

CREEKSIDE AT ADAIR VILLAGE PHASE 3

IN S.E. 1/4 SEC. 19 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

U.S. HIGHWAY 99W (PACIFIC HIGHWAY WEST)

STA. 41+00
(120)

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NOTES:

- A 7' PUBLIC UTILITY EASEMENT IS TO EXIST ON LOT LINES ADJACENT TO PUBLIC STREETS, LABELED 7' 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 YELLOW 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 RED 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

(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.

(B) SHARED 15' PRIVATE RECIPROCAL ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 78, 79, 80 AND 81 OF CREEKSIDE AT ADAIR VILLAGE PHASE 3 AND DEED NUMBER M-316936-02 BENTON COUNTY, OREGON DEED RECORDS AND IS GRANTED AS A PUBLIC UTILITY EASEMENT AS SHOWN HEREON. MAINTENANCE IS THE SHARED RESPONSIBILITY OF THE OWNERS OF SAID LOTS AND SAID DEED M-316936-02.

NOTE:
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EASEMENTS OF RECORD
M-276296-99
M-276297-99

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 PHASE 2 FOUND 5/8" IR PLASTIC CAP MARKED MULTI/TECH ENG. IN GOOD CONDITION. FLUSH.
- 5/8" IR YPC MULTI/TECH ENG. FLUSH PER C.S. 9510.
- 5/8" IR YPC MULTI/TECH ENG. FLUSH PER C.S. 9703.
- 5/8" IR 2" DEEP. PER C.S. 5478.

(C) 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

2.07 ACRES

SCALE: 1" = 60'
DATE: 05/18/02

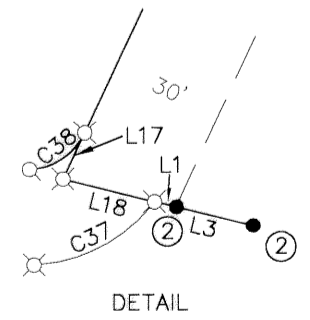
REGISTERED PROFESSIONAL LAND SURVEYOR

Joseph P. Fielding

OREGON
JAN 21, 1997
JOSEPH P. FIELDING
2805

RENEW BY: 12/31/03

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



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LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 76°12'24" E | 1.13 |
| L2 | N 09°48'05" E | 3.97 |
| L3 | S 76°12'24" E | 30.56 |
| L4 | S 24°44'55" W | 21.51 |
| L5 | S 85°29'25" E | 11.98 |
| L6 | N 85°29'25" W | 17.28 |
| L7 | S 85°29'32" E | 30.00 |
| L8 | S 04°30'35" W | 24.27 |
| L9 | S 33°24'46" E | 20.67 |
| L10 | N 81°17'32" W | 4.92 |
| L11 | S 33°24'46" E | 11.16 |
| L12 | S 87°06'19" W | 21.90 |
| L13 | S 10°02'39" E | 40.00 |
| L14 | S 51°43'56" E | 30.00 |
| L15 | S 84°08'41" E | 48.77 |
| L16 | S 15°47'21" E | 25.00 |
| L17 | S 24°51'46" W | 16.08 |
| L18 | S 76°12'24" E | 29.46 |

(R+M) C.S. 9703
(R+M) B.O.T.P. VOL. 10, PG. 34

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|------------|---------------|--------------|--------------|----------------------|------------------|
| C1 | 20.00 | 31.42 | 28.29 | S 40°29'41" E | 90°00'00" |
| C2 | 165.00 | 10.71 | 10.71 | S 83°37'41" E | 03°43'10" |
| C3 | 75.00 | 21.71 | 21.64 | S 77°11'46" E | 16°35'19" |
| C4 | 165.00 | 37.05 | 36.97 | S 75°20'07" E | 12°51'59" |
| C5 | 20.00 | 28.56 | 26.19 | N 53°36'09" E | 81°49'34" |
| C6 | 20.00 | 34.27 | 30.23 | N 36°24'12" W | 98°10'26" |
| C7 | 125.00 | 10.02 | 10.02 | N 83°11'38" W | 04°35'35" |
| C8 | 115.00 | 33.29 | 33.17 | N 77°11'41" W | 16°35'09" |
| C9 | 125.00 | 26.17 | 26.12 | N 74°53'59" W | 11°59'44" |
| C10 | 150.00 | 59.28 | 58.89 | S 15°49'08" W | 22°38'30" |
| C11 | 20.00 | 31.42 | 28.29 | S 49°30'15" W | 90°00'42" |
| C12 | 100.00 | 91.67 | 88.50 | N 47°56'56" E | 52°31'27" |
| C13 | 151.30 | 66.79 | 66.25 | S 60°45'25" E | 25°17'32" |
| C14 | 100.00 | 30.00 | 29.89 | N 13°05'32" E | 17°11'19" |
| C15 | 151.30 | 31.92 | 31.86 | S 79°26'48" E | 12°05'14" |
| C16 | 62.00 | 25.07 | 24.90 | S 73°54'23" E | 23°10'05" |
| C17 | 325.00 | 101.85 | 101.44 | S 04°28'06" E | 17°57'22" |
| C18 | 225.00 | 91.12 | 90.50 | N 08°42'21" E | 23°12'13" |
| C19 | 225.00 | 119.84 | 118.43 | N 18°09'16" W | 30°31'01" |
| C20 | 300.00 | 198.56 | 194.96 | N 14°27'06" W | 37°55'21" |
| C21 | 125.00 | 152.09 | 142.88 | N 39°21'16" E | 69°42'47" |
| C22 | 75.00 | 31.79 | 31.56 | S 65°45'46" E | 24°17'19" |
| C23 | 20.00 | 31.42 | 28.28 | S 78°24'46" E | 90°00'00" |
| C24 | 200.00 | 51.30 | 51.16 | S 26°03'51" E | 14°41'50" |
| C25 | 200.00 | 73.88 | 73.46 | S 08°08'00" E | 21°09'53" |
| C26 | 200.00 | 67.48 | 67.16 | S 12°06'56" W | 19°19'58" |
| C27 | 30.00 | 22.43 | 21.91 | N 35°10'14" E | 42°50'00" |
| C28 | 45.00 | 74.01 | 65.94 | N 60°52'05" E | 94°13'43" |
| C29 | 45.00 | 40.00 | 38.70 | S 46°33'10" E | 50°55'46" |
| C30 | 45.00 | 44.08 | 42.34 | S 06°58'37" W | 56°07'48" |
| C31 | 213.97 | 0.89 | 4.38 | N 84°46'08" W | 00°14'22" |
| C32 | 45.00 | 50.56 | 47.94 | S 67°13'52" W | 64°22'44" |
| C33 | 30.00 | 18.04 | 17.77 | S 73°48'52" W | 34°27'16" |
| C34 | 325.00 | 56.17 | 56.10 | S 28°27'43" E | 09°54'07" |
| C35 | 20.00 | 31.42 | 28.28 | S 11°35'14" W | 90°00'00" |
| C36 | 325.00 | 57.09 | 57.02 | S 18°28'43" E | 10°03'52" |
| C37 | 50.00 | 43.89 | 42.49 | N 61°59'47" E | 50°17'26" |
| C38 | 20.00 | 21.78 | 20.72 | S 55°56'55" W | 62°23'10" |
| C39 | 20.00 | 27.69 | 25.53 | N 53°13'52" W | 79°19'38" |
| C40 | 250.00 | 50.26 | 50.18 | N 19°19'37" W | 11°31'08" |
| C41 | 250.00 | 36.33 | 36.30 | N 29°14'59" W | 08°19'35" |
| C42 | 275.00 | 13.72 | 13.72 | N 31°59'01" W | 02°51'30" |
| C43 | 275.00 | 65.12 | 64.97 | N 23°46'13" W | 13°34'05" |
| C44 | 275.00 | 103.17 | 102.57 | N 06°14'18" W | 21°29'46" |
| C45 | 150.00 | 77.18 | 76.34 | N 41°52'51" E | 29°28'56" |
| C46 | 140.00 | 40.53 | 40.39 | N 77°11'41" W | 16°35'09" |
| C47 | 100.00 | 28.95 | 28.85 | N 77°11'46" W | 16°35'19" |

CREEKSIDE AT ADAIR VILLAGE PHASE 3

IN S.E. 1/4 SEC. 19 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 3, the boundary of which is described as follows:

Beginning at the Northwest Corner of Lot 28, per the Plat of Creekside at Adair Village Phase 2 as recorded in the Benton County Records in Book of Town Plats Book 10, Page 34; thence N21°41'07"E a distance of 125.44 feet to a point; thence S79°20'12"E a distance of 46.84 feet to a point; thence N24°43'13"E a distance of 386.84 feet to a point; thence N85°29'32"W a distance of 546.74 feet to a point on the Easterly right-of way line of Pacific Highway (U. S. Hwy. 99W); thence N12°41'01"E, along said right-of-way line, a distance of 249.53 feet to a point at Highway Engineer's Station 41+00; thence N09°48'05"E, along said right-of-way line, a distance of 3.97 feet to a point; thence S85°26'48"E a distance of 265.01 feet to a point; thence S81°58'12"E a distance of 82.83 feet to a point; thence S85°29'25"E a distance of 211.67 feet to a point; thence Northeasterly, along the arc of a 150.00 feet radius curve right (the chord of which bears N41°52'51"E 76.34 feet), an arc distance of 77.18 feet to a point; thence S84°08'41"E a distance of 48.77 feet to a point; thence S15°47'21"E a distance of 25.00 feet to a point; thence Southeasterly, along the arc of a 151.30 feet radius curve left (the chord of which bears S86°48'02"E 96.97 feet), an arc distance of 98.71 feet to a point; thence S89°29'25"E a distance of 96.00 feet to a point; thence Southeasterly, along the arc of a 82.00 feet radius curve right (the chord of which bears S73°54'23"E 24.90 feet), an arc distance of 25.07 feet to a point; thence S85°29'25"E a distance of 169.64 feet to a point; thence S24°25'20"W a distance of 635.44 feet to a point; thence S76°12'24"E a distance of 61.15 feet to a point; thence S24°45'11"W a distance of 130.69 feet to a point on the northerly right-of-way line of Hibiscus Drive; thence N81°17'32"W, along said right-of-way line, a distance of 120.95 feet to a point on the westerly right-of-way line of Barberry Drive; thence S24°44'55"W, along said right-of-way line, a distance of 21.51 feet to a point at the northeast corner of Lot 32 of said Creekside at Adair Village Phase 2; thence N79°20'02"W, along the northerly line of Lots 28 through 32 of said subdivision, a distance of 414.00 feet to the point of beginning. The above-described parcel contains 10.94 acres of land all being located in the Southeast Quarter of section 19, and the Northeast Quarter of Section 30, Township 10 South, Range 4 West, Willamette Meridian, City of Adair Village, Benton County, Oregon

BY:
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APPROVALS:

Approved *Debra A. Huntman* 10-7-2002
Chairman, Adair Village Planning Commission Date

Approved *Ray Wilson* 10-15-02
Benton County Surveyor Date

Approved *Samuel Adams* 10/16/02
Chair, Benton County Board of Commissioners Date

Approved *Craig Bantate* 10-2-2002
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 3. We hereby dedicate the streets and public utility easements to the public. We further grant the **STORM DRAIN** easements shown hereon to the City of Adair Village. We further create the Upland Buffer as shown, and grant a 15 feet wide private access for the Lots and property noted hereon.

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

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

On this 1st day of October, 2002, 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.

Susan J. Ryan
Notary Signature
SUSAN J. RYAN
Notary Public for Oregon
Commission No. 350365

My commission expires: 9-30-05

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 2002 - 2003 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 9th day of OCTOBER, 2002.

Ronnie K. Grant
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, 2002
Mary K. Alley Date 10/9/02
By: Director, Benton County Dept. of Finance, Auditing, and 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-327152-02 on this 16th day of October, 2002, at 3:06 o'clock P.M.

Wendy J. King
By: Benton County Clerk

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE _____ DAY OF _____, 2002 AS INDICATED AND CERTIFIED BY THE BENTON COUNTY RECORDS OFFICE A MICROFILM NO. M- _____

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



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.

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
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SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

POSITION EDGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE

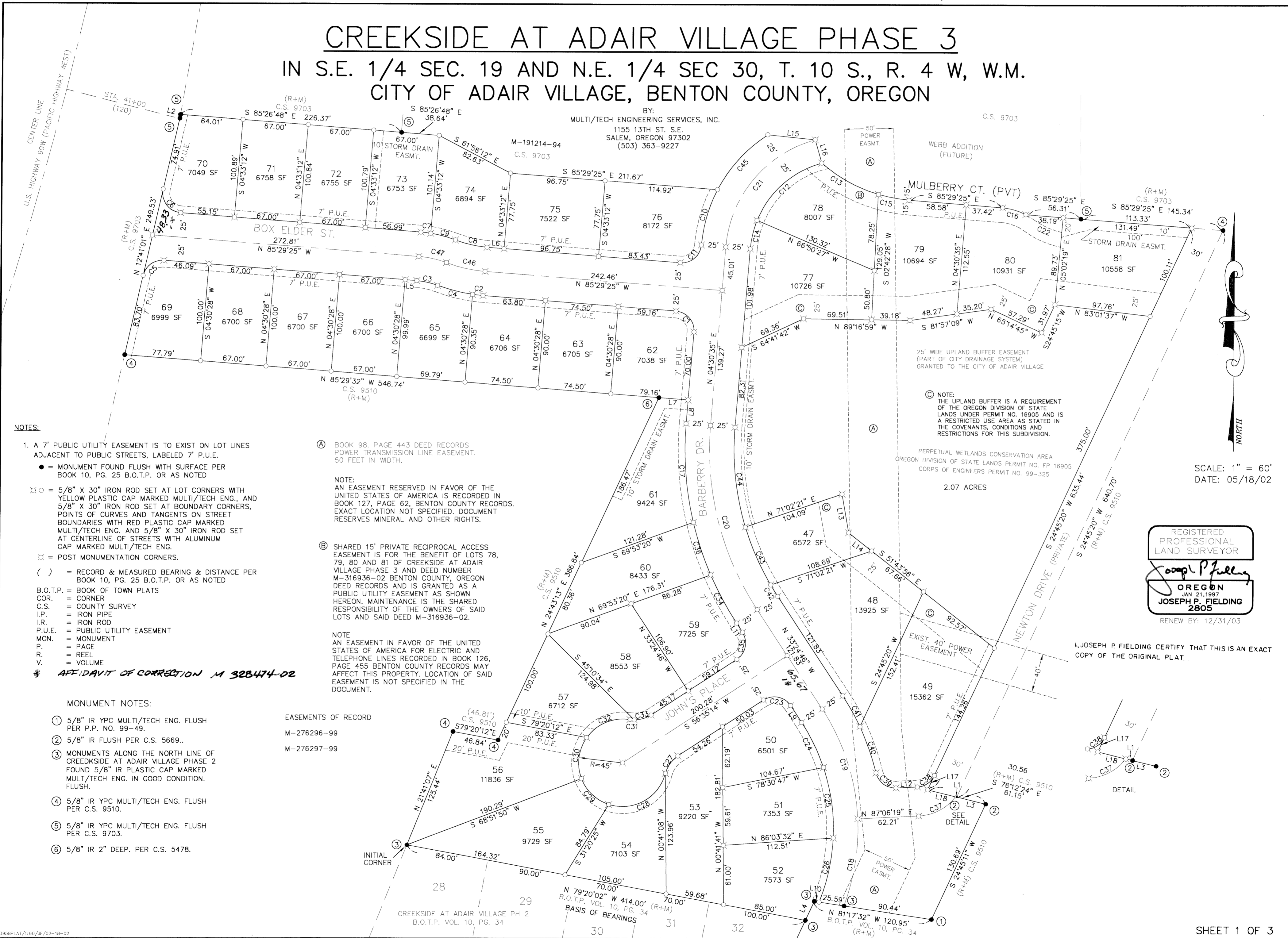
POSITION EDGE OF PRINT ON THIS LINE

BOOK 10 PAGE 47

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IN S.E. 1/4 SEC. 19 AND N.E. 1/4 SEC 30, T. 10 S., R. 4 W, W.M.
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 - * AFFIDAVIT OF CORRECTION M 328474-02

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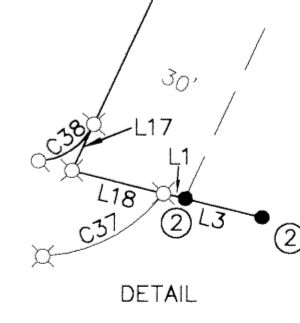
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RENEW BY: 12/31/03

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- EASEMENTS OF RECORD
- M-276296-99
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BOOK 10 PAGE 47

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| C3 | 75.00 | 21.71 | 21.64 | S 77°11'46" E | 16°35'19" |
| C4 | 165.00 | 37.05 | 36.97 | S 75°20'07" E | 12°51'59" |
| C5 | 20.00 | 28.56 | 26.19 | N 53°36'09" E | 81°49'34" |
| C6 | 20.00 | 34.27 | 30.23 | N 36°24'12" W | 98°10'26" |
| C7 | 125.00 | 10.02 | 10.02 | N 83°11'38" W | 04°35'35" |
| C8 | 115.00 | 33.29 | 33.17 | N 77°11'41" W | 16°35'09" |
| C9 | 125.00 | 26.17 | 26.12 | N 74°53'59" W | 11°59'44" |
| C10 | 150.00 | 59.28 | 58.89 | S 15°49'08" W | 22°38'30" |
| C11 | 20.00 | 31.42 | 28.29 | S 49°30'15" W | 90°00'42" |
| C12 | 100.00 | 91.67 | 88.50 | N 47°56'56" E | 52°31'27" |
| C13 | 151.30 | 66.79 | 66.25 | S 60°45'25" E | 25°17'32" |
| C14 | 100.00 | 30.00 | 29.89 | N 13°05'32" E | 17°11'19" |
| C15 | 151.30 | 31.92 | 31.86 | S 79°26'48" E | 12°05'14" |
| C16 | 62.00 | 25.07 | 24.90 | S 73°54'23" E | 23°10'05" |
| C17 | 325.00 | 101.85 | 101.44 | S 04°28'06" E | 17°57'22" |
| C18 | 225.00 | 91.12 | 90.50 | N 08°42'21" E | 23°12'13" |
| C19 | 225.00 | 119.84 | 118.43 | N 18°09'16" W | 30°31'01" |
| C20 | 300.00 | 198.56 | 194.96 | N 14°27'06" W | 37°55'21" |
| C21 | 125.00 | 152.09 | 142.88 | N 39°21'16" E | 69°42'47" |
| C22 | 75.00 | 31.79 | 31.56 | S 65°45'46" E | 24°17'19" |
| C23 | 20.00 | 31.42 | 28.28 | S 78°24'46" E | 90°00'00" |
| C24 | 200.00 | 51.30 | 51.16 | S 26°03'51" E | 14°41'50" |
| C25 | 200.00 | 73.88 | 73.46 | S 08°08'00" E | 21°09'53" |
| C26 | 200.00 | 67.48 | 67.16 | S 12°06'56" W | 19°19'58" |
| C27 | 30.00 | 22.43 | 21.91 | N 35°10'14" E | 42°50'00" |
| C28 | 45.00 | 74.01 | 65.94 | N 60°52'05" E | 94°13'43" |
| C29 | 45.00 | 40.00 | 38.70 | S 46°33'10" E | 50°55'46" |
| C30 | 45.00 | 44.08 | 42.34 | S 06°58'37" W | 56°07'48" |
| C31 | 213.97 | 0.89 | 4.38 | N 84°46'08" W | 00°14'22" |
| C32 | 45.00 | 50.56 | 47.94 | S 67°13'52" W | 64°22'44" |
| C33 | 30.00 | 18.04 | 17.77 | S 73°48'52" W | 34°27'16" |
| C34 | 325.00 | 56.17 | 56.10 | S 28°27'43" E | 09°54'07" |
| C35 | 20.00 | 31.42 | 28.28 | S 11°35'14" W | 90°00'00" |
| C36 | 325.00 | 57.09 | 57.02 | S 18°28'43" E | 10°03'52" |
| C37 | 50.00 | 43.89 | 42.49 | N 61°59'47" E | 50°17'26" |
| C38 | 20.00 | 21.78 | 20.72 | S 55°56'55" W | 62°23'10" |
| C39 | 20.00 | 27.69 | 25.53 | N 53°13'52" W | 79°19'38" |
| C40 | 250.00 | 50.26 | 50.18 | N 19°19'37" W | 11°31'08" |
| C41 | 250.00 | 36.33 | 36.30 | N 29°14'59" W | 08°19'35" |
| C42 | 275.00 | 13.72 | 13.72 | N 31°59'01" W | 02°51'30" |
| C43 | 275.00 | 65.12 | 64.97 | N 23°46'13" W | 13°34'05" |
| C44 | 275.00 | 103.17 | 102.57 | N 06°14'18" W | 21°29'46" |
| C45 | 150.00 | 77.18 | 76.34 | N 41°52'51" E | 29°28'56" |
| C46 | 140.00 | 40.53 | 40.39 | N 77°11'41" W | 16°35'09" |
| C47 | 100.00 | 28.95 | 28.85 | N 77°11'46" W | 16°35'19" |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 76°12'24" E | 1.13 |
| L2 | N 09°48'05" E | 3.97 |
| L3 | S 76°12'24" E | 30.56 |
| L4 | S 24°44'55" W | 21.51 |
| L5 | S 85°29'25" E | 11.98 |
| L6 | N 85°29'25" W | 17.28 |
| L7 | S 85°29'32" E | 30.00 |
| L8 | S 04°30'35" W | 24.27 |
| L9 | S 33°24'46" E | 20.67 |
| L10 | N 81°17'32" W | 4.92 |
| L11 | S 33°24'46" E | 11.16 |
| L12 | S 87°06'19" W | 21.90 |
| L13 | S 10°02'39" E | 40.00 |
| L14 | S 51°43'56" E | 30.00 |
| L15 | S 84°08'41" E | 48.77 |
| L16 | S 15°47'21" E | 25.00 |
| L17 | S 24°51'46" W | 16.08 |
| L18 | S 76°12'24" E | 29.46 |

(R+M) C.S. 9703

(R+M) B.O.T.P. VOL. 10, PG. 34

* S 24° 45' 20" W

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

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REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

POSITION EDGE OF PRINT ON THIS LINE

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BOOK 10 PAGE 47

CREEKSIDE AT ADAIR VILLAGE PHASE 3

IN S.E. 1/4 SEC. 19 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 3, the boundary of which is described as follows:

Beginning at the Northwest Corner of Lot 28, per the Plat of Creekside at Adair Village Phase 2 as recorded in the Benton County Records in Book of Town Plats Book 10, Page 34; thence N21°41'07"E a distance of 125.44 feet to a point; thence S79°20'12"E a distance of 46.84 feet to a point; thence N24°43'13"E a distance of 386.84 feet to a point; thence N85°29'32"W a distance of 546.74 feet to a point on the Easterly right-of-way line of Pacific Highway (U. S. Hwy. 99W); thence N12°41'01"E, along said right-of-way line, a distance of 249.53 feet to a point at Highway Engineer's Station 41+00; thence N09°48'05"E, along said right-of-way line, a distance of 3.97 feet to a point; thence S85°26'48"E a distance of 265.01 feet to a point; thence S81°58'12"E a distance of 82.83 feet to a point; thence S85°29'25"E a distance of 211.67 feet to a point; thence Northeasterly, along the arc of a 150.00 foot radius curve right (the chord of which bears N41°52'51"E 76.34 feet), an arc distance of 77.18 feet to a point; thence S84°08'41"E a distance of 48.77 feet to a point; thence S15°47'21"E a distance of 25.00 feet to a point; thence Southeasterly, along the arc of a 151.30 feet radius curve left (the chord of which bears S66°48'02"E 96.97 feet), an arc distance of 98.71 feet to a point; thence S89°29'25"E a distance of 96.00 feet to a point; thence Southeasterly, along the arc of a 62.00 feet radius curve right (the chord of which bears S73°54'23"E 24.90 feet), an arc distance of 25.07 feet to a point; thence S85°29'25"E a distance of 169.64 feet to a point; thence S24°25'20"W a distance of 635.44 feet to a point; thence S76°12'24"E a distance of 61.15 feet to a point; thence S24°45'11"W a distance of 130.69 feet to a point on the northerly right-of-way line of Hibiscus Drive; thence N81°17'32"W, along said right-of-way line, a distance of 120.95 feet to a point on the westerly right-of-way line of Barberry Drive; thence S24°44'55"W, along said right-of-way line, a distance of 21.51 feet to a point at the northeast corner of Lot 32 of said Creekside at Adair Village Phase 2; thence N79°20'02"W, along the northerly line of Lots 28 through 32 of said subdivision, a distance of 414.00 feet to the point of beginning. The above-described parcel contains 10.94 acres of land all being located in the Southeast Quarter of section 19, and the Northeast Quarter of Section 30, Township 10 South, Range 4 West, Willamette Meridian, City of Adair Village, Benton County, Oregon

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

APPROVALS:

Approved [Signature] 10-7-2002
Chairman, Adair Village Planning Commission Date

Approved [Signature] 10-15-02
Benton County Surveyor Date

Approved [Signature] 10/16/02
Chair, Benton County Board of Commissioners Date

Approved [Signature] 10-2-2002
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 3. We hereby dedicate the streets and public utility easements to the public. We further grant the ~~STORM DRAIN~~ easements shown hereon to the City of Adair Village. We further create the Upland Buffer as shown, and grant a 15 feet wide private access for the Lots and property noted hereon.

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

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

On this 1st day of October, 2002, 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 Signatory
SUSAN J. RYAN
Notary Public for Oregon
Commission No. 350365

My commission expires: 9-30-05

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 2002 - 2003 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 9th day of OCTOBER, 2002.

[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, 2002
[Signature] Date 10/9/02
By: Director, Benton County Dept. of Finance, Auditing, and 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-327152-02 on this 16th day of October, 2002, at 3:06 o'clock P.M.

[Signature]
By: Benton County Clerk

^{1*} POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE 16th DAY OF January, 2002 AS INDICATED AND CERTIFIED BY THE BENTON COUNTY RECORDS OFFICE A MICROFILM NO. M- 2003-332704 DOCUMENT

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.