

DRAWING NUMBER
RIVER BEND
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORD BY NUMBER 07548

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1 OF 2
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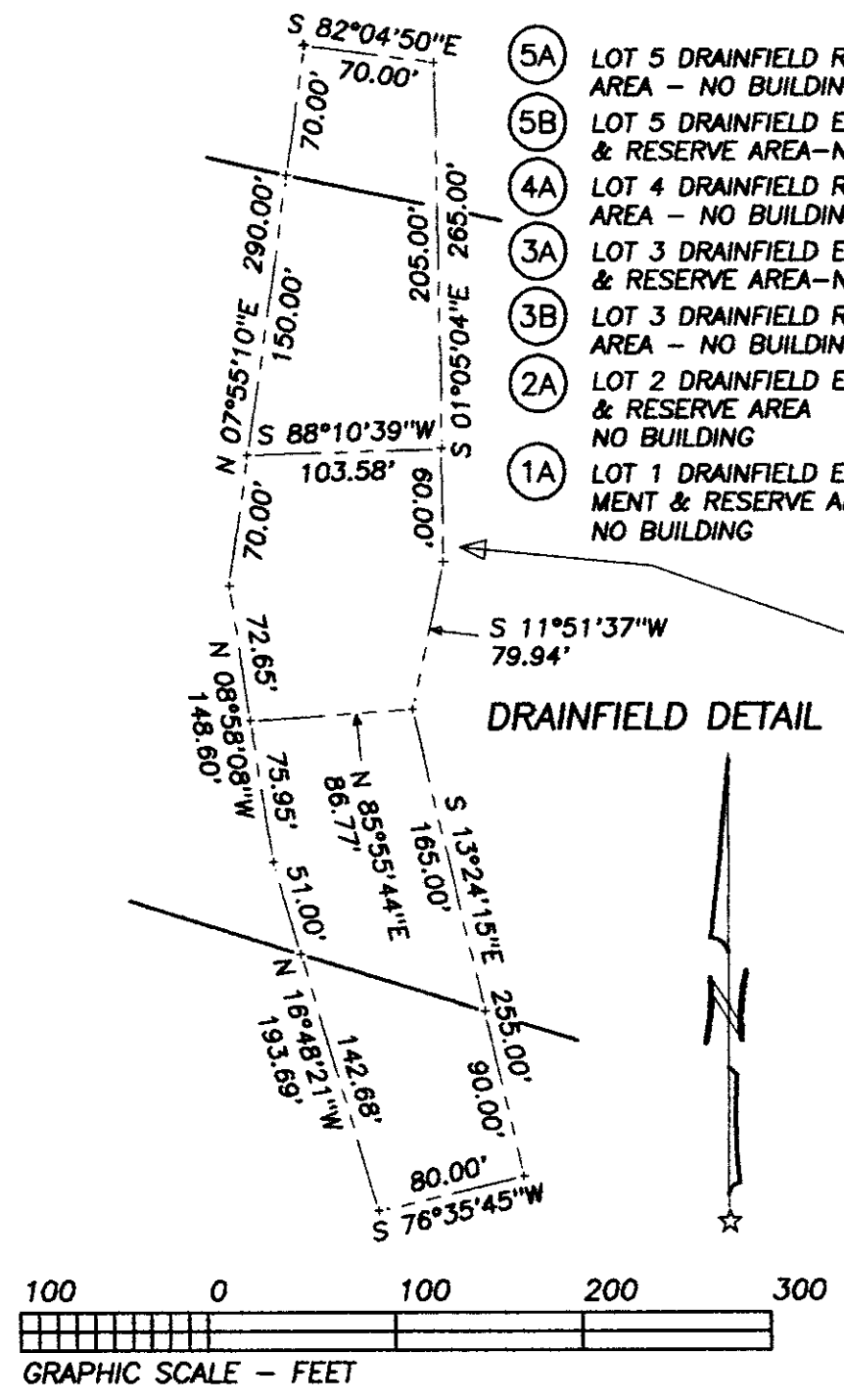
RIVER BEND ACRES SUBDIVISION

A REPLAT OF PARCEL 4 AND A PORTION OF PARCEL 5,
PARTITION PLAT No. 96-19

for
**GREAT NW DEVELOPMENT INC.
& MCKENZIE F.G.T., INC.**

in the
SE 1/4 & NE 1/4 OF SECTION 10, T12S, R6W, W.M.
BENTON COUNTY, OREGON
JUNE 15, 2000

PAGE 1 OF 2



EASEMENTS

Other easements that are listed on the title report are:

Three electric power line poles and one power line pole anchor. For the Mountain States Power Company. The exact location cannot be determined. Easement is recorded in Book 115, Page 402, Deed Records of Benton County

Power line pole and anchor easement to Mountain States Power Company. The exact location cannot be determined. Easement is recorded in Book 122, Page 29, Deed Records of Benton County

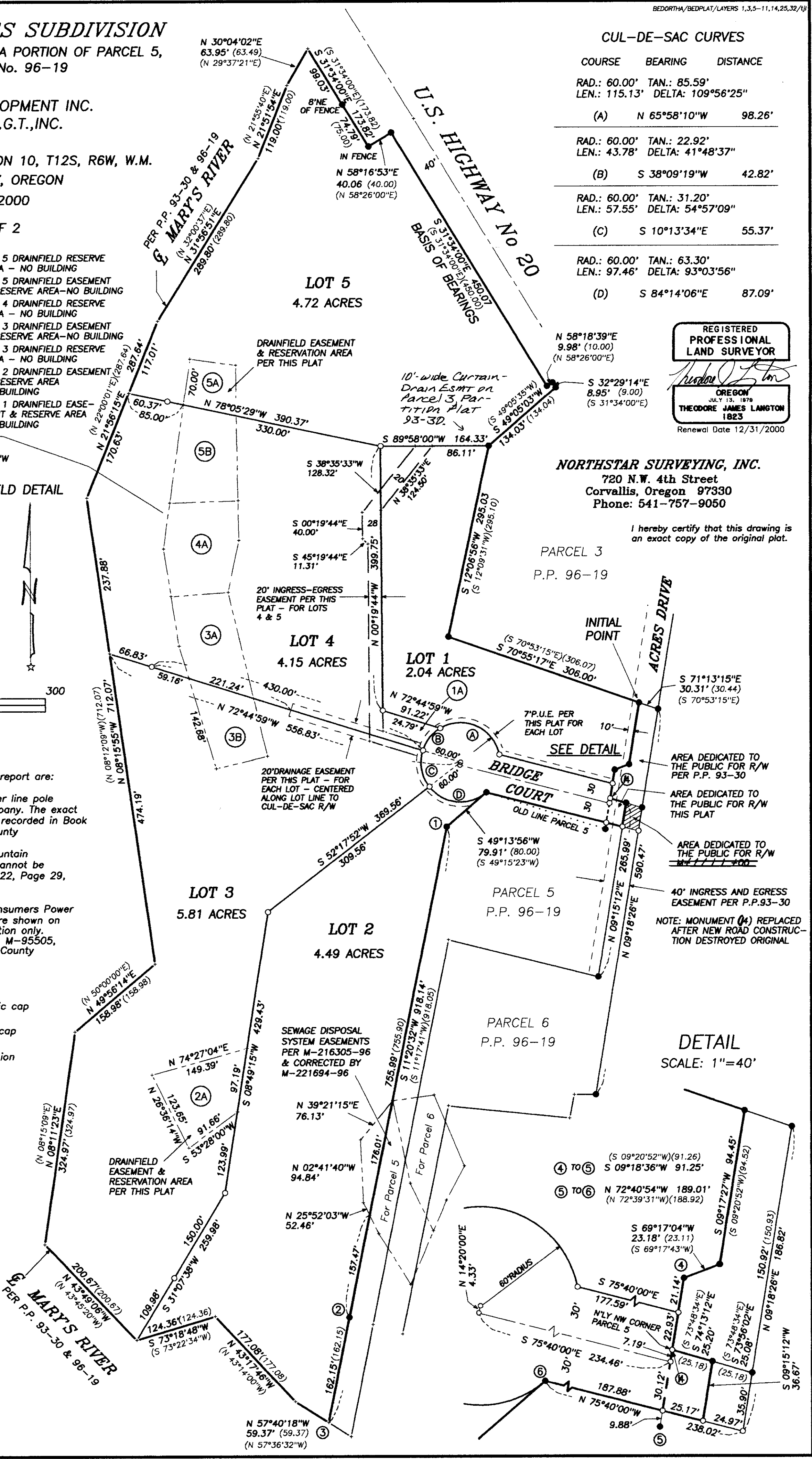
(3) Electric and Telephone easements to Consumers Power Inc. The exact location of these easement are shown on the recorded document by graphic identification only. These easements are recorded as M-16115, M-95505, and M-25982-81, Deed Records of Benton County

LEGEND

-Found 5/8" iron rod with yellow plastic cap stamped "WEST. SURV. P.L.S. 1901"
- oSet 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823"
- ()Data of, or computed from, the Partition Plat 96-19
- P.U.E.....Public Utilities Easement
- P.P.....Partition Plat

NARRATIVE

The purpose of this survey is to subdivide the parent tract, Parcel 4 of Partition Plat No. 96-19, conveyed to my clients on November 8, 1999 per M-275989-99, Benton County Deed Records. We recovered the record monuments from said plat as shown. County Survey #9553 was recently completed as part of a property line adjustment process along the southerly line of the new street. Said adjustment with the neighbor to the south was needed in order to convey more right-of-way to the Public. This project also necessitated the dedication of a portion of Parcel 6, of said Partition Plat to the Public as shown. The southerly and westerly boundaries of this plat follow the centerline of the Mary's River according to Partition Plats 93-30 and 96-19. The courses for said River shown on this subdivision plat have been computed holding record angles and distances starting at (3), which was computed at record distance from (2) on the projection of (1) to (2).



CUL-DE-SAC CURVES

COURSE	BEARING	DISTANCE
(A)	N 65°58'10"W	98.26'
(B)	S 38°09'19"W	42.82'
(C)	S 10°13'34"E	55.37'
(D)	S 84°14'06"E	87.09'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore James Langton

OREGON
JULY 13, 1978
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2000

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

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

BOOK 10 PAGE 18

