

Book 10 Page 24

NOTES:

1. A 10' PUBLIC UTILITY EASEMENT IS TO EXIST ON LOT LINES ADJACENT TO PUBLIC STREETS.

● - MONUMENT FOUND AS NOTED

○ - 5/8" X 30" IRON ROD SET AT LOT CORNERS WITH RED PLASTIC CAP MARKED MULTI/TECH ENG., AND 5/8" X 30" IRON ROD SET AT BOUNDARY CORNERS, POINTS OF CURVES AND TANGENTS ON STREET BOUNDARIES WITH YELLOW PLASTIC CAP MARKED MULTI/TECH ENG. AND 5/8" X 30" IRON ROD SET AT CENTERLINE OF STREETS WITH ALUMINUM CAP MARKED MULTI/TECH ENG.

(R+M) = RECORD & MEASURED BEARING & DISTANCE PER C.S. 9510.
BLK. = BLOCK
B.O.T.P. = BOOK OF TOWN PLATS
COR. = CORNER
C.S. = COUNTY SURVEY
I.P. = IRON PIPE
I.R. = IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
MON. = MONUMENT
P. = PAGE
R. = REEL
V. = VOLUME
SD = STORM DRAIN EASEMENT



SCALE: 1" = 60'
DATE: 04/19/00

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°04'55" W	25.00
L2	N 80°38'36" W	109.62

CURVE TABLE

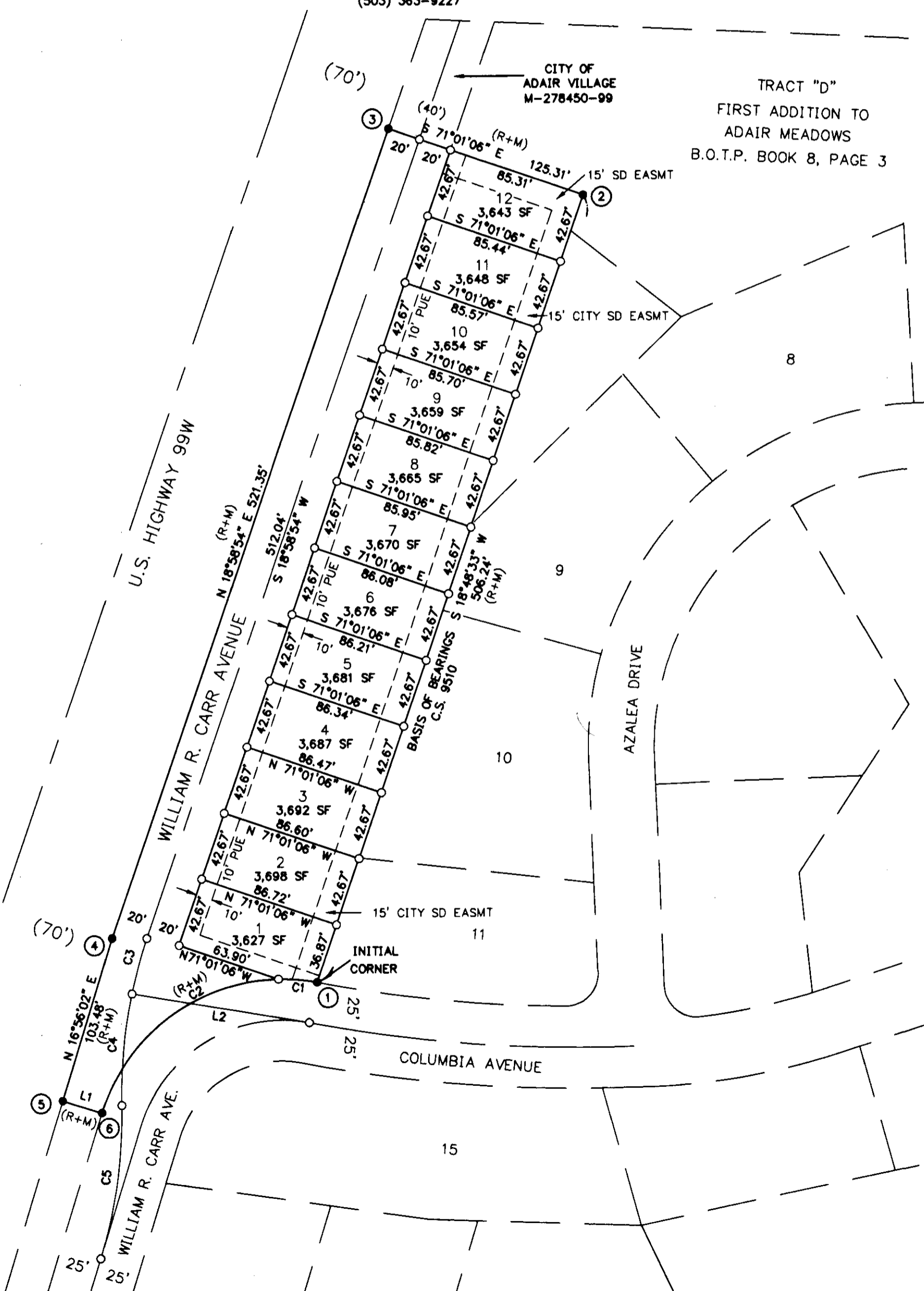
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	114.72	23.70	23.65	N 85°12'05" W	11°50'03"
C2	114.72	167.75	153.20	S 58°49'36" W	83°46'42"
C3	300.00	37.31	37.29	S 15°25'08" W	07°07'32"
C4	300.00	68.48	68.33	S 05°19'00" W	13°04'43"
C5	300.00	95.07	94.67	S 07°51'21" W	18°09'25"

CASTLE LANDS

REPLAT OF A PORTION OF FIRST ADDITION TO ADAIR MEADOWS IN N.E. 1/4 SEC 30, T. 10 S., R. 4 W, W.M. CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E.
SALEM, OREGON 97302
(503) 363-9227

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Joseph P. Fielding
OREGON
JAN 21, 1997
JOSEPH P. FIELDING
2805
RENEW BY: 12/31/01



MONUMENTS FOUND IN C.S. 9510 AND HELD FOR CONTROL

- ① FD 5/8" IR FLUSH. YPC NORTHSTAR. C.S. 9477. HELD.
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- ④ FD 5/8" IR 3" HIGH. B.O.T.P. BK 8, PG. 3. HELD POSITION.
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- ⑥ FD 5/8" IR 6" DEEP. B.O.T.P. BK 8, PG. 3. HELD POSITION.

EASEMENT NOTES:

FOUR EASEMENTS IN FAVOR OF LINCOLN BENTON ELECTRIC COOPERATIVE MAY AFFECT THIS PARCEL. THEY WERE GRANTED FROM THE OWNER OF A 75 PLUS ACRE PARCEL IN THE 1940'S. EXACT LOCATIONS OF ELECTRIC FACILITIES ARE NOT SPECIFIED IN BOOK 98, PAGE 467, BOOK 98, PAGE 475 AND BOOK 98, PAGE 476. THE POWER FACILITY REFERENCED IN BOOK 130, PAGE 508 IS A POWER TRANSMISSION LINE THAT EXISTS NORTH OF THIS PARCEL.

ADDITIONAL EASEMENTS WHICH MAY AFFECT THIS PROPERTY, BUT WHICH STATE NO SPECIFIC LOCATION ARE:

BOOK 168, PAGE 341, A TELEPHONE EASEMENT.

M-41152-73, 20' WIDE SEWER AND WATER EASEMENTS.

A "10' STRIP 5' ON EITHER SIDE OF COMMUNITY UTILITIES" AS STATED IN THE PLAT OF FIRST ADDITION TO ADAIR VILLAGE AS RECORDED IN B.O.T.P. BOOK 8, PAGE 3, BENTON COUNTY PLATS.

FIRST ADDITION TO
ADAIR MEADOWS
B.O.T.P. BOOK 8, PAGE 3

I, JOSEPH P. FIELDING, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Joseph P. Fielding
JOSEPH P. FIELDING

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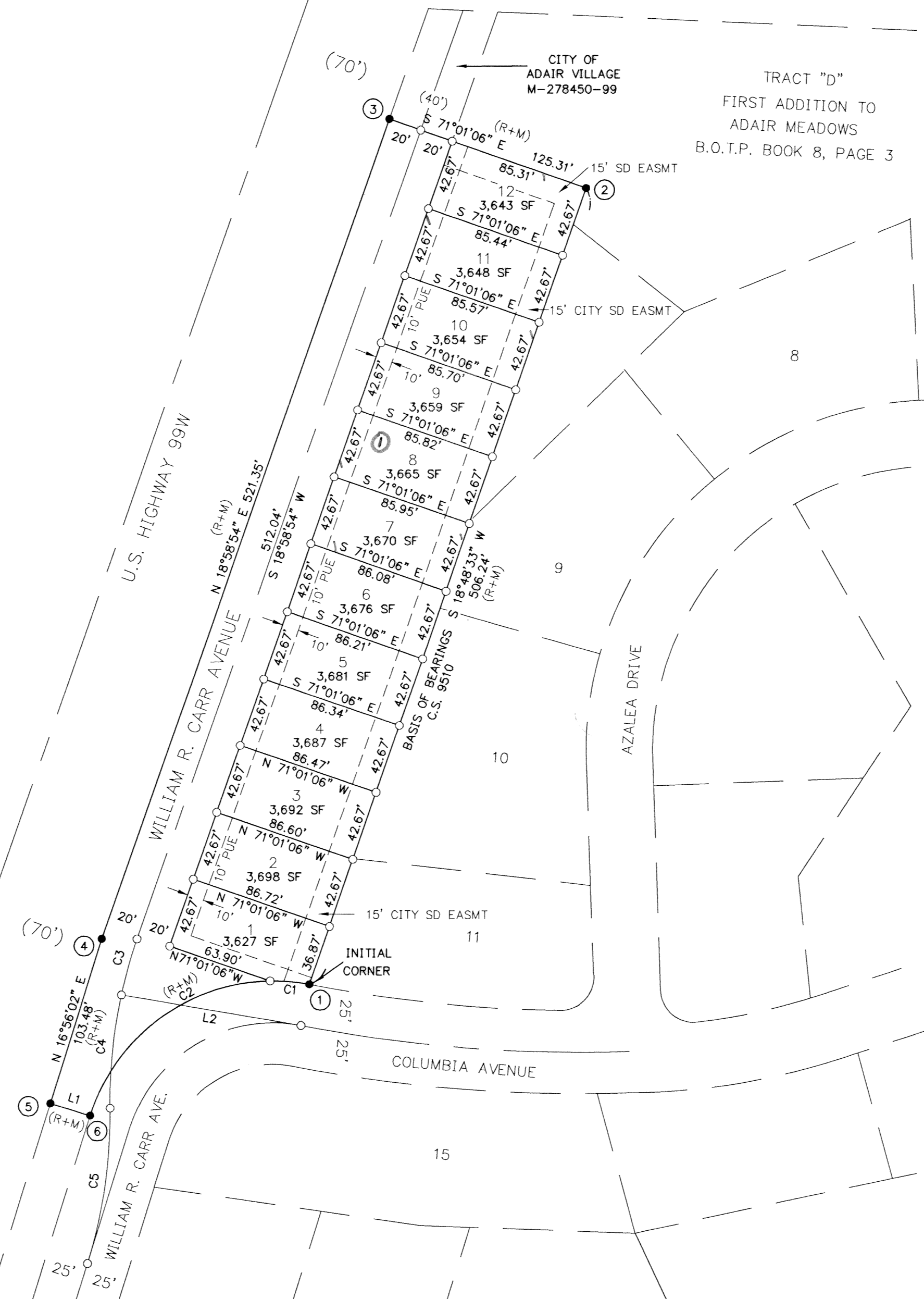
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SURVEYOR'S CERTIFICATE

I, Joseph P. Fielding, a Registered Professional Land Surveyor for Oregon, hereby certify that I have surveyed and marked with proper monuments the land shown hereon as Castle Lands, the boundary of which is described as follows:
Beginning at the Southwest Corner of Lot 11, Block 9, First Addition to Adair Meadows as said subdivision is recorded in the Benton County Book of Town Plats in Book 8, Page 3; thence Southwesterly, along the arc of a 114.72 feet radius curve left (the chord of which bears S58°49'36"W 153.20 feet), an arc distance of 167.75 feet to a point on the westerly right-of-way line of William R. Carr Street; thence N73°04'55"W a distance of 25.00 feet to a point on the easterly right-of-way of U. S. Highway 99W; thence N16°56'02"E a distance of 103.48 feet to an angle point in said right-of-way line; thence, continuing along said right-of-way line, N18°58'54"E a distance of 521.35 feet to a point; thence S71°01'06"E a distance of 125.31 feet to a point; thence S18°48'33" W, along the extension of the west line of Block 9, and along the west line of Lot 11, Lot 10 and a portion of Lot 9, of First Addition to Adair Meadows, a distance of 506.24 feet to the point of beginning. The above described parcel contains 1.60 acres of land.

MULTI/TECH Engineering Services, Inc.
By:

Joseph P. Fielding
Joseph P. Fielding
Registered Professional Land Surveyor No. 2805



I, JOSEPH P. FIELDING, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Joseph P. Fielding
JOSEPH P. FIELDING

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL SHOWN HEREON. THE MONUMENTS FOUND AND USED FOR CONTROL ARE FROM C.S. 9510 AND ARE EXPLAINED IN THE MONUMENT NOTES. THE BASIS OF BEARINGS FOR THIS SURVEY, S18°48'33"W, IS THE BEARING OF THE WEST LINE OF LOTS 10 AND 11, BLOCK 9, OF ADAIR VILLAGE PER SAID SURVEY.

APPROVALS:

Approved [Signature] 12-22-2000
Chairman, Adair Village Planning Commission Date

Approved Ray Wilson 12-27-2000
Benton County Surveyor Date

Approved [Signature] 12-28-2000
Chair, Benton County Board of Commissioners Date

Approved [Signature] 12-22-00
Mayor, City of Adair Village Date

I hereby certify that pursuant to O.R.S. 92.095, all ad velorum taxes, fees, and other charges required by law to be placed on the ~~2000~~ - 2000 tax roll, which became a lien or will become a lien on this partition during this tax year, but not yet certified to the tax collector for collection, have been paid to me this 22nd day of December 2000.

[Signature]
By: Director, Benton County Dept. of Assessment

I hereby certify that all ad velorum taxes and other charges required by law to be placed upon the tax rolls which have become a lien on this partition that are due and payable have been paid to the date of

June 30, 2001
[Signature] Date 12-22-00
for By: Director, Benton County Dept. of Finance, Auditing, and Tax Collection.

DECLARATION:

Know all men by these presents that We, Paul R. Wulf Construction Inc., being the owners of the land described in the Surveyor's Certificate shown hereon, and desiring to dispose of the same in lots, have caused the same to be surveyed and platted, the name to be known as Castle Lands. We hereby dedicate the streets and public utility easements shown hereon to the Public. We hereby grant the Storm Drain easement as shown, to the City of Adair Village.

Paul R. Wulf
Paul R. Wulf, President
Paul R. Wulf Construction, Inc.

State of Oregon }
County of Marion } S.S.

On this 13th day of DECEMBER, 2000, personally appeared before me, a Notary Public for Oregon, the above-named person who acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]
Notary Public for Oregon
My commission expires: 9-10-01



State of Oregon }
County of Benton } S.S.

I hereby certify that this subdivision plat was received and duly recorded by me in the Benton County Deed Records in M-292756-00 on this 28th day of Dec., 2000, at 10:07 O'Clock A.M.

[Signature]
By: Benton County Clerk
Sr. Deputy Clerk