

REFERENCES

- (R1) COUNTY SURVEY 22838, LINN COUNTY SURVEYOR'S OFFICE
(R2) COUNTY SURVEY 22702, LINN COUNTY SURVEYOR'S OFFICE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER TO FULFILL THE CONDITIONS OF APPROVAL OF CITY OF SWEETHOME PLANNING NO. P-11-02.

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THE PROPERTY SHOWN HEREON AND FURTHER PARTITION INTO 2 PARCELS. THE BASIS OF BEARINGS, WHICH IS THE NORTH LINE, WAS ESTABLISHED BY HOLDING TWO FOUND MONUMENTS PER (R1). THE EAST LINE WAS ESTABLISHED BY HOLDING TWO FOUND MONUMENTS PER (R1). THE WEST LINE WAS ESTABLISHED BY HOLDING TWO FOUND MONUMENTS PER (R2). THE SOUTH BOUNDARY, BEING THE NORTHERLY RIGHT-OF-WAY OF THE SANTIAM HIGHWAY (US HIGHWAY 20), THE EASTERLY RIGHT-OF-WAY OF 15TH AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF MADONNA STREET WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER (R1) AND RETRACING SAID SURVEY.

SURVEYOR'S CERTIFICATE

L. LAWRENCE B. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OURS CHAPTER 92, THE FOLLOWING DESCRIBED PARTITION PLAT:

BEGINNING AT THE INITIAL POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE SANTIAM HIGHWAY (US HIGHWAY 20), SAID POINT BEING SOUTH 07°04'44" EAST 182.01 FEET, SOUTH 70°02'44" WEST 102.03 FEET AND SOUTH 76°58'17" WEST 152.37 FEET FROM THE NORTHEAST CORNER OF LOT B, BLOCK 1, N/E ADDITION TO SWEET HOME, SAID CORNER WAS DESTROYED DURING CONSTRUCTION AND SET HEREON AS TIED IN C.S. 22838, PERFORMED BY THIS OFFICE, THENCE RUNNING ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 76°58'17" WEST 122.34 FEET; THENCE ALONG THE ARC OF A 64.14 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 55°28'41" WEST 47.15 FEET, WITH AN ARC LENGTH OF 48.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 15TH AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 07°05'00" EAST 77.99 FEET; THENCE ALONG THE ARC OF A 117.50 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 51°31'00" WEST 184.17 FEET, WITH AN ARC LENGTH OF 211.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MADONNA STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 76°53'00" WEST 27.81 FEET; THENCE SOUTH 07°05'00" WEST 2.57 FEET; THENCE SOUTH 76°53'00" WEST 51.36 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 07°01'00" WEST 229.09 FEET; THENCE ALONG THE ARC OF A 5829.65 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 76°55'40" EAST 271.24 FEET, WITH AN ARC LENGTH OF 271.24 FEET; THENCE SOUTH 14°04'10" EAST 481.57 FEET TO THE POINT OF BEGINNING, IN SWEET HOME, LINN COUNTY, OREGON.

SAID TRACT CONTAINS 101,334 SQUARE FEET, MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WHITTAKER/NORTHWEST PARTNERS II LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, IS THE OWNER IN FEE SIMPLE OF LAND DESCRIBED HEREON, AND HAS CAUSED THIS PARTITION TO BE PREPARED IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92, AND DOES HEREBY PARTITION AND PLAT THE SAME.

OWNER HEREBY ACKNOWLEDGES ALL EXISTING EASEMENTS SHOWN HEREON, AS WELL AS THE RECIPROCAL EASEMENT AGREEMENT (E3) REFERENCED IN NOTE 1. FURTHERMORE, THE OWNER CREATES AND DEDICATES TO THE PUBLIC FOREVER THE 20.00 FOOT PUBLIC UTILITY EASEMENT CROSSES PARCELS 1 AND 2, SHOWN HEREON; AND THE 20.00 FOOT PUBLIC UTILITY EASEMENT LOCATED ON PARCEL 2, SHOWN HEREON.

WHITTAKER/NORTHWEST PARTNERS II LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP

William L. Whittaker, President

ACKNOWLEDGMENT

STATE OF OREGON, COUNTY OF LINN

APPEARED PERSONALLY BEFORE ME, WILLIAM L. WHITTAKER, AS PRESIDENT OF WHITTAKER/NORTHWEST PARTNERS II LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE DESCRIBED INSTRUMENT, AND DOES HEREBY ACKNOWLEDGE THE SAME TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF THE COMPANY.

IN WITNESS WHEREOF, I HAVE HERELINTO SET MY HAND AND AFFIXED MY SEAL SUBSCRIBED TO BEFORE ME THIS 11 DAY OF MAY 2012

NOTARY PUBLIC OF OREGON, My Commission Expires May 9, 2013

APPROVALS

City Manager, City of Sweet Home, Linn County Surveyor, dated 5/2/12, 5/21/12, 5/21/12

I, HEREBY CERTIFY THAT ALL TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS 31ST DAY OF MAY 2012.

Mark Thomas, Linn County Assessor/Tax Collector, dated 05/21/12

OWNER

WHITTAKER/NORTHWEST PARTNERS II LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, 1800 VALLEY RIVER DRIVE, EUGENE, OR 97401

CLIENT

AFFOLTER, WEST & JONES, 1800 VALLEY RIVER DRIVE, EUGENE, OR 97401, 541-342-6511

SITE ADDRESS

1530 MAIN ST, SWEET HOME, OR 97388

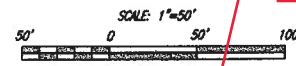
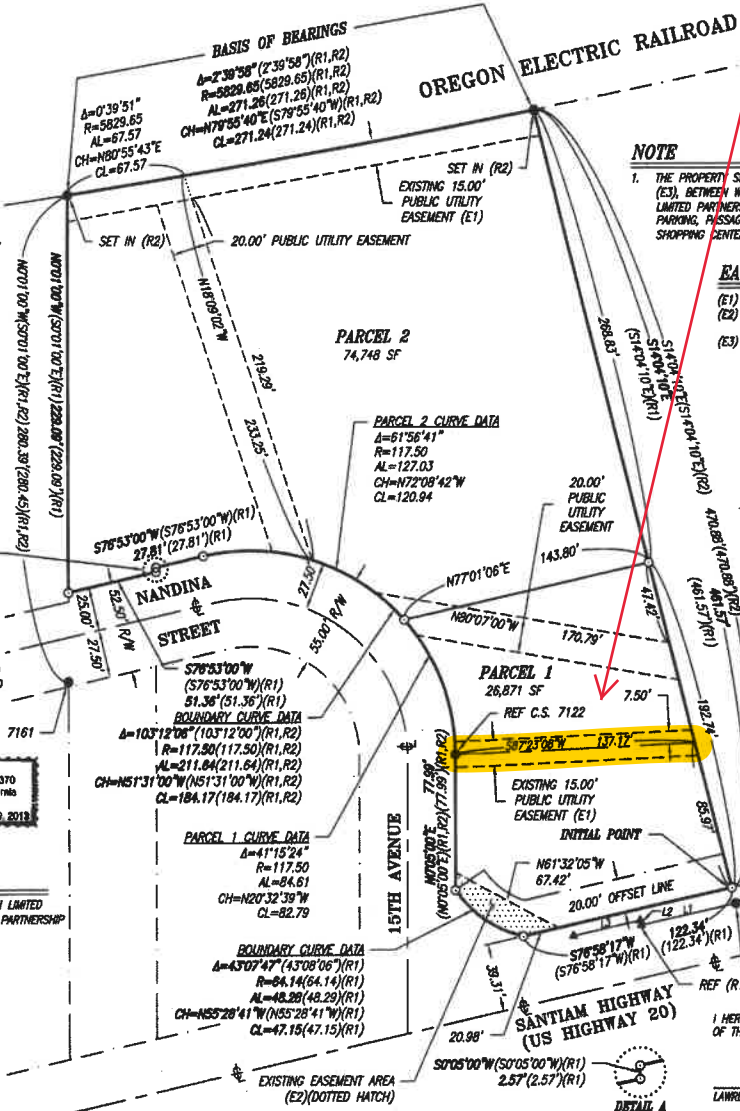
C.S. 25497, PARTITION PLAT 2012-23 FOR

WHITTAKER/NORTHWEST PARTNERS II LTD

NW 1/4 SEC.31, T.19S., R.1E., W.M. SWEETHOME, LINN COUNTY, OREGON SURVEYED: JANUARY 20, 2012

Exhibit "A"

Easement & Note to Remove



STATE OF OREGON, COUNTY OF LINN

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK OF PARTITION PLATS AS PLAT NO. 2012-23 ON THE 31st DAY OF MAY 2012 AT 3:22 O'CLOCK P.M. TARGET SHEET RECORDED IN DOCUMENT NUMBER 2012-7882

By: Charlene Ocker, Deputy Steve Druckenmiller, Linn County Clerk

NOTE

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A RECIPROCAL EASEMENT AGREEMENT (E3), BETWEEN WHITTAKER/NORTHWEST PARTNERS II LIMITED PARTNERSHIP AND WHITTAKER/NORTHWEST PARTNERS V LIMITED PARTNERSHIP (PROPERTY ADJACENT TO AND EAST HEREOF) FOR PEDESTRIAN AND VEHICULAR ACCESS, EGRESS, PARKING, PASSAGE AND TRAFFIC FOR UTILITIES, IN, OVER, UPON, ACROSS, THROUGH THE COMMON AREAS OF THE SHOPPING CENTER, AND PROVIDE FOR VARIOUS RESTRICTIONS AND COVENANTS. (BLANKET EASEMENT)

EASEMENTS

- (E1) PUBLIC UTILITY EASEMENT, VOLUME 1158, PAGE 06-06, LINN COUNTY DEEDS AND RECORDS
(E2) PERMANENT EASEMENT FOR SIDEWALK, SIGNING AND TRAFFIC CONTROL FACILITIES GRANTED TO ODOT, VOLUME 978, PAGE 830, LINN COUNTY DEEDS AND RECORDS
(E3) RECIPROCAL EASEMENT AGREEMENT, RECEPTION NO. 2009-28717, LINN COUNTY DEEDS AND RECORDS (SEE NOTE 1)

LEGEND

- SET 5/8" x 30" IR W/ YPC MARKED "PLS 655"
FND 5/8" IR, AS NOTED
FND PK NAIL SET IN C.S. 22430, UNLESS OTHERWISE NOTED
BOUNDARY LINE
ADJACENT LOT LINE
CENTERLINE
EASEMENT CENTERLINE
LOT LINE
EASEMENT LINE, AS NOTED
LINE NOT TO SCALE
R/W
FOUND
YPC
IR
IP
C.S.
NTS
NOT TO SCALE
RECORD/REFERENCE DATA

Table with 3 columns: LINE, LENGTH, BEARING. Contains data for lines L1, L2, L3.

REGISTERED PROFESSIONAL LAND SURVEYOR

L. LAWRENCE B. OLSON

OREGON JULY 10, 1984

LAWRENCE B. OLSON 655

RENEWAL DATE: 12-31-2012

2:\PROJECTS\1888_AW\1888 Final.dwg, FINAL TBE, 4/23/2012 9:25:36 AM, Aaron Grimes, Doc CS25236.ctb, 18-24" (ARCH), C, 1-1, Modifiable JPC-4W2, Ink top color 4849

380 Q ST. SPRINGFIELD, OR 97477 (541) 302-9790