

WILLIAM R. CARR SUBDIVISION

A REPLAT OF PARCEL 8 OF PARTITION PLAT 2016-018
 IN THE NE 1/4 OF SECTION 30, T. 10 S., R. 4 W., W.M.
 CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON
 MAY 20, 2019

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LAND SHOWN HEREON PER CITY OF ADAIR VILLAGE CONDITIONS OF APPROVAL DATED FEBRUARY 20, 2018, AND AT OUR CLIENTS REQUEST.

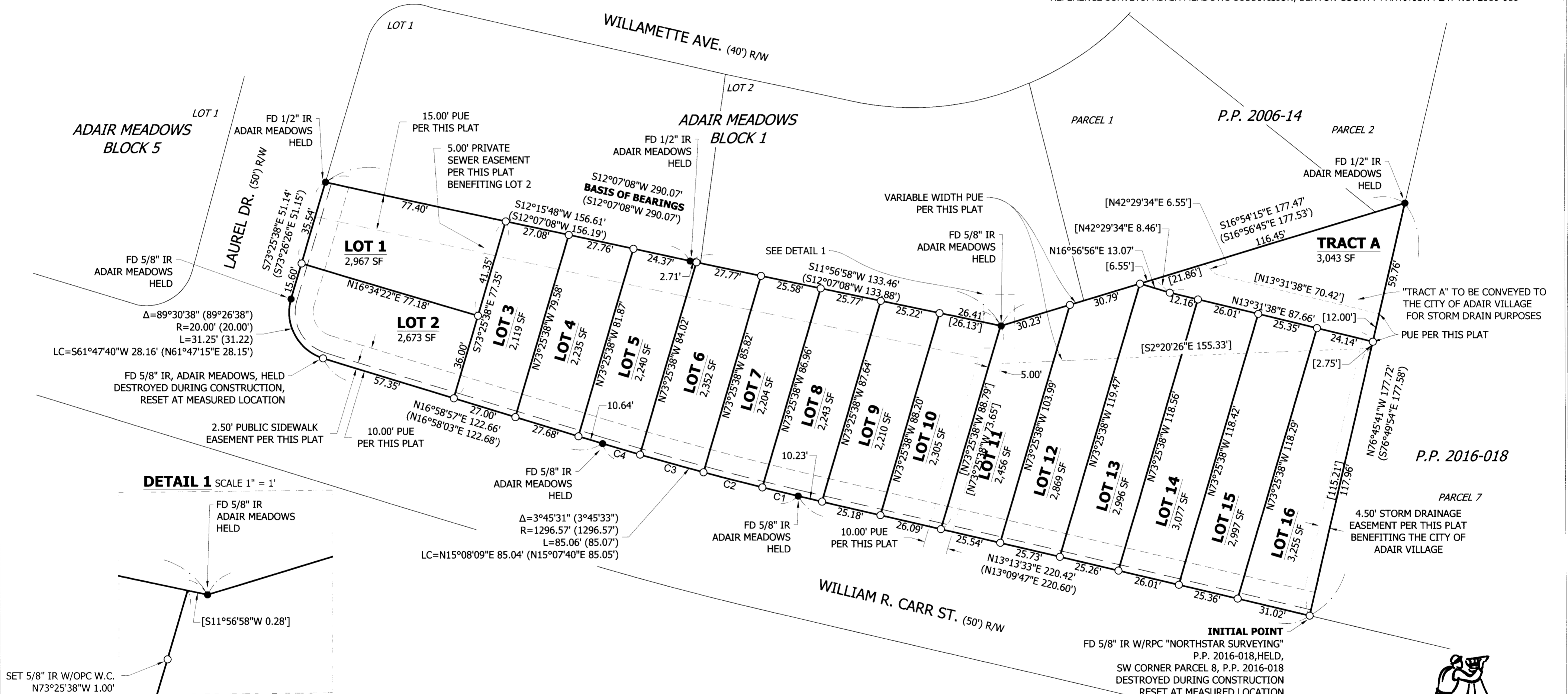
MONUMENTS WERE FOUND AND HELD AS SHOWN PER ADAIR MEADOWS SUBDIVISION AND BENTON COUNTY PARTITION PLAT NO. 2016-018.

THE BASIS OF BEARINGS WAS HELD BETWEEN TWO FOUND MONUMENTS AS NOTED PER BENTON COUNTY PARTITION PLAT NO. 2016-018.

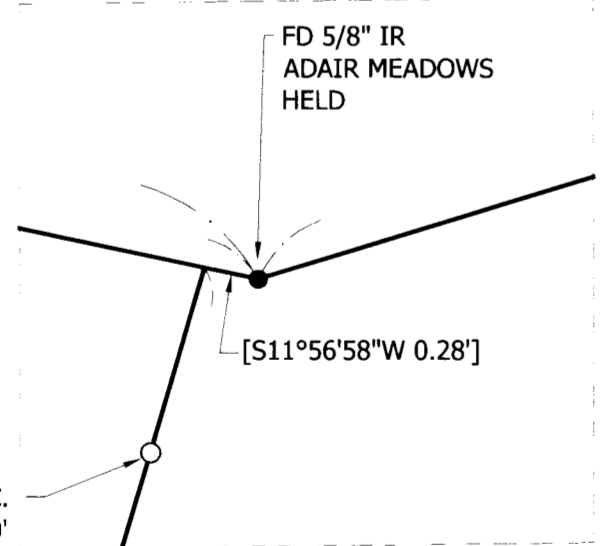
LEGEND

- MONUMENT FOUND AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED:UDELL ENG
- FD FOUND
- C.S. COUNTY SURVEY
- D.N. BENTON COUNTY DEED DOCUMENT NO.
- () DATA OF RECORD PER BENTON COUNTY PARTITION PLAT NO. 2016-018 OR AS NOTED OTHERWISE
- [] CALCULATED DATA
- IR IRON ROD
- P.P. BENTON COUNTY PARTITION PLAT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- W.C. WITNESS CORNER
- W/RPC WITH RED PLASTIC CAP

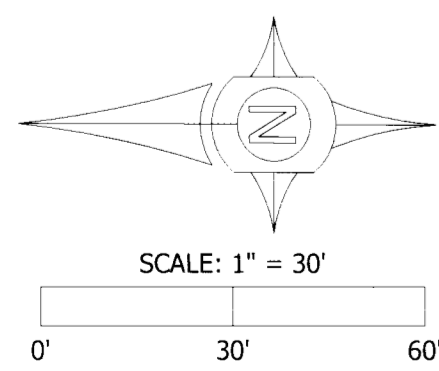
REFERENCE SURVEYS: ADAIR MEADOWS SUBDIVISION, BENTON COUNTY PARTITION PLAT NO. 2016-018



DETAIL 1 SCALE 1" = 1'



SET 5/8" IR W/OPC W.C.
 N73°25'38"W 1.00'
 DUE TO CONCRETE
 AROUND FENCE POST



| CURVE TABLE | | | | |
|-------------|-------------|-------------|----------|--------------------|
| CURVE # | LENGTH (FT) | RADIUS (FT) | DELTA | LONG CHORD |
| C1 | 15.49 | 1296.57 | 0°41'04" | N13°35'55"E 15.49' |
| C2 | 25.52 | 1296.57 | 1°07'39" | N14°30'17"E 25.52' |
| C3 | 27.69 | 1296.57 | 1°13'24" | N15°40'49"E 27.68' |
| C4 | 16.36 | 1296.57 | 0°43'23" | N16°39'13"E 16.36' |

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer
 KYLE W. LATIMER

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2020
 SHEET 1 OF 2



Udell
**ENGINEERING &
 LAND SURVEYING, LLC**
 63 EAST ASH ST.
 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 17-181 DONNE ADAIR SUBDIVISION KWVD

WILLIAM R. CARR SUBDIVISION

A REPLAT OF PARCEL 8 OF PARTITION PLAT 2016-018
IN THE NE 1/4 OF SECTION 30, T. 10 S., R. 4 W., W.M.
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

MAY 20, 2019

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PER ORS 92 THE EXTERIOR BOUNDARY AND INTERIOR LOT CORNERS AS SHOWN HEREON, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

AN AREA OF LAND IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 8 OF BENTON COUNTY PARTITION PLAT NO. 2016-018

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT D4 INVESTMENTS, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS WITH EASEMENTS AND TRACT A AS SHOWN. WE HEREBY GRANT TO THE PUBLIC WITHOUT RESERVATION OR RESTRICTION WHATSOEVER PUBLIC UTILITY EASEMENTS AND PUBLIC SIDEWALK EASEMENTS AS SHOWN.

[Signature] July 9 2019
SIGNATURE DATE
Brian Donne
NAME
Member
TITLE

EASEMENTS OF RECORD

A TITLE REPORT PREPARED BY TICOR TITLE COMPANY, ORDER NO. 471817067126 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- 1 AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC., DATED AUGUST 7, 1941, RECORDED IN BOOK 98, PAGE 467. EXACT LOCATION NOT GIVEN.
- 2 AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC., DATED AUGUST 8, 1941, RECORDED IN BOOK 98, PAGE 475. EXACT LOCATION NOT GIVEN.
- 3 ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC., DATED AUGUST 8, 1941, RECORDED IN BOOK 98, PAGE 476. EXACT LOCATION NOT GIVEN.
- 4 EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, MAINTENANCE, OPERATION, AND PATROL OF POLES, CROSSARMS, ETC., IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE INC., DATED APRIL 10, 1950, RECORDED IN BOOK 130, PAGE 508. EXACT LOCATION NOT GIVEN.

APPROVALS:

PER CITY OF ADAIR VILLAGE CONDITIONS OF APPROVAL DATED FEBRUARY 20, 2018. WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS SUBDIVISION AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signature] 7/17/19
CITY OF ADAIR VILLAGE ADMINISTRATOR DATE

[Signature] 7-24-19
BENTON COUNTY SURVEYOR DATE

[Signature] 7-24-19
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2020.

BY: *[Signature]* 7-18-19
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

[Signature] 07-18-2019
BENTON COUNTY TAX COLLECTOR DATE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF Linn) SS

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF July, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Brian Donne, Member OF D4 INVESTMENTS, LLC WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE

Amanda Albert
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 954293
MY COMMISSION EXPIRES September 1st, 2020

PUBLIC UTILITY EASEMENT:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FACILITIES IN THE PUE.

RECORDER'S STATEMENT:

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2019-58484 THIS 25th DAY OF July, 2019, AT 2:36pm O'CLOCK.

[Signature]
BY: BENTON COUNTY CLERK

PUBLIC SIDEWALK EASEMENT:

THE AREA SHOWN HEREON LABELED 2.50' PUBLIC SIDEWALK EASEMENT IS GRANTED TO THE CITY OF ADAIR VILLAGE FOR USE BY THE GENERAL PUBLIC FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC SIDEWALK.



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I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
KYLE W. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2020
SHEET 2 OF 2