

Book 10 Page 34

NOTES:

- A 10' PUBLIC UTILITY EASEMENT IS TO EXIST ON LOT LINES ADJACENT TO PUBLIC STREETS, LABELED 10' P.U.E.
 - = MONUMENT FOUND FLUSH WITH SURFACE PER BOOK 10, PG. 25 B.O.T.P. OR 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.
 - ⊠ = POST MONUMENTATION CORNERS.
 - () = RECORD & MEASURED BEARING & DISTANCE PER BOOK 10, PG. 25 B.O.T.P. OR AS NOTED
- 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

CREEKSIDE AT ADAIR VILLAGE PHASE 2

REPLAT OF A PORTION OF PARTITION PLAT No. 99-49
IN N.W. 1/4 SEC. 29 AND N.E. 1/4 SEC 30, T. 10 S., R. 4 W, W.M.
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.

1155 13TH ST. S.E.
SALEM, OREGON 97302
(503) 363-9227

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	480.00	46.02	46.00	S 22°00'07" W	05°29'36"
C2	225.00	17.44	17.44	N 22°31'41" E	04°26'27"
C3	458.29	51.42	51.40	S 82°32'54" E	06°25'44"
C4	20.00	36.33	31.54	S 27°17'21" E	104°05'22"
C5	30.00	11.21	11.15	N 89°57'36" E	21°24'44"
C6	45.00	59.90	55.58	S 84°01'56" E	76°16'12"
C7	30.00	11.22	11.15	N 68°32'36" E	21°25'17"
C8	45.00	44.42	42.64	S 17°36'56" E	56°33'48"
C9	45.00	60.74	56.23	S 49°19'55" W	77°19'54"
C10	30.00	22.43	21.91	N 57°55'02" W	42°50'00"
C11	45.00	43.59	41.91	N 64°15'05" W	55°30'06"
C12	20.00	26.50	24.60	S 62°42'30" W	75°55'03"
C13	20.00	26.50	24.60	N 62°42'27" E	75°55'03"
C14	483.29	18.25	18.25	S 80°24'55" E	02°09'47"
C15	483.29	35.98	35.97	S 83°37'47" E	04°15'57"
C16	433.29	48.65	48.63	N 82°32'45" W	06°26'01"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 24°44'55" E	21.51
L2	S 76°12'24" E	17.71
L3	N 87°42'49" W	8.82
L4	S 79°31'35" W	50.91
L5	S 24°44'55" W	30.96
L6	S 81°17'32" E	30.51
L7	N 79°20'02" W	29.14
L8	S 79°20'02" E	41.94
L9	S 85°29'12" E	24.01
L10	N 77°12'16" W	3.06
L11	N 79°20'02" W	7.84
L12	N 85°29'12" W	11.83
L13	N 24°44'55" E	5.00

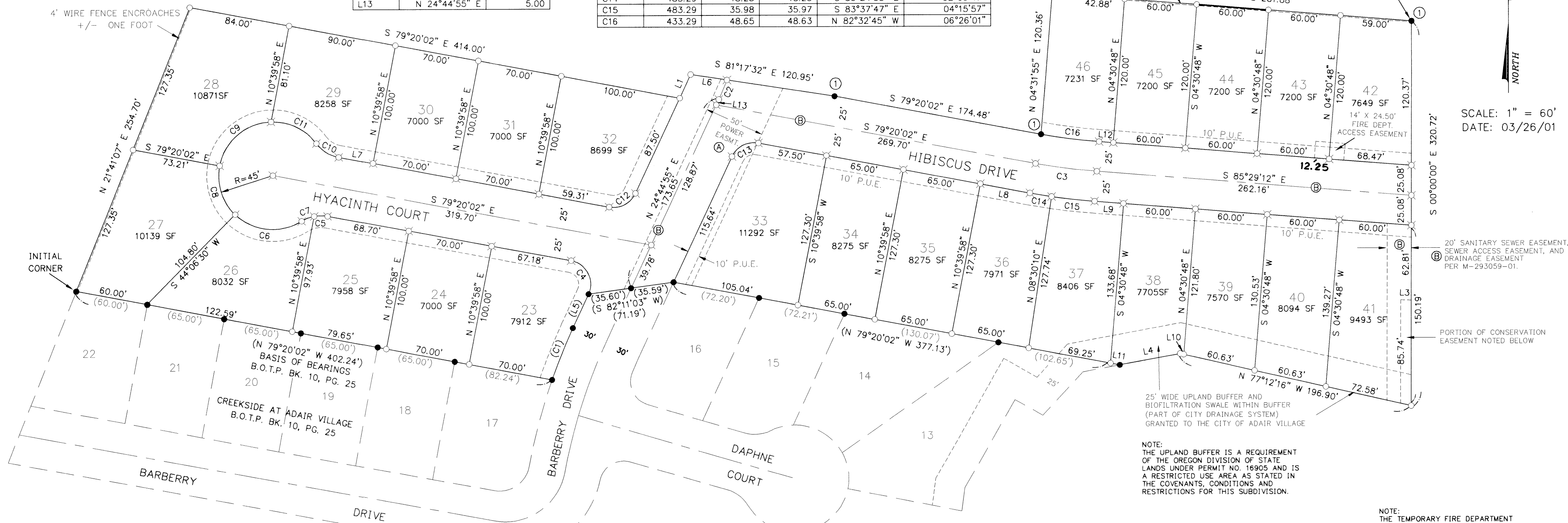
I, JOSEPH P. FIELDING, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

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



SCALE: 1" = 60'
DATE: 03/26/01



NOTE:
THE UPLAND BUFFER IS A REQUIREMENT OF THE OREGON DIVISION OF STATE LANDS UNDER PERMIT NO. 16905 AND IS A RESTRICTED USE AREA AS STATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION.

PERPETUAL WETLANDS CONSERVATION AREA
OREGON DIVISION OF STATE LANDS PERMIT NO. FP 16905
CORPS OF ENGINEERS PERMIT NO. 99-325

NOTE:
THE TEMPORARY FIRE DEPARTMENT ACCESS EASEMENT SHOWN HEREON IS TO REMAIN UNTIL ITS NECESSITY IS NO LONGER REQUIRED. AT WHICH TIME SAID EASEMENT WILL REVERT TO THE LOT OWNERS.

(A) BOOK 98, PAGE 443 DEED RECORDS
POWER TRANSMISSION LINE EASEMENT.
50 FEET IN WIDTH.

NOTE:
AN EASEMENT RESERVED IN FAVOR OF THE UNITED STATES OF AMERICA IS RECORDED IN BOOK 127, PAGE 62, BENTON COUNTY RECORDS. EXACT LOCATION NOT SPECIFIED. DOCUMENT RESERVES MINERAL AND OTHER RIGHTS.

MONUMENT NOTES:

- 5/8" IR YPC MULTI/TECH ENG. FLUSH PER P.P. NO. 99-49.
 - 5/8" IR FLUSH PER C.S. 5669..
- MONUMENTS ALONG THE NORTH LINE OF CREEKSIDE AT ADAIR VILLAGE (FIRST PHASE) FOUND 5/8" IR PLASTIC CAP MARKED MULTI/TECH ENG. IN GOOD CONDITION. FLUSH.

Book 10 Page 34

CREEKSIDE AT ADAIR VILLAGE PHASE 2
REPLAT OF A PORTION OF PARTITION PLAT No. 99-49
IN N.W. 1/4 SEC. 29 AND N.E. 1/4 SEC 30, T. 10 S., R. 4 W, W.M.
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

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 Creekside at Adair Village Phase 2, the boundary of which is described as follows:
 Beginning at the Northwest Corner of Lot 22, per the Plat of Creekside at Adair Village as recorded in the Benton County Records in Book of Town Plats Book 10, Page 25; thence N21°41'07"E a distance of 254.70 feet to a point; thence S79°20'02"E a distance of 414.00 feet to a point; thence N24°44'55"E a distance of 21.51 feet to a point; thence S81°17'32"E a distance of 120.95 feet to a point at the Southwest Corner of Parcel 1 per Partition Plat No. 99-49; thence S79°20'02"E, along the south line of said Parcel 1, a distance of 174.48 feet to a point at the Southeast Corner of said Parcel 1; thence N04°31'55"E, along the East line of said Parcel 1, a distance of 120.36 feet to a point at the Northeast Corner of said Parcel 1; thence S76°12'24"E, along the north line of Parcel 2 of said Partition Plat, a distance of 17.71 feet to an angle point in the North line of said Parcel 2; thence S85°29'12"E, along the North line of said Parcel 2, a distance of 281.88 feet to a point at the Northeast Corner of said Parcel 2; thence S00°00'00"E, along the east line of said Parcel 2, a distance of 320.72 feet to a point; thence N77°12'16"W a distance of 196.90 feet to a point; thence S79°31'35"W a distance of 50.91 feet to a point at the Northeast Corner of Lot 13 of said Creekside at Adair Village; thence N79°20'02"W along the north line of Lot 13 through 16 of said subdivision, a distance of 377.13 feet to a point at the Northwest Corner of said Lot 16; thence S82°11'03"W a distance of 71.19 feet to a point; thence S24°44'55"W a distance of 30.96 feet to a point; thence Southwesterly, along the arc of a 480.00 feet radius curve left (the chord of which bears S22°00'07"W 46.00 feet), an arc distance of 46.02 feet to a point at the Northeast Corner of Lot 17 of said subdivision; thence N79°20'02"W, along the North line of Lots 17 through 22 of said subdivision, a distance of 402.24 feet to the point of beginning.
 The above described parcel contains 5.84 acres of land.

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

APPROVALS:

Approved [Signature] 10/01/2001
 Chairman, Adair Village Planning Commission Date

Approved [Signature] 10/5/01
 for Benton County Surveyor Date

Approved [Signature] 10-07-01
 Chair, Benton County Board of Commissioners Date

Approved [Signature] 10/01/2001
 Mayor, City of Adair Village Date

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 Creekside at Adair Village Phase 2. We hereby dedicate the streets and public utility easements to the public, and grant the temporary Fire Department Access easement. We further grant the Bioswale easements shown hereon to the City of Adair Village. We further create the Upland Buffer as shown.

[Signature]
 Paul R. Wulf, President
 Paul R. Wulf Construction, Inc.

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

On this 27th day of September, 2001, 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: 12/15/01



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

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 - 2001 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 2nd day of October, 2001.

[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 10-2-2001
 for By: Director, Benton County Dept. of Finance, Auditing, and Tax Collection.

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

I hereby certify that this subdivision plat was received and duly recorded by me in the Benton County Deed Records in M-306281-01 on this 8th day of Oct., 2001, at 10:02 o'clock A.M.

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

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE 19th DAY OF Sept., 2001 AS INDICATED AND CERTIFIED BY THE BENTON COUNTY RECORDS OFFICE A MICROFILM NO. M-925590-02

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, PARTITION PLAT NO. 99-49, AND B.O.T.P. BOOK 10, PAGE 25, BENTON COUNTY RECORDS. THE BASIS OF BEARINGS FOR THIS SURVEY, N79°20'02"W, IS THE BEARING OF THE NORTH LINE OF LOT 17 THROUGH LOT 22, CREEKSIDE AT ADAIR VILLAGE.

POST-MONUMENTATION STATEMENT

I, JOSEPH P. FIELDING, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.