRON ROD; THENCE NORTH 3°45'37" EAST, 184.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT WIDE BIKE PATH, PARALLELING AND ADJACENT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 20, ALSO KNOWN AS THE PHILOMATH HIGHWAY; THENCE ALONG SAID BIKE PATH LINE NORTH 76°03'24" EAST, 530.53 FEET; THENCE DEPARTING FROM SAID BIKE PATH LINE, SOUTH 0°10'05" EAST, 1782.66 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 0°24'48" EAST, 115.36 FEET TO A 3-1/4 INCH BENTON COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SILAS NEWCOMB DONATION LAND CLAIM No. 50, AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON VIEW DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 201.75 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD TO WHICH BEARS NORTH 48°43'34" WEST, 33.40 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 43°58'38" WEST, 61.21 FEET TO AN IRON ROD; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ON THE ARC OF A 155.40 FOOT RADIUS CURVE TO THE LEFT, THE CHORD TO WHICH BEARS NORTH 67°07'03" WEST, 122.14'; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°44'32" WEST, 39.39 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ON A 143.20 FOOT RADIUS CURVE TO THE LEFT, THE CHORD TO WHICH BEARS SOUTH 87°40'44" WEST, 10.31 FEET; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY, NORTH 0°03'16" WEST, 2.16 FEET; THENCE SOUTH 89°56'43" WEST, 237.37 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°03'17" WEST, 214.44 FEET; THENCE SOUTH 89°55'56" WEST, 244.56 FEET TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF APPLIGATE STREET; THENCE NORTH 0°00'46" EAST, 60.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE, ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY, SOUTH 89°55'56" WEST, 543.27 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE "INITIAL POINT"; SAVE AND EXCEPT THE FOLLOWING PARCEL LOCATED WITHIN THE HERETOFORE DESCRIBED BOUNDARY:

BEGINNING AT A 5/8" IRON ROD LOCATED NORTH 78°04'11" EAST 865.33 FEET OF SAID "INITIAL POINT"; THENCE NORTH 0°00'17" EAST 150.00 FEET TO A 5/8" IRON; THENCE SOUTH 89°58'06 EAST 145.09 FEET TO A 5/8" IRON ROD; THENCE CONTINUING AT THE SAME BEARING 5.00 FEET; THENCE SOUTH 0°05'57" WEST 149.94 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°59'22" WEST 149.84 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED BY ACCEPTING MONUMENTS FOUND AS NOTED ON SHEET 2 AND CALCULATING OTHER POINTS AS FOLLOWS:
POINTS (D) AND (E) ARE SET ON THE SOUTHERLY LINE OF THE 20' BIKE PATH RIGHT-OF-WAY ABUTTING THE SOUTH RIGHT-OF-WAY LINE OF HWY. 20, AS DETERMINED BY POINTS (F) AND (G), WITH (D) ALSO BEING ON LINE (C) - (E) AND (E) ALSO BEING ON THE NORTHERLY PROJECTION OF LINE FROM (D) TO (H). THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON VIEW DRIVE WHICH DEFINES A PORTION OF THE SOUTHERLY BOUNDARY WAS DETERMINED BY ACCEPTING (K) AND (L) AS BEING ON SAID R-O-W LINE AS PER MAP OF SOUTHWOOD PARK ADDITION, WITH (M) AS THE CURVE POINT SO INDICATED. RIGHT-OF-WAY DATA PER SAID MAP WAS HELD AND ROTATED SUCH THAT (K) IS ON SAID R-O-W LINE. C.S. 4454 DEFINES A LINE FROM (D) TO (S), THE WESTERN PORTION OF WHICH IS PART OF THE SUBDIVISION BOUNDARY. (R) LIES ON THIS LINE AND LINE (Q) - (R) IS THE WEST LINE OF THE 60' WIDE ACCESS EASEMENT PER M-106220-88. THE BEARING OF LINE (S) - (T) WAS CALCULATED PERPENDICULAR TO LINE (U) - (S), AS PER C.S. 4454. LINE (A) - (V) WAS DETERMINED BY PROJECTING LINE (A) - (W), USING THE DISTANCE SHOWN ON C.S. 8175. LINE (U) - (V) IS THE EAST LIMIT OF APPLIGATE STREET RIGHT-OF-WAY, SAID LINE BEING PERPENDICULAR TO LINE (A) - (V). LINE (U) - (T) WAS CALCULATED PARALLEL TO LINE (A) - (V) PER C.S. 4454, WITH (T) ESTABLISHED BY BEARING-BEARING INTERSECTION. THE BASIS OF BEARINGS IS THE EAST BOUNDARY LINE OF ASH-BROOK ESTATES No. 3 BETWEEN FOUND POINTS (A) AND (B), BEARING SOUTH 10°46'42" WEST, AS PER SAID MAP.

RECORDER'S CERTIFICATE

STATE OF OREGON } S.S.
COUNTY OF BENTON

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF SUBDIVISIONS AS BK. 9, PG. 11 ON THIS 14th DAY OF May, 1998, AT 11:59 O'CLOCK AM

BY *Kathleen Hering*
FOR BENTON COUNTY CLERK Senior Deputy Clerk

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME RUSSEL J. TYE, TO ME KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GENERAL MANAGER OF SCHNEIDER HOMES, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7th OF APRIL, 1998



Johanna M. Colman
(PRINT NOTARY NAME) Johanna M. Colman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KENT
MY APPOINTMENT EXPIRES 8-15-01

PROPERTY LINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD
1	8.00	81°10'32"	11.33 N 49°20'40" E 10.41	16	50.00	30°40'53"	26.77 N 56°35'51" E 26.46	32	8.00	89°31'47"	12.50 S 34°09'17" E 11.27
2	130.00	18°49'15"	42.70 S 18°10'02" W 42.51	17	50.00	57°12'40"	49.93 S 79°27'23" E 47.88	33	8.00	55°19'19"	7.72 S 73°25'10" W 7.43
3	70.00	16°58'02"	20.73 N 19°05'38" E 20.65	18	50.00	27°13'11"	23.75 S 37°14'27" E 23.53	34	8.00	55°19'19"	7.72 S 51°15'31" E 7.43
4	8.00	109°57'57"	15.35 N 35°05'05" W 13.10	19	8.00	90°33'16"	12.64 N 55°53'15" E 11.37	35	50.00	52°26'35"	45.77 S 49°49'09" E 44.18
5	70.00	7°40'46"	9.38 N 23°44'16" E 9.38	20	8.00	89°26'44"	12.49 N 34°06'45" W 11.26	36	50.00	37°39'55"	32.87 N 85°07'36" E 32.28
6	130.00	16°58'02"	38.50 N 19°05'38" E 38.36	21	8.00	55°19'19"	7.72 S 73°30'14" W 7.43	37	50.00	32°51'18"	28.67 N 49°51'59" E 28.28
7	8.00	90°26'12"	12.63 N 55°49'43" E 11.36	22	8.00	55°19'19"	7.72 S 51°10'27" E 7.43	38	50.00	32°51'18"	28.67 N 17°00'41" E 28.28
8	8.00	89°33'48"	12.51 S 34°10'17" E 11.27	23	50.00	33°40'49"	29.39 S 40°21'12" E 28.97	39	50.00	32°51'18"	28.67 N 15°50'37" W 28.28
9	8.00	55°19'19"	7.72 S 51°17'31" E 7.43	24	50.00	52°20'03"	45.67 S 83°21'38" E 44.10	40	50.00	34°19'00"	29.95 N 49°25'45" W 29.50
10	8.00	55°19'19"	7.72 S 73°23'10" W 7.43	25	50.00	30°08'23"	26.30 N 58°24'08" E 26.00	41	50.00	67°39'14"	59.04 S 79°35'08" W 55.67
11	50.00	26°20'46"	22.99 N 58°53'54" E 22.79	26	50.00	30°08'26"	26.30 N 25°15'44" E 26.00	42	8.00	90°33'46"	12.64 N 34°40'16" W 11.37
12	50.00	57°08'27"	49.86 N 79°21'30" W 47.82	27	50.00	30°08'24"	26.30 N 4°52'41" W 26.00	43	8.00	89°26'14"	12.49 N 55°19'44" E 11.26
13	50.00	30°41'05"	26.78 N 35°26'44" W 26.46	28	50.00	30°08'24"	26.30 N 35°01'05" W 26.00	44	130.00	12°27'45"	28.28 S 16°50'29" W 28.22
14	50.00	30°40'49"	26.77 N 4°45'47" E 26.45	29	50.00	51°29'51"	44.94 N 75°50'13" W 43.44	45	130.00	25°49'46"	58.61 S 35°59'14" W 58.11
15	50.00	30°40'47"	26.77 N 25°55'01" E 26.45	30	50.00	32°34'16"	28.42 S 62°07'43" W 28.04	46	130.00	9°54'53"	22.50 S 53°51'34" W 22.47
				31	8.00	90°28'13"	12.63 N 55°50'43" E 11.36	47	70.00	48°12'23"	58.90 N 34°42'49" E 57.17

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

LEGEND

- FOUND MONUMENT AS DESCRIBED ON SHEET 2
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION
- () RECORD DATA
- POST MONUMENTED W/SAME MON. AS ● ABOVE
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- NEW PUBLIC UTILITY EASEMENT LINE
- YPC YELLOW PLASTIC CAP
- < > COMPUTED DISTANCE BETWEEN ASH-BROOK ESTATES No. 3 LOT CORNERS & LOT CORNERS CREATED HEREON

OWNER/DEVELOPER: SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD.
SUITE #1
TUKWILA, WA 98188

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-9881

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1498
EXPIRES 12/31/98

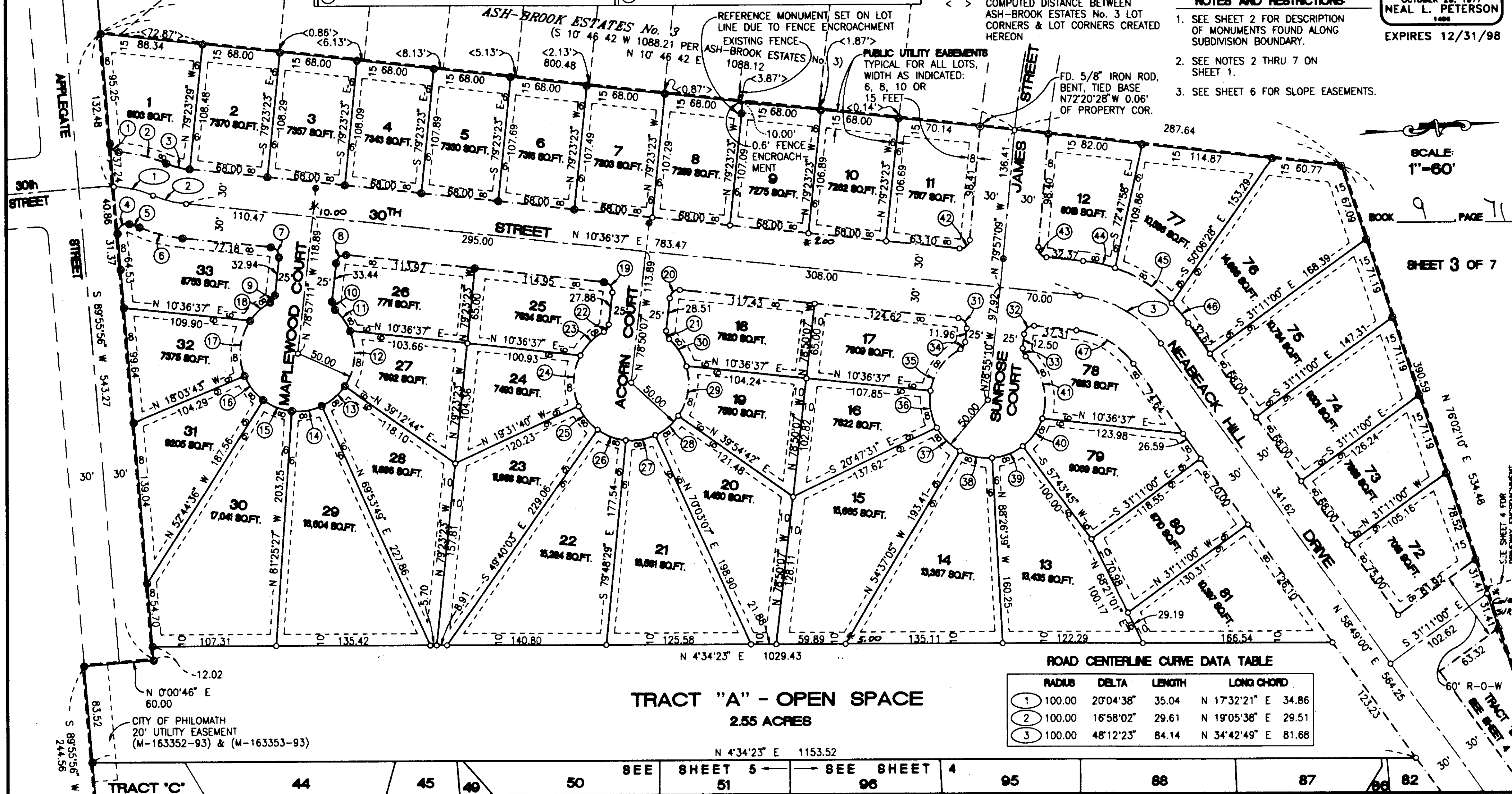
NOTES AND RESTRICTIONS:

1. SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
2. SEE NOTES 2 THRU 7 ON SHEET 1.
3. SEE SHEET 6 FOR SLOPE EASEMENTS.

SCALE:
1"=60'

BOOK 9 PAGE 11

SHEET 3 OF 7



ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
1	100.00	20°04'38"	35.04 N 17°32'21" E 34.86
2	100.00	16°58'02"	29.61 N 19°05'38" E 29.51
3	100.00	48°12'23"	84.14 N 34°42'49" E 81.68

TRACT "A" - OPEN SPACE
2.55 ACRES

N 4°34'23" E 1153.52

SEE SHEET 5 SEE SHEET 4

TRACT 'C' 44 45 46 50 51 55 56 57 58 59 60 61 62

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

OWNER/DEVELOPER: **SCHNEIDER HOMES, INC.**
6510 SOUTHCENTER BLVD.
SUITE #1
TUKWILA, WA 96188

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-9881

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1488

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

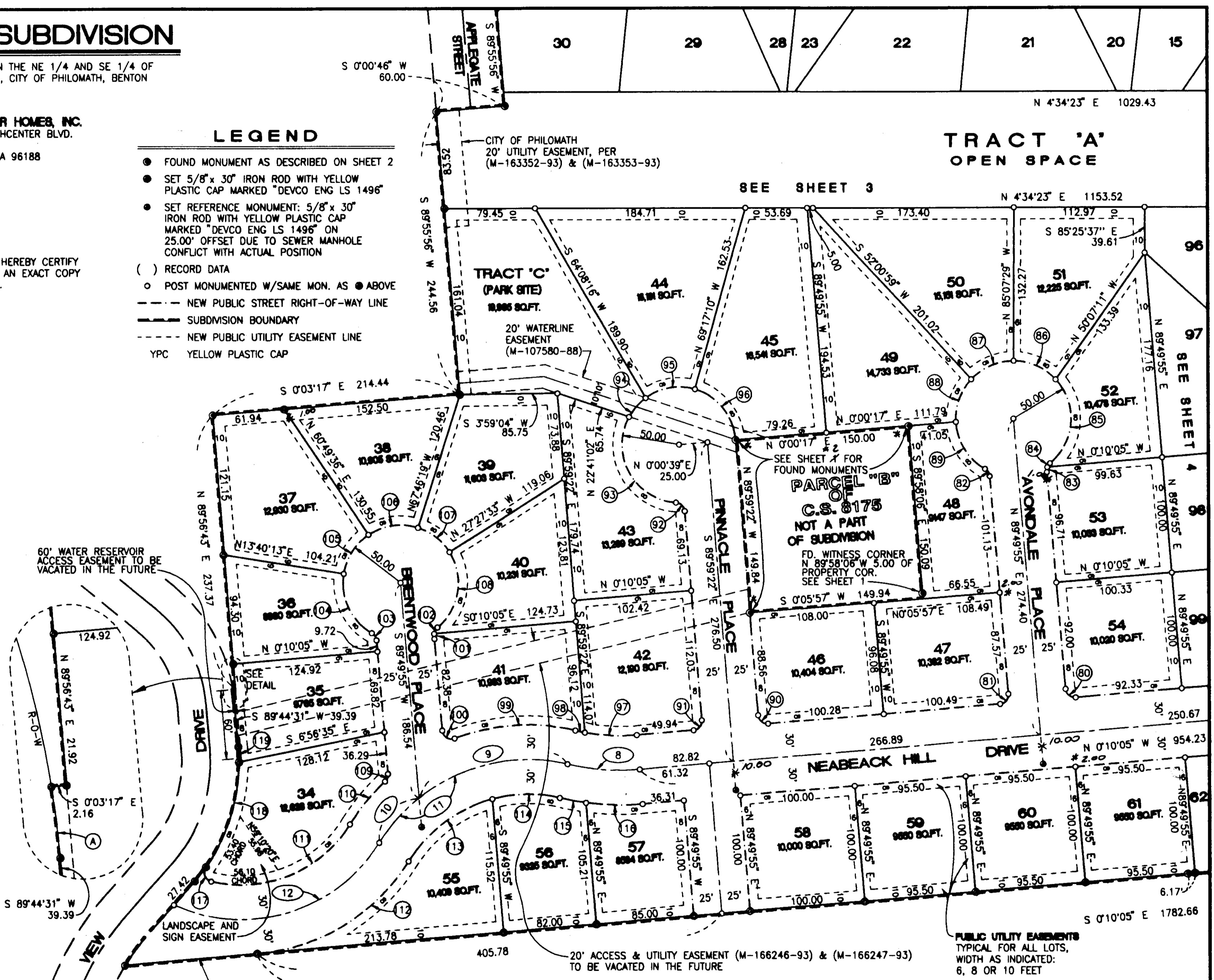
EXPIRES 12/31/98

LEGEND

- FOUND MONUMENT AS DESCRIBED ON SHEET 2
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION
- () RECORD DATA
- POST MONUMENTED W/SAME MON. AS ● ABOVE
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- NEW PUBLIC UTILITY EASEMENT LINE
- YPC YELLOW PLASTIC CAP

PROPERTY LINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
80	90°00'00"	12.57	S 44°49'55" W 11.31
81	90°00'00"	12.57	N 45°10'05" W 11.31
82	8.00	55°19'19"	S 62°10'16" W 7.43
83	8.00	24°18'59"	N 78°00'35" W 3.37
84	8.00	31°00'19"	S 50°20'56" E 4.28
85	50.00	93°07'20"	S 81°24'26" E 72.61
86	50.00	47°09'23"	S 28°27'13" W 40.00
87	50.00	47°09'23"	S 18°42'10" E 40.00
88	50.00	46°14'03"	S 65°23'53" E 39.26
89	50.00	56°58'29"	N 62°59'51" E 47.70
90	8.00	90°10'43"	S 44°55'17" W 11.33
91	8.00	89°49'17"	S 45°04'43" E 11.30
92	8.00	82°04'19"	S 48°58'29" W 10.50
93	50.00	115°26'02"	N 65°39'21" E 84.54
94	50.00	25°08'52"	S 44°03'13" E 21.77
95	50.00	52°11'36"	S 52°25'8" W 43.99
96	50.00	69°17'48"	S 55°21'44" W 56.85
97	170.00	15°10'21"	S 72°50'6" W 44.89
98	170.00	2°53'08"	N 16°26'50" E 8.56
99	182.89	33°45'35"	N 1°00'37" E 106.21
100	8.00	105°42'06"	S 36°58'52" W 12.75
101	8.00	10°06'24"	S 85°06'53" E 1.41
102	8.00	45°12'55"	N 57°27'13" W 6.15
103	8.00	55°19'19"	S 62°10'16" W 7.43
104	50.00	69°09'36"	S 69°05'25" W 56.76
105	50.00	47°09'23"	N 52°45'05" W 40.00
106	50.00	51°24'05"	N 3°28'21" W 43.37
107	50.00	40°18'46"	S 42°23'04" W 34.46
108	50.00	82°36'47"	N 76°09'09" W 66.01
109	8.00	51°58'53"	N 64°11'39" W 7.01
110	182.89	15°01'04"	S 45°43'44" E 47.80
111	111.18	71°16'01"	S 17°36'15" E 129.55
112	171.18	53°04'11"	N 26°42'10" W 152.95
113	122.89	43°05'23"	N 31°41'34" W 90.26
114	122.89	28°02'16"	N 3°52'16" E 59.54
115	230.00	5°50'14"	N 14°58'17" E 23.42
116	230.00	12°13'15"	N 5°56'33" E 48.96
117	8.00	112°12'11"	S 74°07'51" W 13.28
118	155.40	35°34'23"	N 67°33'15" W 94.94
119	155.40	4°55'02"	S 87°47'58" E 13.33
120	143.20	4°07'34"	N 87°40'44" W 10.31



ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
8	200.00	18°03'28"	63.03 N 85°1'40" E 62.77
9	152.89	51°40'53"	137.91 N 7°57'03" W 133.28
10	152.89	19°26'46"	51.89 N 43°30'52" W 51.64
11	152.89	71°07'39"	189.80 S 17°40'26" E 177.85
12	141.18	82°15'57"	202.71 N 12°06'17" W 185.74

NOTES AND RESTRICTIONS

1. SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
2. SEE NOTES 2 THRU 7 ON SHEET 1.
3. SEE SHEET 6 FOR SLOPE EASEMENTS.

SCALE:
1"=60'

BOOK 9 PAGE 71

SHEET 5 OF 7

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

OWNER/DEVELOPER
SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD. #1
TUKWILA, WA 98188

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-9881

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1496

EXPIRES 12/31/98

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

APPROVALS

APPROVED: [Signature] 4/21/98
PUBLIC WORKS SUPERINTENDENT, CITY OF PHILOMATH DATE

APPROVED: [Signature] 4/20/98
CITY OF PHILOMATH PLANNING OFFICIAL DATE

APPROVED: [Signature] 4-22-98
CHAIRMAN, PHILOMATH PLANNING COMMISSION DATE

APPROVED: [Signature] 5-11-98
BENTON COUNTY BOARD OF COMMISSIONERS, CHAIRPERSON DATE

APPROVED: [Signature] 5-11-98
FOR BENTON COUNTY SURVEYOR DATE

POST-MONUMENT STATEMENTS

AS PER O.R.S. 92.070(2), THE POST-MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS, IN ACCORDANCE WITH O.R.S. 92.060.

[Signature]
NEAL L. PETERSON, OREGON LAND SURVEYOR No. 1496

* IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS ON THE 28th DAY OF June, 2000, 1998. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN MICROFILM (M-283685-00) DEED RECORDS OF BENTON COUNTY.

EASEMENTS NOT SHOWN ON MAP

THE FOLLOWING ARE PURPOSES, RECORDING DATES AND RECORD NUMBERS OF EASEMENTS NOT SHOWN ON MAP BECAUSE OF LACK OF DESCRIPTION OF SPECIFIC LOCATION:

WATERLINE EASEMENT, FEB 12, 1906, BOOK 46, PAGE 56
EASEMENT FOR TWO GUY ANCHORS, SEPT. 5, 1911, BOOK 55, PAGE 72
ANCHOR, WIRES, CABLES, FIXTURES & APPURTENANCES, DEC. 24, 1942, BOOK 101, PAGE 583
ELECTRICAL POLE ANCHORS, OCT. 16, 1946, BOOK 114, PAGE 543
ELECTRICAL POLE AND ANCHORS, JAN. 16, 1947, BOOK 115, PAGE 743
WATERLINE EASEMENT, MARCH 8, 1993, M-160961-93

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT SCHNEIDER HOMES INC., A WASHINGTON CORPORATION, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, D.B.A. SEAFIRST BANK, OWNER AND TRUST DEED BENEFICIARY OF THE LAND REPRESENTED ON THE ATTACHED MAPS AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE ATTACHED MAPS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER WITHOUT RESERVATION OR RESTRICTION THE STREET RIGHTS-OF-WAY, PUBLIC EASEMENTS AND TRACT "C" AS SHOWN HEREON FOR THE USES INCIDATED.

[Signature]
RUSSEL J. TYE,
GENERAL MANAGER
SCHNEIDER HOMES, INC.

[Signature]
DOUGLAS B. SOLLITT,
VICE PRESIDENT
BANK OF AMERICA NATIONAL TRUST
AND SAVINGS ASSOCIATION,
D.B.A. SEAFIRST BANK

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME DOUGLAS B. SOLLITT, TO ME KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, D.B.A. SEAFIRST BANK, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 28th OF April, 1997.

[Signature]
(PRINT NOTARY NAME) Douglas B. Sollitt
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle
MY APPOINTMENT EXPIRES 12/31/98

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1997-98 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 7th DAY OF May, 1998.

BY [Signature]
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1998.

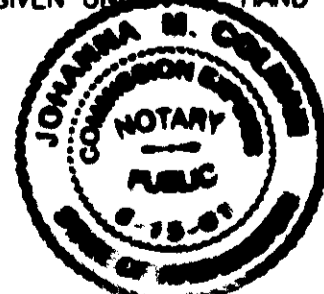
BY [Signature]
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME RUSSEL J. TYE, TO ME KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GENERAL MANAGER OF SCHNEIDER HOMES, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7th OF April, 1998



[Signature]
(PRINT NOTARY NAME) Johanna M. Colman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kent
MY APPOINTMENT EXPIRES 8-15-01

SURVEYOR'S CERTIFICATE

I, NEAL L. PETERSON, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE AT THE SOUTHEAST CORNER OF ASH-BROOK ESTATES No. 3; THENCE NORTH 10°46'42" EAST, 1088.12 FEET ALONG THE EAST LINE OF SAID ASH-BROOK ESTATES No. 3 TO A 3/4" IRON ROD; THENCE NORTH 76°02'10" EAST, 534.48 FEET TO A 3/4" IRON ROD; THENCE NORTH 3°45'37" EAST, 184.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT WIDE BIKE PATH, PARALLELING AND ADJACENT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 20, ALSO KNOWN AS THE PHILOMATH HIGHWAY; THENCE ALONG SAID BIKE PATH LINE NORTH 76°03'24" EAST, 530.53 FEET; THENCE DEPARTING FROM SAID BIKE PATH LINE, SOUTH 0°10'05" EAST, 1782.66 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 0°24'48" EAST, 115.36 FEET TO A 3-1/4 INCH BENTON COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SILAS NEWCOMB DONATION LAND CLAIM No. 50, AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON VIEW DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 201.75 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD TO WHICH BEARS NORTH 48°43'34" WEST, 33.40 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 43°58'38" WEST, 61.21 FEET TO AN IRON ROD; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ON THE ARC OF A 155.40 FOOT RADIUS CURVE TO THE LEFT, THE CHORD TO WHICH BEARS NORTH 67°07'03" WEST, 122.14'; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°44'32" WEST, 39.39 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ON A 143.20 FOOT RADIUS CURVE TO THE LEFT, THE CHORD TO WHICH BEARS SOUTH 87°40'44" WEST, 10.31 FEET; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY, NORTH 0°03'16" WEST, 2.16 FEET; THENCE SOUTH 89°56'43" WEST, 237.37 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°03'17" WEST, 214.44 FEET; THENCE SOUTH 89°55'56" WEST, 244.56 FEET TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF APPLIGATE STREET; THENCE NORTH 0°00'46" EAST, 60.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE, ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY, SOUTH 89°55'56" WEST, 543.27 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE "INITIAL POINT"; SAVE AND EXCEPT THE FOLLOWING PARCEL LOCATED WITHIN THE HERETOFORE DESCRIBED BOUNDARY:

BEGINNING AT A 5/8" IRON ROD LOCATED NORTH 78°04'11" EAST 865.33 FEET OF SAID "INITIAL POINT"; THENCE NORTH 0°00'17" EAST 150.00 FEET TO A 5/8" IRON; THENCE SOUTH 89°58'06" EAST 145.09 FEET TO A 5/8" IRON ROD; THENCE CONTINUING AT THE SAME BEARING 5.00 FEET; THENCE SOUTH 0°05'57" WEST 149.94 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°59'22" WEST 149.84 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED BY ACCEPTING MONUMENTS FOUND AS NOTED ON SHEET 2 AND CALCULATING OTHER POINTS AS FOLLOWS:

POINTS (A) AND (B) ARE SET ON THE SOUTHERLY LINE OF THE 20' BIKE PATH RIGHT-OF-WAY ABUTTING THE SOUTH RIGHT-OF-WAY LINE OF HWY. 20, AS DETERMINED BY POINTS (E) AND (F), WITH (D) ALSO BEING ON LINE (C)-(E) AND (C) ALSO BEING ON THE NORTHERLY PROJECTION OF LINE FROM (D) TO (H). THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON VIEW DRIVE WHICH DEFINES A PORTION OF THE SOUTHERLY BOUNDARY WAS DETERMINED BY ACCEPTING (K) AND (L) AS BEING ON SAID R-O-W LINE AS PER MAP OF SOUTHWOOD PARK ADDITION, WITH (M) AS THE CURVE POINT SO INDICATED. RIGHT-OF-WAY DATA PER SAID MAP WAS HELD AND ROTATED SUCH THAT (K) IS ON SAID R-O-W LINE. C.S. 4454 DEFINES A LINE FROM (D) TO (S), THE WESTERN PORTION OF WHICH IS PART OF THE SUBDIVISION BOUNDARY. (R) LIES ON THIS LINE AND LINE (Q)-(R) IS THE WEST LINE OF THE 60' WIDE ACCESS EASEMENT PER M-106220-88. THE BEARING OF LINE (S)-(T) WAS CALCULATED PERPENDICULAR TO LINE (D)-(S), AS PER C.S. 4454. LINE (A)-(V) WAS DETERMINED BY PROJECTING LINE (A)-(W), USING THE DISTANCE SHOWN ON C.S. 8175. LINE (U)-(V) IS THE EAST LIMIT OF APPLIGATE STREET RIGHT-OF-WAY, SAID LINE BEING PERPENDICULAR TO LINE (A)-(V). LINE (U)-(V) WAS CALCULATED PARALLEL TO LINE (A)-(V) PER C.S. 4454, WITH (U) ESTABLISHED BY BEARING-BEARING INTERSECTION.

THE BASIS OF BEARINGS IS THE EAST BOUNDARY LINE OF ASH-BROOK ESTATES No. 3 BETWEEN FOUND POINTS (A) AND (B), BEARING SOUTH 10°46'42" WEST, AS PER SAID MAP.

RECORDER'S CERTIFICATE

STATE OF OREGON } S.S.
COUNTY OF BENTON

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF SUBDIVISIONS AS BK 9, PG 11 ON THIS 14th DAY OF May, 1998, AT 11:59 O'CLOCK AM

BY [Signature]
FOR BENTON COUNTY CLERK Senior Deputy Clerk

PROPERTY LINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD			
1	8.00	81°10'32"	11.33	N 49°20'40" E 10.41	16	50.00	30°40'53"	26.77	N 56°35'51" E 26.46	32	8.00	89°31'47"	12.50	S 34°09'17" E 11.27
2	130.00	18°49'15"	42.70	S 18°10'02" W 42.51	17	50.00	57°12'40"	49.93	S 79°27'23" E 47.88	33	8.00	55°19'19"	7.72	S 73°25'10" W 7.43
3	70.00	16°58'02"	20.73	N 19°05'38" E 20.65	18	50.00	27°13'11"	23.75	S 37°14'27" E 23.53	34	8.00	55°19'19"	7.72	S 51°15'31" E 7.43
4	8.00	109°57'57"	15.35	N 35°05'05" W 13.10	19	8.00	90°33'16"	12.64	N 55°53'15" E 11.37	35	50.00	52°26'35"	45.77	S 49°49'09" E 44.18
5	70.00	7°40'46"	9.38	N 23°44'16" E 9.38	20	8.00	89°26'44"	12.49	N 34°06'45" W 11.26	36	50.00	37°39'55"	32.87	N 85°07'36" E 32.28
6	130.00	16°58'02"	38.50	N 19°05'38" E 38.36	21	8.00	55°19'19"	7.72	S 73°30'14" W 7.43	37	50.00	32°51'18"	28.67	N 49°51'59" E 28.28
7	8.00	90°26'12"	12.63	N 55°49'43" E 11.36	22	8.00	55°19'19"	7.72	S 51°10'27" E 7.43	38	50.00	32°51'18"	28.67	N 17°00'41" E 28.28
8	8.00	89°33'48"	12.51	S 34°10'17" E 11.27	23	50.00	33°40'49"	29.39	S 40°21'12" E 28.97	39	50.00	32°51'18"	28.67	N 15°50'37" W 28.28
9	8.00	55°19'19"	7.72	S 51°17'31" E 7.43	24	50.00	52°20'03"	45.67	S 83°21'38" E 44.10	40	50.00	34°19'00"	29.95	N 49°25'45" W 29.50
10	8.00	55°19'19"	7.72	S 73°23'10" W 7.43	25	50.00	30°08'23"	26.30	N 58°24'08" E 26.00	41	50.00	67°39'14"	59.04	S 79°35'08" W 55.67
11	50.00	26°20'46"	22.99	N 58°53'54" E 22.79	26	50.00	30°08'26"	26.30	N 25°15'44" E 26.00	42	8.00	90°33'46"	12.64	N 34°40'16" W 11.37
12	50.00	57°08'27"	49.86	N 79°21'30" W 47.82	27	50.00	30°08'24"	26.30	N 4°52'41" W 26.00	43	8.00	89°26'14"	12.49	N 55°19'44" E 11.26
13	50.00	30°41'05"	26.78	N 35°26'44" W 26.46	28	50.00	30°08'24"	26.30	N 35°01'05" W 26.00	44	130.00	12°27'45"	28.28	S 16°50'29" W 28.22
14	50.00	30°40'49"	26.77	N 4°45'47" E 26.45	29	50.00	51°29'51"	44.94	N 75°50'13" W 43.44	45	130.00	25°49'46"	58.61	S 35°59'14" W 58.11
15	50.00	30°40'47"	26.77	N 25°55'01" E 26.45	30	50.00	32°34'16"	28.42	S 62°07'43" W 28.04	46	130.00	9°54'53"	22.50	S 53°51'34" W 22.47
					31	8.00	90°28'13"	12.63	N 55°50'43" E 11.36	47	70.00	48°12'23"	58.90	N 34°42'49" E 57.17

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

LEGEND

- ⊙ FOUND MONUMENT AS DESCRIBED ON SHEET 2
- ⊙ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- ⊙ SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION
- () RECORD DATA
- POST MONUMENTED W/SAME MON. AS ⊙ ABOVE
- - - NEW PUBLIC STREET RIGHT-OF-WAY LINE
- - - SUBDIVISION BOUNDARY
- - - NEW PUBLIC UTILITY EASEMENT LINE
- YPC YELLOW PLASTIC CAP
- < > COMPUTED DISTANCE BETWEEN ASH-BROOK ESTATES No. 3 LOT CORNERS & LOT CORNERS CREATED HEREON

OWNER/DEVELOPER: **SCHNEIDER HOMES, INC.**
6510 SOUTHCENTER BLVD.
SUITE #1
TUKWILA, WA 96188

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-9881

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1496

EXPIRES 12/31/98

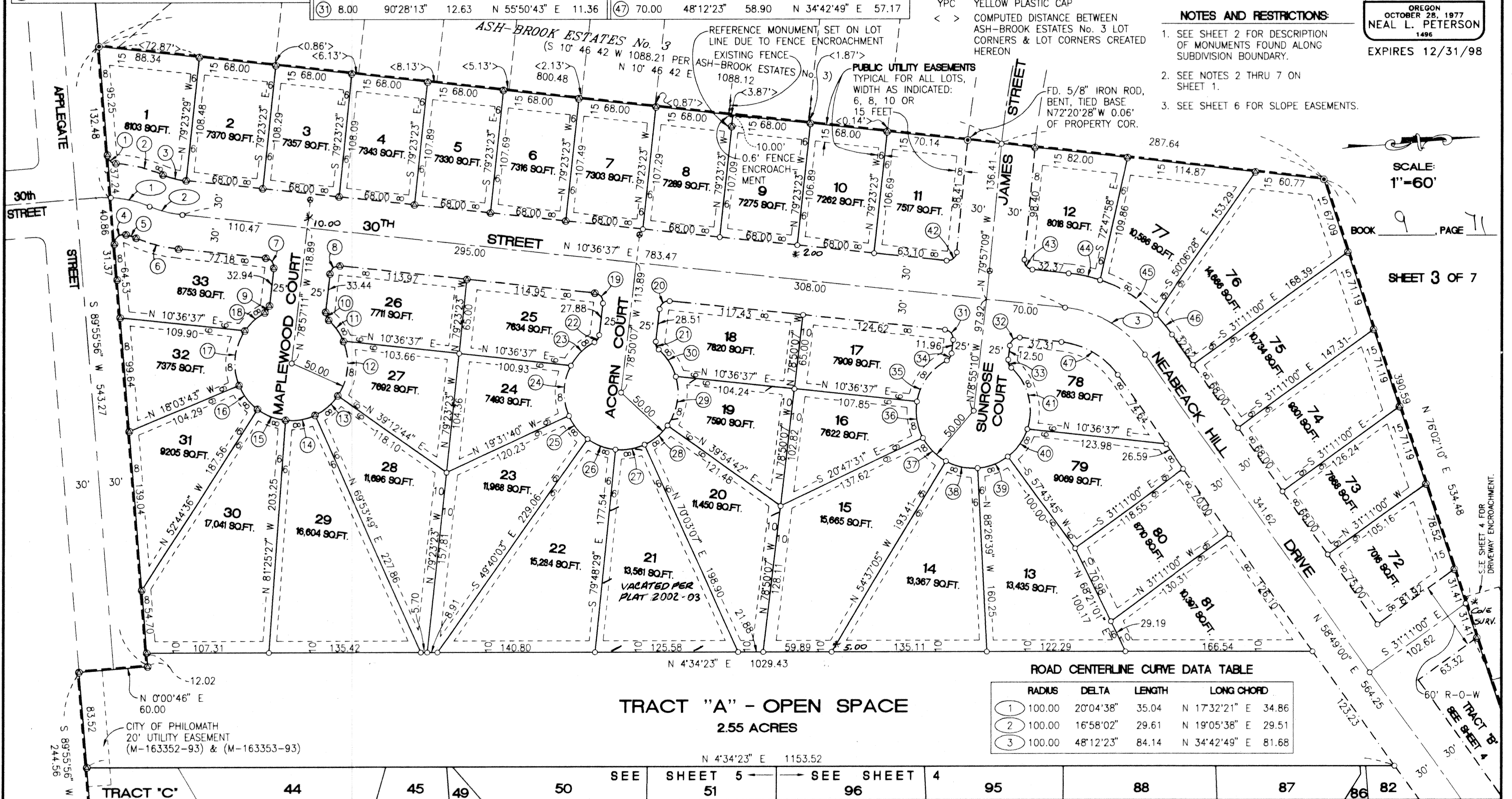
NOTES AND RESTRICTIONS:

1. SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
2. SEE NOTES 2 THRU 7 ON SHEET 1.
3. SEE SHEET 6 FOR SLOPE EASEMENTS.

SCALE:
1"=60'

BOOK 9 PAGE 11

SHEET 3 OF 7



ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
1	100.00	20°04'38"	35.04 N 17°32'21" E 34.86
2	100.00	16°58'02"	29.61 N 19°05'38" E 29.51
3	100.00	48°12'23"	84.14 N 34°42'49" E 81.68

TRACT "A" - OPEN SPACE
2.55 ACRES

SEE SHEET 5 - SEE SHEET 4
44 45 49 50 51 96 95 88 87 86 82

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

OWNER/DEVELOPER **SCHNEIDER HOMES, INC.**
6510 SOUTHCENTER BLVD., SUITE #1
TUKWILA, WA 98188

LEGEND

- FOUND MONUMENT AS DESCRIBED ON SHEET 2.
- ⊙ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- ⊙ SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION
- () RECORD DATA
- POST MONUMENTED W/SAME MON. AS ⊙ ABOVE
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- NEW PUBLIC UTILITY EASEMENT LINE
- YPC YELLOW PLASTIC CAP

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NEAL L. PETERSON
DEVCO ENGINEERING
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(541) 757-9881

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1488

EXPIRES 12/31/98

BOOK 9 PAGE 71

SCALE:
1"=60'

SHEET 4 OF 7

PROPERTY LINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD
48	224.00	51°41'06"	202.06	S 84°39'33" W	195.28	59	164.00	14°38'24"	41.90	S 7°29'17" E	41.79
49	274.00	24°13'28"	115.85	S 81°36'38" E	114.99	60	8.00	90°00'00"	12.57	S 44°49'55" W	11.31
50	NOT USED					61	8.00	90°00'00"	12.57	S 45°10'05" E	11.31
51	224.00	17°09'25"	67.08	N 60°55'11" W	66.83	62	8.00	55°19'19"	7.72	N 62°10'16" E	7.43
52	224.00	12°59'15"	50.78	N 45°50'51" W	50.67	63	8.00	55°19'19"	7.72	S 62°30'26" E	7.43
53	NOT USED					64	50.00	49°49'33"	43.48	N 59°45'32" W	42.12
54	224.00	25°34'01"	99.95	N 12°57'05" W	99.13	65	50.00	40°24'37"	35.26	N 75°07'23" E	34.54
55	214.56	33°13'05"	124.39	S 83°56'13" E	122.66	66	50.00	45°57'43"	40.11	S 31°56'13" W	39.04
56	264.56	33°02'24"	152.56	N 88°20'21" W	150.45	67	50.00	40°54'02"	35.69	N 11°29'40" W	34.94
57	164.00	28°39'57"	82.05	S 73°08'59" W	81.20	68	50.00	63°43'11"	55.61	N 63°48'16" W	52.78
58	164.00	77°42'34"	222.43	S 53°39'46" E	205.77	69	50.00	49°49'33"	43.48	S 59°25'23" W	42.12
70	8.00	90°00'00"	12.57	S 44°49'55" W	11.31						
71	8.00	90°00'00"	12.57	S 45°10'05" E	11.31						
72	8.00	25°29'53"	3.56	N 77°04'58" E	3.53						
73	8.00	29°49'25"	4.16	N 49°25'19" W	4.12						
74	8.00	25°29'53"	3.56	S 77°25'08" E	3.53						
75	8.00	29°49'25"	4.16	S 49°45'29" E	4.12						
76	50.00	94°19'48"	82.32	N 82°00'40" W	73.33						
77	50.00	47°09'23"	41.15	S 27°14'44" W	40.00						
78	50.00	47°09'23"	41.15	S 19°54'39" E	40.00						
79	50.00	102°00'03"	89.01	N 85°30'38" E	77.72						

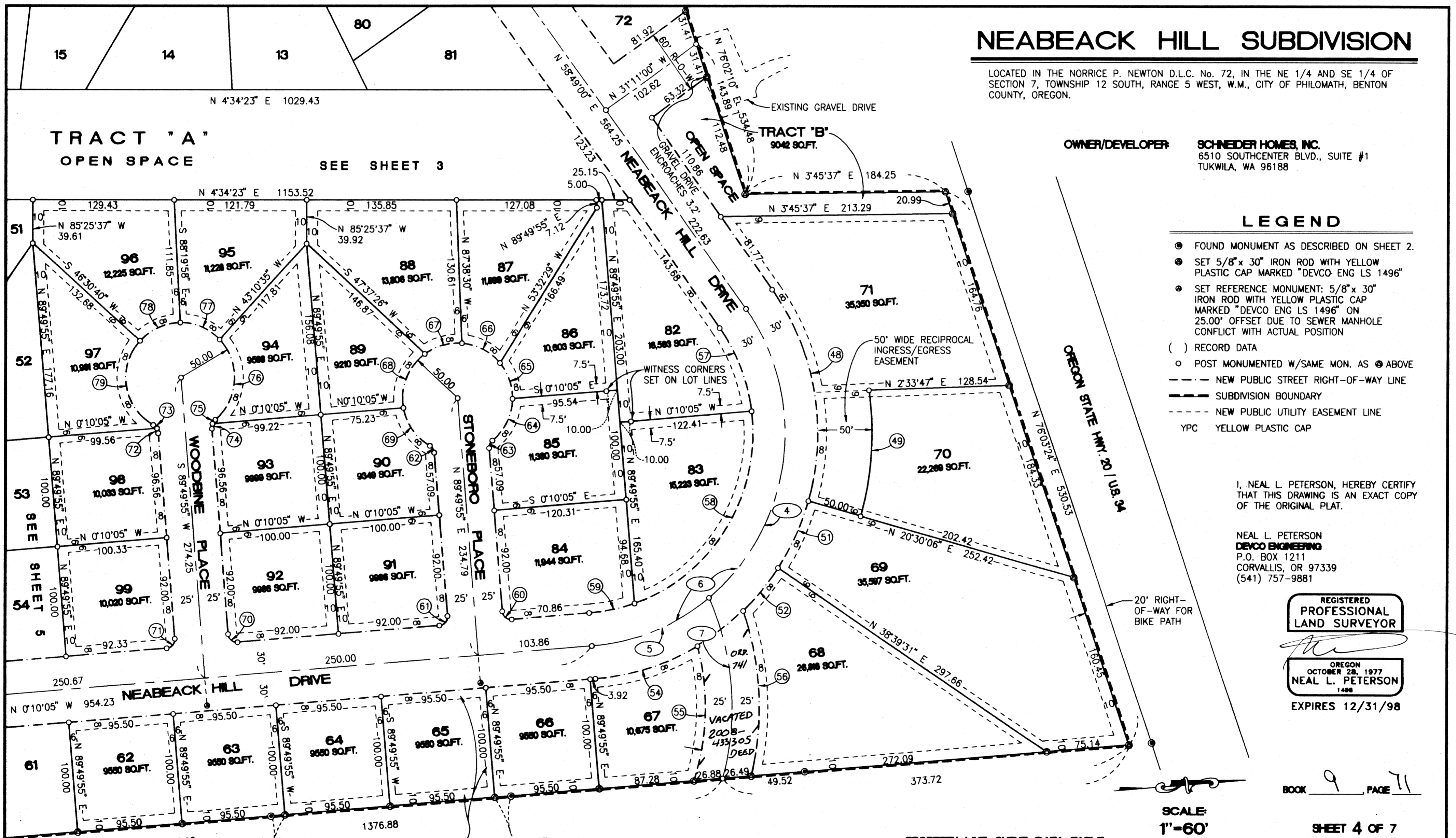
ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD
4	194.00	86°09'24"	291.72 N 78°08'17" W 265.00
5	194.00	34°51'31"	S 17°35'50" E 116.22
6	194.00	121°00'55"	S 60°40'32" E 337.72
7	239.56	40°14'26"	S 89°56'40" E 164.81

NOTES AND RESTRICTIONS:

- SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
- SEE NOTES 2 THRU 7 ON SHEET 1.
- SEE SHEET 6 FOR SLOPE EASEMENTS.

PUBLIC UTILITY EASEMENTS
TYPICAL FOR ALL LOTS,
WIDTH AS INDICATED:
6, 7.5, 8 OR 10 FEET



DRAWING NUMBER
NEABECK Hill
Subdivision
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DESIGNED BY NUMBER 07540

DRAWING NUMBER
3 of 7
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DESIGNED BY NUMBER 07540

DRAWING NUMBER
3 of 7
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DESIGNED BY NUMBER 07540

DRAWING NUMBER
NEABECK Hill
Subdivision
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DESIGNED BY NUMBER 07540

PROPERTY LINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD	RADIUS	DELTA	LENGTH	LONG CHORD
1	8.00	81°10'32"	11.33	N 49°20'40" E	10.41	16	50.00	30°40'53"	26.77	N 56°35'51" E	26.46
2	130.00	18°49'15"	42.70	S 18°10'02" W	42.51	17	50.00	57°12'40"	49.93	S 79°27'23" E	47.88
3	70.00	16°58'02"	20.73	N 19°05'38" E	20.65	18	50.00	27°13'11"	23.75	S 37°14'27" E	23.53
4	8.00	109°57'57"	15.35	N 35°05'05" W	13.10	19	8.00	90°33'16"	12.64	N 55°53'15" E	11.37
5	70.00	7°40'46"	9.38	N 23°44'16" E	9.38	20	8.00	89°26'44"	12.49	N 34°06'45" W	11.26
6	130.00	16°58'02"	38.50	N 19°05'38" E	38.36	21	8.00	55°19'19"	7.72	S 73°30'14" W	7.43
7	8.00	90°26'12"	12.63	N 55°49'43" E	11.36	22	8.00	55°19'19"	7.72	S 51°10'27" E	7.43
8	8.00	89°33'48"	12.51	S 34°10'17" E	11.27	23	50.00	33°40'49"	29.39	S 40°21'12" E	28.97
9	8.00	55°19'19"	7.72	S 51°17'31" E	7.43	24	50.00	52°20'03"	45.67	S 83°21'38" E	44.10
10	8.00	55°19'19"	7.72	S 73°23'10" W	7.43	25	50.00	30°08'23"	26.30	N 58°24'08" E	26.00
11	50.00	26°20'46"	22.99	N 58°53'54" E	22.79	26	50.00	30°08'26"	26.30	N 25°15'44" E	26.00
12	50.00	57°08'27"	49.86	N 79°21'30" W	47.82	27	50.00	30°08'24"	26.30	N 4°52'41" W	26.00
13	50.00	30°41'05"	26.78	N 35°26'44" W	26.46	28	50.00	30°08'24"	26.30	N 35°01'05" W	26.00
14	50.00	30°40'49"	26.77	N 4°45'47" E	26.45	29	50.00	51°29'51"	44.94	N 75°50'13" W	43.44
15	50.00	30°40'47"	26.77	N 25°55'01" E	26.45	30	50.00	32°34'16"	28.42	S 62°07'43" W	28.04
						31	8.00	90°28'13"	12.63	N 55°50'43" E	11.36
						32	8.00	89°31'47"	12.50	S 34°09'17" E	11.27
						33	8.00	55°19'19"	7.72	S 73°25'10" W	7.43
						34	8.00	55°19'19"	7.72	S 51°15'31" E	7.43
						35	50.00	52°26'35"	45.77	S 49°49'09" E	44.18
						36	50.00	37°39'55"	32.87	N 85°07'36" E	32.28
						37	50.00	32°51'18"	28.67	N 49°51'59" E	28.28
						38	50.00	32°51'18"	28.67	N 17°00'41" E	28.28
						39	50.00	32°51'18"	28.67	N 15°50'37" W	28.28
						40	50.00	34°19'00"	29.95	N 49°25'45" W	29.50
						41	50.00	67°39'14"	59.04	S 79°35'08" W	55.67
						42	8.00	90°33'46"	12.64	N 34°40'16" W	11.37
						43	8.00	89°26'14"	12.49	N 55°19'44" E	11.26
						44	130.00	12°27'45"	28.28	S 16°50'29" W	28.22
						45	130.00	25°49'46"	58.61	S 35°59'14" W	58.11
						46	130.00	9°54'53"	22.50	S 53°51'34" W	22.47
						47	70.00	48°12'23"	58.90	N 34°42'49" E	57.17

NEABECK HILL SUBDIVISION

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

LEGEND

- ⊙ FOUND MONUMENT AS DESCRIBED ON SHEET 2
- ⊙ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- ⊙ SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION
- () RECORD DATA
- POST MONUMENTED W/SAME MON. AS ⊙ ABOVE
- - - NEW PUBLIC STREET RIGHT-OF-WAY LINE
- - - SUBDIVISION BOUNDARY
- - - NEW PUBLIC UTILITY EASEMENT LINE
- YPC YELLOW PLASTIC CAP
- < > COMPUTED DISTANCE BETWEEN ASH-BROOK ESTATES No. 3 LOT CORNERS & LOT CORNERS CREATED HEREON

OWNER/DEVELOPER: SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD.
SUITE #1
TUKWILA, WA 98188

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-9881

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
OCTOBER 25, 1977
NEAL L. PETERSON
1486
EXPIRES 12/31/98

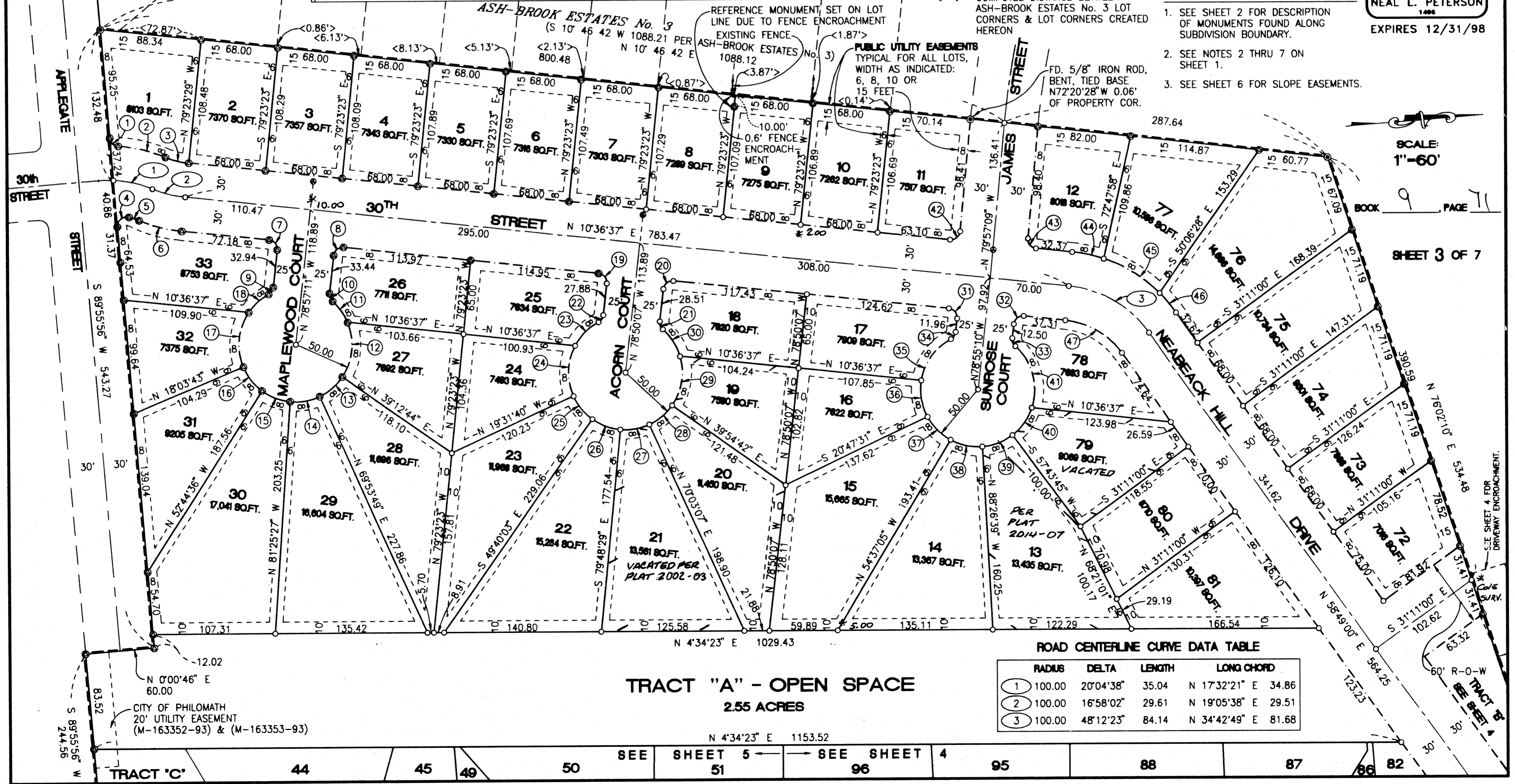
NOTES AND RESTRICTIONS

1. SEE SHEET 2 FOR DESCRIPTION OF MONUMENTS FOUND ALONG SUBDIVISION BOUNDARY.
2. SEE NOTES 2 THRU 7 ON SHEET 1.
3. SEE SHEET 6 FOR SLOPE EASEMENTS.

SCALE:
1"=60'

BOOK 9 PAGE 11

SHEET 3 OF 7



ROAD CENTERLINE CURVE DATA TABLE

RADIUS	DELTA	LENGTH	LONG CHORD		
1	100.00	20°04'38"	35.04	N 17°32'21" E	34.86
2	100.00	16°58'02"	29.61	N 19°05'38" E	29.51
3	100.00	48°12'23"	84.14	N 34°42'49" E	81.68

TRACT "A" - OPEN SPACE
2.55 ACRES

SEE SHEET 5 SEE SHEET 4

TRACT "C" 44 45 49 50 51 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82