

# WEBB ADDITION

## IN S.E. 1/4 SEC. 19, T. 10 S., R 4 W, WM CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

BY:  
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: 12/31/03

- ① FD 5/8" IR FLUSH PER C.S. 9703, C.S. 9703 (S 85°26'48" E 1486.42')
- ② 5/8" IR YPC MULTI/TECH FLUSH. PER C.S. 9703.



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

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

**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 C.S. 9703 OR AS NOTED
    - = MONUMENT FOUND FLUSH WITH SURFACE PER PLAT OF CREEKSIDE AT ADAIR VILLAGE PHASE 3.
  - ⊗ = 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.
- (R+M) = RECORD & MEASURED BEARING & DISTANCE PER C.S. 9703 OR AS NOTED
- (R+M) PLAT = RECORD & MEASURED BEARING & DISTANCE PER PLAT OF CREEKSIDE AT ADAIR VILLAGE PHASE 3.

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

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00	21.19	20.21	S 55°08'41" E	60°41'27"
C2	20.00	26.81	24.85	S 18°13'06" W	76°48'25"
C3	150.00	77.18	76.34	S 41°52'51" W	29°28'56"
C4	45.00	64.59	59.19	S 87°12'15" E	82°14'20"
C5	30.00	22.43	21.91	N 73°05'35" E	42°50'00"
C6	45.00	47.95	45.72	S 15°33'24" E	61°03'24"
C7	45.00	45.86	43.90	S 44°10'11" W	58°23'46"
C8	30.00	22.43	21.91	N 64°04'25" W	42°50'00"
C9	45.00	50.25	47.68	N 74°38'40" W	63°58'31"
C10	70.00	28.28	28.09	N 73°55'03" W	23°08'43"
C11	75.00	37.97	37.57	S 19°00'14" W	29°00'35"
C12	20.00	40.49	33.92	N 88°29'39" W	115°59'37"
C13	70.00	38.91	38.41	N 46°25'16" W	31°50'51"
C14	62.00	25.07	24.90	N 73°54'23" W	23°10'05"
C15	125.00	77.79	76.54	S 56°22'57" W	35°39'23"
C16	151.30	98.71	96.97	N 66°48'02" W	37°22'46"
C17	125.00	74.30	73.21	S 21°31'36" W	34°03'19"
C18	100.00	121.67	114.30	N 39°21'18" E	69°42'42"
C19	45.00	47.67	45.47	N 55°08'41" W	60°41'27"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 15°47'21" W	25.00
L2	N 84°08'41" W	48.77
L3	S 85°29'25" E	1.93
L4	N 61°58'12" W	15.39
L5	N 85°29'25" W	27.36
L6	S 04°29'57" W	9.29
L7	N 24°47'58" W	43.03

NOTE  
AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR ELECTRIC AND TELEPHONE LINES RECORDED IN BOOK 126, PAGE 455 BENTON COUNTY RECORDS MAY AFFECT THIS PROPERTY. LOCATION OF SAID EASEMENT IS NOT SPECIFIED IN THE DOCUMENT.

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

Ⓑ SHARED PRIVATE ACCESS WITH CREEKSIDE AT ADAIR VILLAGE PHASE 3 AS SHOWN. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 10 AND 11 OF WEBB ADDITION AND LOTS 78 THROUGH 81 OF CREEKSIDE AT ADAIR VILLAGE PHASE 3. THE 15 FEET WIDE ACCESS IS ALSO A PUBLIC UTILITY EASEMENT.

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.

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# WEBB ADDITION

IN S.E. 1/4 SEC. 19, T. 10 S., R 4 W, WM  
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 Webb Addition, the boundary of which is described as follows:  
Commencing at the most Easterly Northeast Corner of the George W. Roberts D.L.C. No. 59,  
thence S00°15'30"E, along the East Line of said Roberts Land Claim, a distance of 1759.76 feet to a point;  
thence S85°26'48"E a distance of 1486.42 feet to a point on the Easterly right-of-way line of the Pacific Highway West;  
thence S09°48'05"W, along said right-of-way line, a distance of 233.45 feet to a point;  
thence S85°26'48"E a distance of 208.00 feet to the point of beginning;  
thence S85°26'48"E a distance of 678.72 feet to a point;  
thence S00°17'21"E a distance of 233.31 feet to a point;  
thence N85°29'25"W a distance of 56.31 feet to a point;  
thence Northwesterly, along the arc of a 62.00 feet radius curve left (the chord of which bears N73°54'23"W 24.90 feet), an arc distance of 25.07 feet to a point;  
thence N85°29'25"W a distance of 96.00 feet to a point;  
thence Northwesterly, along the arc of a 151.30 feet radius curve right (the chord of which bears N66°48'02"W 96.97 feet), an arc distance of 98.71 feet to a point;  
thence N15°47'21"W a distance of 25.00 feet to a point;  
thence N84°08'41"W a distance of 48.77 feet to a point;  
thence Southwesterly, along the arc of a 150.00 feet radius curve left (the chord of which bears S41°52'51"W 76.34 feet), an arc distance of 77.18 feet to a point;  
thence N85°29'25"W a distance of 211.67 feet to a point;  
thence N61°58'12"W a distance of 82.63 feet to a point;  
thence N85°26'48"W a distance of 38.64 feet to a point;  
thence N04°33'12"E a distance of 200.00 feet to the point of beginning. The above described parcel contains 3.46 acres of land, more or less, located in the Southeast Quarter of Section 19, Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon.

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

### APPROVALS:

Approved Debra A. Skutneman 10-7-2002  
Chairman, Adair Village Planning Commission Date  
  
Approved Roy Wilson 10-15-02  
Benton County Surveyor Date  
  
Approved Amos J. Grant 10/16/02  
Chair, Benton County Board of Commissioners Date  
  
Approved Craig Butts 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 Webb Addition. We hereby dedicate the streets and public utility easements to the public. We also release the shared private access easement and maintenance agreement for the property in deed M-316936-02 except Lots 10 and 11 of Webb Addition as shown hereon. We also grant the 15 feet wide private access easement for the lots noted hereon. We hereby grant the power line easement as shown along the north boundary line to Consumer's Power Company, and grant the Reserve Strip as shown.

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, 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.

Pamela K. Grant 10-9-02  
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

Margaret K. O'Leary 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-327153-02 on this 16th day of October, 2002, at 3:06 o'clock P.M.

Margaret K. O'Leary  
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- \_\_\_\_\_

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL SHOWN HEREON. THE MONUMENTS FOUND AND USED FOR CONTROL ARE FROM C.S. 9703 ON FILE IN THE BENTON COUNTY SURVEYOR'S OFFICE. THE BASIS OF BEARINGS FOR THIS SURVEY, S85°46'28"E, IS THE BEARING OF THE NORTH LINE OF SAID SURVEY.

### 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.

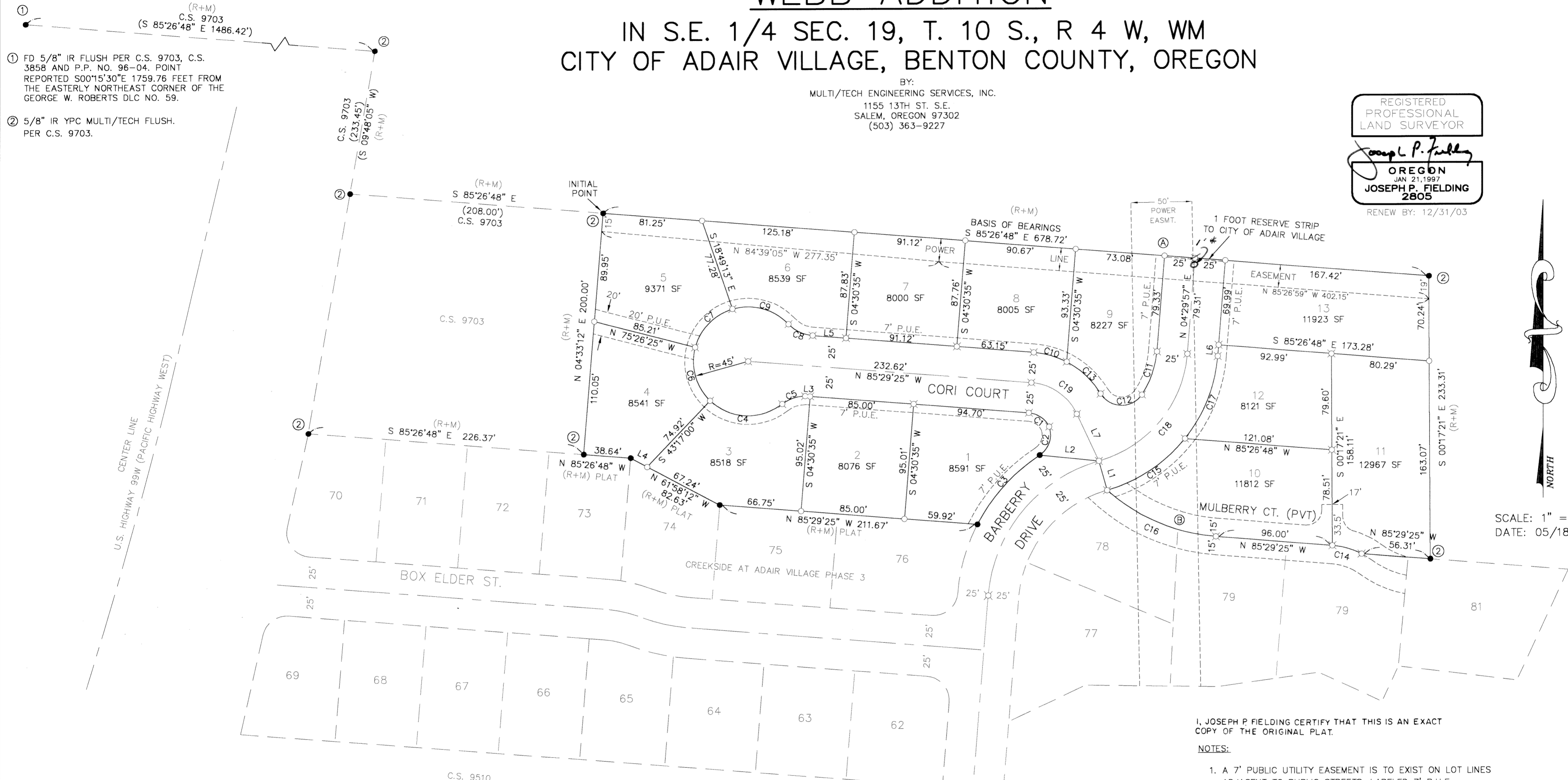
BOOK 10 PAGE 48

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BY:  
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**OREGON**  
JAN 21, 1997  
**JOSEPH P. FIELDING**  
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SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 6552

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POSITION EDGE OF PRINT ON THIS LINE

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BOOK 10 PAGE 48

# WEBB ADDITION

IN S.E. 1/4 SEC. 19, T. 10 S., R 4 W, WM  
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

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thence S85°26'48"E a distance of 678.72 feet to a point;  
thence S00°17'21"E a distance of 233.31 feet to a point;  
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BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
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### APPROVALS:

Approved Debra A. Skutneman 10-7-2002  
Chairman, Adair Village Planning Commission Date  
  
Approved Ray Wilson 10-15-02  
Benton County Surveyor Date  
  
Approved Amos Williams 10/16/02  
Chair, Benton County Board of Commissioners Date  
  
Approved Craig Burtata 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 Webb Addition. We hereby dedicate the streets and public utility easements to the public. We also release the shared private access easement and maintenance agreement for the property in deed M-316936-02 except Lots 10 and 11 of Webb Addition as shown hereon. We also grant the 15 feet wide private access easement for the lots noted hereon. We hereby grant the power line easement as shown along the north boundary line to Consumer's Power Company, and grant the Reserve Strip as shown.

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

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

On this 14 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, 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.

Pamela K. Grant 10-9-02  
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

Margaret A. O'Leary 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-37153-02 on this 16th day of October, 2002, at 3:06 o'clock P.M.

W. J. Ryan  
By: Benton County Clerk

\*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- 2003-332703 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. 9703 ON FILE IN THE BENTON COUNTY SURVEYOR'S OFFICE. THE BASIS OF BEARINGS FOR THIS SURVEY, S85°46'28"E, IS THE BEARING OF THE NORTH LINE OF SAID SURVEY.

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