

DAWNWOOD SUBDIVISION

A REPLAT OF A PORTION OF PARCEL 4,
PARTITION PLAT No. 92-20
in the

WILLIAM WYATT D.L.C. No. 40,
SOUTHEAST 1/4 of SECTION 36
T 11 S, R 6 W, W.M.
BENTON COUNTY, OREGON

JANUARY 23, 2002

PAGE 2 OF 2
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

DECLARATION

Know all people by these presents that BENJAMIN F. MAGILL and NANCY L. MAGILL as trustees of the Benjamin F. Magill and Nancy L. Magill Living Trust, and DAREL G. MAGEE and ANNE R. MAGEE, as trustees of the Magee Family Trust dated June 26, 2001 are the recorded owners of the lands represented on this subdivision replat and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into lots and common area as shown on the accompanying map and to be dedicated "DAWNWOOD SUBDIVISION".

We hereby create the Reciprocal Access Easement as shown between Lots 3 & 4 for their mutual benefit.

We hereby create the Access Easement across Lot 5 to benefit Lot 6.

We hereby create the Drainfield Easement on Lot 2 as shown to benefit Lot 4.

We hereby create the Drainfield Access Easement on Lot 3 as shown to benefit Lot 4.

We hereby create the Drainfield Easement on Lot 7 as shown to benefit Lot 6.

We hereby create the Drainfield Access Easement on Lot 5 as shown to benefit Lot 6.

We hereby create the Waterline Easement on Lot 6 as shown to benefit Lot 7.

We hereby create the Waterline Easement on Lot 5 as shown to benefit Lot 7.

We hereby dedicate to the public the Dawnwood Drive right-of-way as shown.

Benjamin F. Magill
Benjamin F. Magill, Trustee

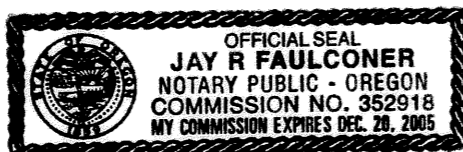
Nancy L. Magill
Nancy L. Magill, Trustee

ACKNOWLEDGEMENT

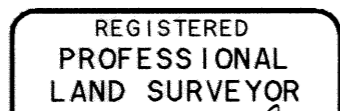
STATE OF OREGON)
COUNTY OF Benton) S.S.

Signed and attested before me on this 26th day of June, 2002, by Benjamin F. Magill and Nancy L. Magill as Trustees of the Benjamin F. Magill and Nancy L. Magill Living Trust.

Daryl Faulkner
Notary Public



A Subdivision Plat Consent Affidavit from Darel G. and Anne R. Magee as Trustees for the Magee Family Trust dated June 26, 2001, one of the recorded fee owners of the property being subdivided hereon, has been recorded as Microfilm Volume M-312703-02, Benton County Deed Records



Theodore James Langton
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2002

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

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this subdivision plat, the boundary of which is described as follows:

A portion of Parcel 4, Partition Plat 92-20, lying in the William Wyatt DLC No. 40, in the North 1/2 of Section 36, T 11 S, R 6 W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the most southerly southwest corner of said Parcel 4, also being on the northerly right-of-way line of County Road No. 26300 (Wooded Knolls Drive); thence along said right-of-way line S 84°29'31"E 17.02 feet to a 5/8" iron rod; thence along the arc of a 550.87 foot radius curve right (Long Chord = S 81°41'41"E 59.24 feet) 59.27 feet to a 5/8" iron rod at the most westerly southeast corner thereof; thence leaving said right-of-way line along the Parcel 4 boundary N 8°33'46"E 28.17 feet to a 5/8" iron rod; thence N 30°14'36"E 455.14 feet to a 5/8" iron rod; thence N 34°16'15"E 698.09 feet to a 5/8" iron rod; thence S 32°46'04"E 570.71 feet to a 5/8" iron rod at the most easterly southwest corner thereof; thence along the Parcel 4 southerly line N 84°41'06"E 533.90 feet to a 5/8" iron rod at the most easterly southeast corner thereof; thence along the east line of said Parcel 4, N 0°59'46"E 1484.98 feet to a 5/8" iron rod; thence leaving said east line, S 76°00'42"W 848.82 feet to a 5/8" iron rod at the northwest corner thereof; thence along the westerly line of said Parcel 4, S 0°00'30"E 679.84 feet to a 5/8" iron rod; thence S 34°16'15"W 864.21 feet to a 5/8" iron rod; thence S 30°14'36"W 512.66 feet to the point of beginning.

APPROVALS

Ray Wilson 6-27-02
Benton County Surveyor date

Roy M. Lavin 6-27-02
Benton County Engineer date

John P. Boltz Jun-26-02
Chair, Benton County Planning Commission date

James L. Stewart 6/27/02
Chair, Benton County Board of Commissioners date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 2001 - 2002 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 26th day of JUNE, 2002.

by Carole K. Grant
Director, Benton County Dept. 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 partition that are now due and payable have been paid to me this 26th day of June, 2002.

by Tammy M. Ridders
Director, Benton County Dept. of Finance, Auditing & Tax Collection

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-320585 - 02 on this 27th day of JUNE, 2002, at 10:20 o'clock PM.

by Theodore J. Langton
Benton County Clerk

DAWNWOOD
SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6592

DRAWING NUMBER
1 OF 2

DRAWING NUMBER

DRAWING NUMBER

DAWNWOOD SUBDIVISION

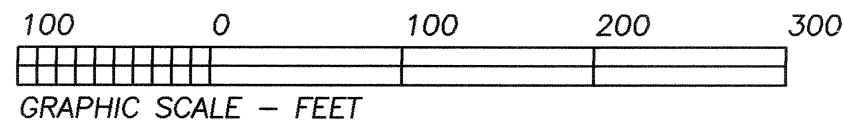
A REPLAT OF A PORTION OF PARCEL 4,
PARTITION PLAT No. 92-20

in the
WILLIAM WYATT D.L.C. No. 40,
SOUTHEAST 1/4 OF SECTION 36
T 11 S, R 6 W, W.M.
BENTON COUNTY, OREGON

JANUARY 23, 2002

PAGE 1 OF 2

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



LEGEND

-FOUND MONUMENT: 5/8" ROD OR AS NOTED PER SURVEY SHOWN.
- ⊙FOUND MONUMENT: 5/8" ROD WITH YPC "DEVCO ENG LS 2088" PER CS 8336 OR SURVEY SHOWN.
- △FOUND MONUMENT: 3-1/4" BENTON COUNTY BRASS CAP "GPS 1-6-36 No. 1 1993"
-SET MONUMENT: N*MON = 5/8" x 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823 "
- *COMPUTED POSITION, NOTHING FOUND OR SET.
-WELL

YPC = YELLOW PLASTIC CAP

PP or PPLAT = BENTON COUNTY PARTITION PLAT NUMBER

DATA OF, OR COMPUTED FROM THE FOLLOWING:
().. P.PLAT 92-20

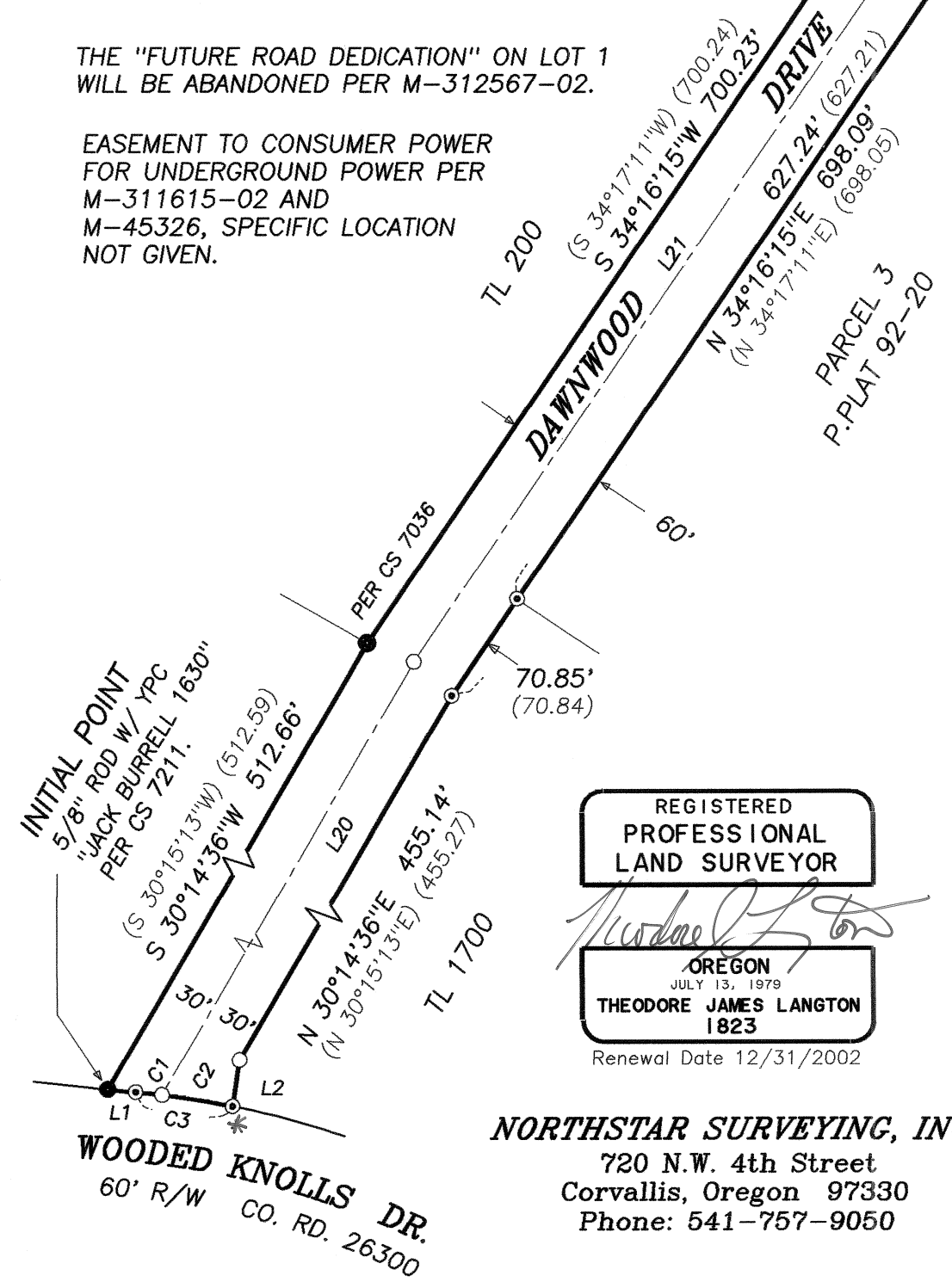
* AFFIDAVIT OF CORRECTION PER DOCUMENT
2007-425665

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON PER BENTON COUNTY DEVELOPMENT FILE No. PC-00-08. THE PARENT TRACT HEREON SHOWN IS A PORTION OF PARCEL 4, PARTITION PLAT 92-20. SAID PARCEL 4 IS SPLIT ZONED; FC-40 AND RR-2/MH. THIS SUBDIVISION INVOLVES SAID RR-2/MH PORTION. WE COMPUTED THE ZONE LINE AS IT WAS SHOWN ON SAID PARTITION PLAT. MONUMENT (3) WAS SET AT THE INTERSECTION OF THE DLC LINE WITH THE PROJECTION OF MONUMENTS (1) AND (2). THE REST OF THE MONUMENTS WERE FOUND AS SHOWN AND FIT RECORD DATA NICELY.

THE "FUTURE ROAD DEDICATION" ON LOT 1 WILL BE ABANDONED PER M-312567-02.

EASEMENT TO CONSUMER POWER FOR UNDERGROUND POWER PER M-311615-02 AND M-45326, SPECIFIC LOCATION NOT GIVEN.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore James Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2002

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

| LINE DATA | | | CURVE DATA | | | | | |
|-----------|----------------|----------|------------|---------|---------|------------|---------|----------------|
| COURSE | BEARING | DISTANCE | CURVE | RADIUS | LENGTH | DELTA | CHORD | CH.BEARING |
| L-1 | S 84°29'31"E | 17.02' | C-1 | 550.87' | 15.94' | 1°39'30" | 15.94' | S 83°56'53"E |
| | (S 84°36'40"E) | (17.04') | C-2 | 550.87' | 43.33' | 4°30'23" | 43.31' | S 80°51'56"E |
| L-2 | N 08°33'46"E | 28.17' | C-3 | 550.87' | 59.27' | 6°09'53" | 59.24' | S 81°41'41"E |
| | (N 08°30'57"E) | (28.17') | C-4 | 225.00' | 33.71' | 8°34'59" | 33.67' | (S 81°26'50"E) |
| L-3 | N 55°43'45"W | 5.16' | C-5 | 225.00' | 25.07' | 6°23'04" | 25.06' | (S 81°26'50"E) |
| L-4 | N 55°43'45"W | 4.42' | C-6 | 225.00' | 103.69' | 26°24'16" | 102.77' | N 29°55'54"E |
| L-5 | N 00°20'06"E | 26.86' | C-7 | 175.00' | 77.43' | 25°21'04" | 76.80' | N 13°32'14"E |
| L-6 | N 00°20'06"E | 26.86' | C-8 | 15.00' | 35.49' | 135°34'47" | 27.77' | N 86°31'27"E |
| L-7 | N 00°20'06"E | 26.86' | C-9 | 60.00' | 149.98' | 143°13'28" | 113.87' | N 89°39'12"E |
| L-8 | N 64°32'14"E | 2.02' | C-10 | 60.00' | 25.18' | 24°02'58" | 25.00' | N 06°01'00"E |
| L-9 | N 64°32'14"E | 36.74' | C-11 | 60.00' | 25.18' | 24°02'58" | 25.00' | N 18°01'58"W |
| L-10 | N 64°32'14"E | 36.74' | C-12 | 60.00' | 32.99' | 31°29'55" | 32.57' | N 45°48'25"W |
| L-11 | N 07°40'42"W | 61.39' | C-13 | 15.00' | 33.01' | 126°05'37" | 26.74' | N 01°29'26"E |
| L-12 | N 07°40'42"W | 61.39' | C-14 | 225.00' | 283.59' | 72°12'57" | 265.19' | N 28°25'46"E |
| L-13 | N 07°40'42"W | 115.94' | C-15 | 60.00' | 136.92' | 130°45'05" | 109.09' | N 07°40'43"W |
| L-14 | N 07°40'42"W | 84.90' | C-16 | 60.00' | 136.92' | 130°45'05" | 109.09' | N 07°40'43"E |
| L-15 | N 07°40'42"W | 79.37' | C-17 | 175.00' | 220.57' | 72°12'57" | 206.26' | S 28°25'46"W |
| L-16 | N 41°42'25"E | 127.99' | C-18 | 225.00' | 252.12' | 64°12'08" | 239.14' | S 32°26'10"W |
| L-17 | N 41°42'25"E | 124.73' | C-19 | 175.00' | 126.36' | 41°22'19" | 123.64' | S 21°01'15"W |
| L-18 | N 41°42'25"E | 121.47' | C-20 | 200.00' | 144.42' | 41°22'19" | 141.30' | N 21°01'15"E |
| L-19 | S 64°01'47"E | 48.66' | C-21 | 200.00' | 180.13' | 51°36'14" | 174.10' | N 26°08'13"E |
| L-20 | S 30°14'36"E | 503.23' | C-22 | 200.00' | 43.98' | 12°35'54" | 43.89' | N 58°14'17"E |
| L-21 | N 34°16'15"E | 693.90' | C-23 | 200.00' | 252.08' | 72°12'57" | 235.72' | N 28°25'46"E |
| L-22 | S 38°03'40"E | 81.33' | | | | | | |