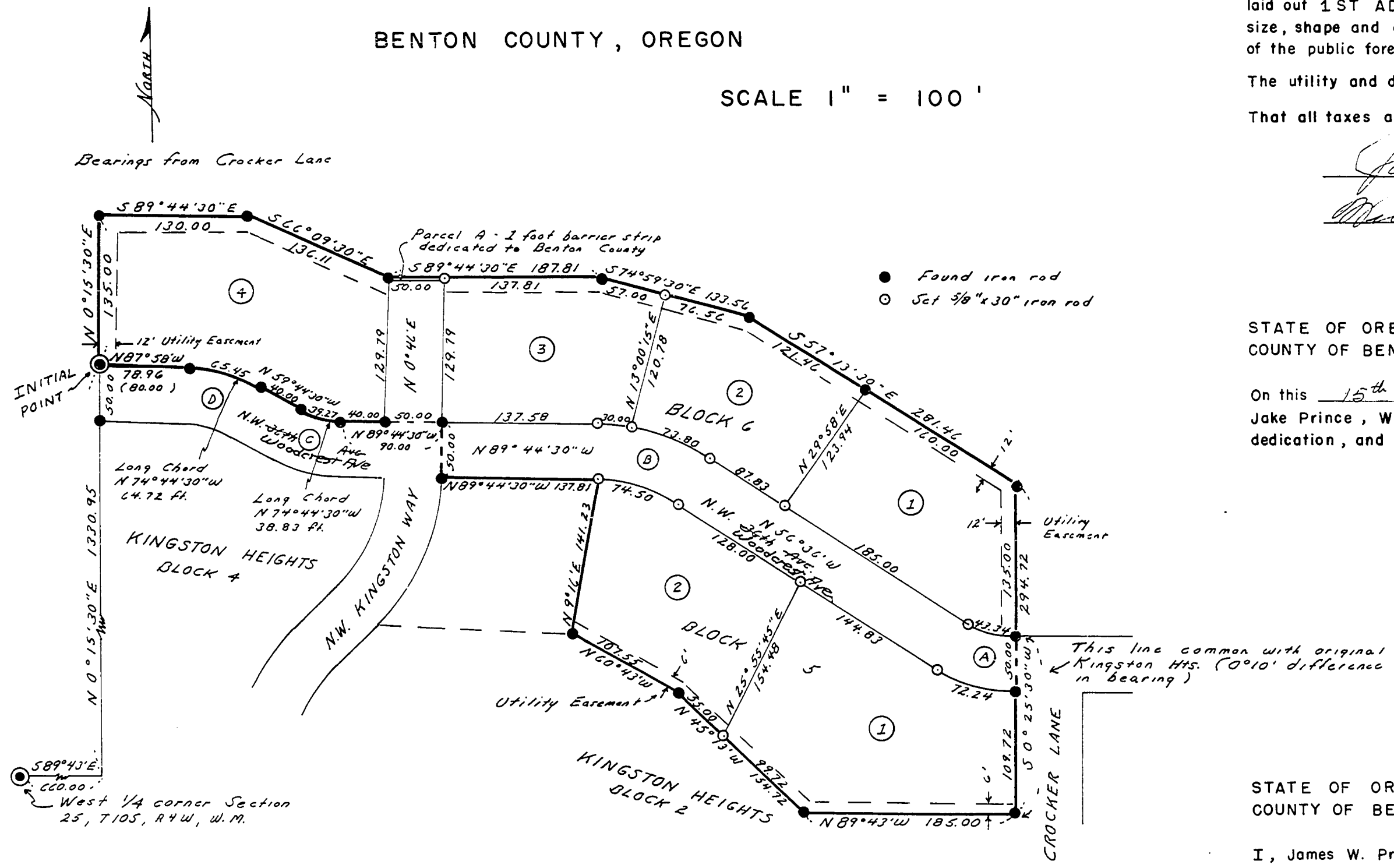


# 1ST ADDITION TO KINGSTON HEIGHTS SUBDIVISION

SECTION 25, T10S, R4W, W.M.

BENTON COUNTY, OREGON

SCALE 1" = 100'



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, JAKE PRINCE, WILLIAM F. GWINN and SAM FRAGER, have this day made and do hereby make, execute and declare that we have laid out 1ST ADDITION TO KINGSTON HEIGHTS SUBDIVISION, in Benton County, Oregon, consisting of Lots, Blocks, and Streets of the size, shape and dimensions as shown on this plat, and that the streets as shown are hereby conveyed, set apart and dedicated to the use of the public forever, without reservation or restriction whatever.

The utility and drainage easements, as described elsewhere on this plat, shall be considered a part of this dedication.

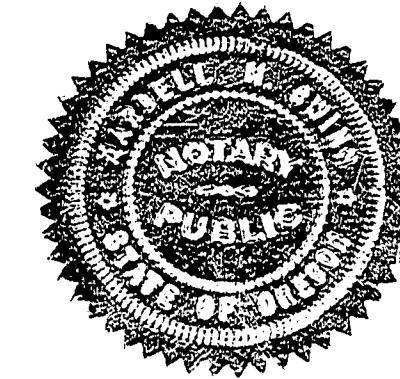
That all taxes and assessments against said property have been paid.

*Jake Prince*  
*William F. Gwinn*

*Sam Frager*

STATE OF OREGON SS  
COUNTY OF BENTON

On this 15<sup>th</sup> day of February A.D. 1972, personally came before me, a Notary Public for and in said County, the within named Jake Prince, William F. Gwinn and Sam Frager, to me known to be the identical persons described in, and who executed the foregoing dedication, and who acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.



*Madell M. Gwynn*  
 NOTARY PUBLIC FOR OREGON  
 MY COMMISSION EXPIRES: 11-9-74

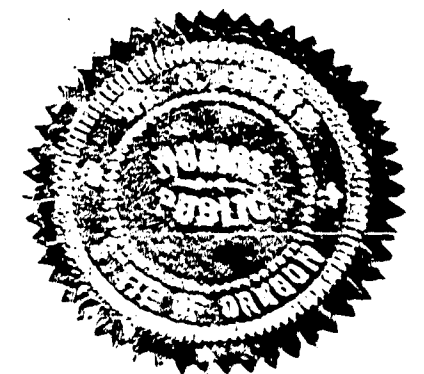
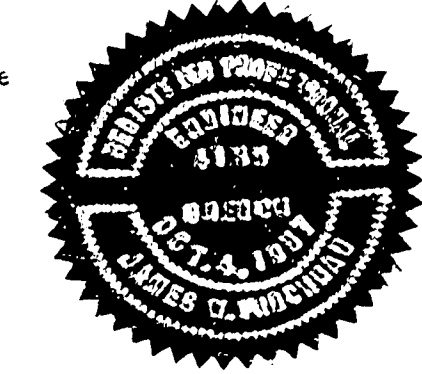
## SURVEYOR'S CERTIFICATE

STATE OF OREGON SS  
COUNTY OF BENTON

I, James W. Prochnau, being first duly sworn, say that I have correctly surveyed and marked with proper monuments the land hereon shown as 1ST ADDITION TO KINGSTON HEIGHTS SUBDIVISION, which is described as follows:

Beginning at the INITIAL POINT of this subdivision, which is a 2" x 36" galvanized iron pipe buried 6" below the surface of the ground, said Initial Point being at the Northwest corner of the Kingston Heights Subdivision in Section 25, T10S, R4W, W.M., Benton County, Oregon and also being S 89° 43' E 660.00 feet and N 0° 15' 30" E 1330.95 feet from the West 1/4 corner Section 25, T10S, R4W, W.M. Thence N 0° 15' 30" E 135.00 feet; thence S 89° 44' 30" E 130.00 feet; thence S 66° 09' 30" E 136.11 feet; thence S 89° 44' 30" E 187.81 feet; thence S 74° 59' 30" E 133.56 feet; thence S 57° 13' 30" E 281.46 feet; thence S 0° 25' 30" W 294.72 feet; thence along the North line of Block 2, Kingston Heights Subdivision, N 89° 43' W 185.00 feet, N 45° 13' W 154.72 feet and N 60° 43' W 107.55 feet; thence N 9° 16' E 141.23 feet; thence N 89° 44' 30" W 137.81 feet to the East line of NW Kingston Way; thence N 0° 46' E 50.00 feet to the North line of NW 36th Ave.; thence along said North line, N 89° 44' 30" W 90.00 feet; thence along said North line on a 75 foot radius curve to the right, the long chord of which bears N 74° 44' 30" W 38.83 feet; thence along said North line N 59° 44' 30" W 40.00 feet; thence along said North line on a 125 foot radius curve to the left, the long chord of which bears N 74° 44' 30" W 64.72 feet; thence along said North line, N 87° 58' W 78.96 feet to the point of beginning.

*James W. Prochnau*  
 Registered Oregon Professional Engineer # 4185



This plat approved by order of the County Court of Benton County, Oregon; made and entered this 16<sup>th</sup> day of April A.D. 1972

*William J. Hall*, County Judge  
*William J. Hall*, County Commissioner  
*William J. Hall*, County Commissioner

This plat approved this 3/7 day of 1972 A.D. 1972

*Charles L. Anderson*, County Assessor  
*David W. Zook*, County Surveyor

Subscribed and sworn before me this 15 day of Feb A.D. 1972  
*Madell M. Gwynn*  
 NOTARY PUBLIC FOR OREGON  
 MY COMMISSION EXPIRES 11/9/74

## UTILITY EASEMENT

A perpetual easement is reserved for utility installation, maintenance and replacement over and under the ground in the utility strips as shown and marked on this plat. This reservation shall include the right to install and maintain guys and guy anchors along all lot lines where necessary to facilitate standard pole line construction. It shall further include the rights of ingress to and egress from any or all lots in any manner necessary for the purpose of construction, maintenance, or removal of utility equipment, provided that the utility using this easement shall restore the property as near as practicable to its original condition. Maintenance shall include the right to remove trees, limbs of trees, undergrowth or other obstructions that overhang or otherwise endanger utility equipment.

I hereby certify that all taxes on the within described property are paid in full this 30<sup>th</sup> day of June A.D. 1972

*John T. Dolan*, Benton County Sheriff  
*By Jean M. Middlebury, Deputy*

STATE OF OREGON SS  
COUNTY OF BENTON

I hereby certify that the within was received and duly recorded by me in Benton County Records, Book of Plats, Volume \_\_\_\_\_ Page \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1972

County Recorder

This plat approved this 29<sup>th</sup> day of February A.D. 1972

*Platt Adams*, Planning Commission, Albany, Oregon  
*Richard W. French*, City Engineer, Albany, Oregon

## CENTER LINE CURVE DATA

PIUS	Δ	TANGENT	LENGTH
.00	33° 07'	29.73	57.80
.15	33° 34' 30"	45.90	89.15
.00	30° 00'	26.79	52.36
.00	30° 00'	26.79	52.36

Record of  
 Plat of  
 Fred W. Renstrom  
 County Clerk  
 State of Oregon  
 By *James W. Prochnau*  
 Deputy

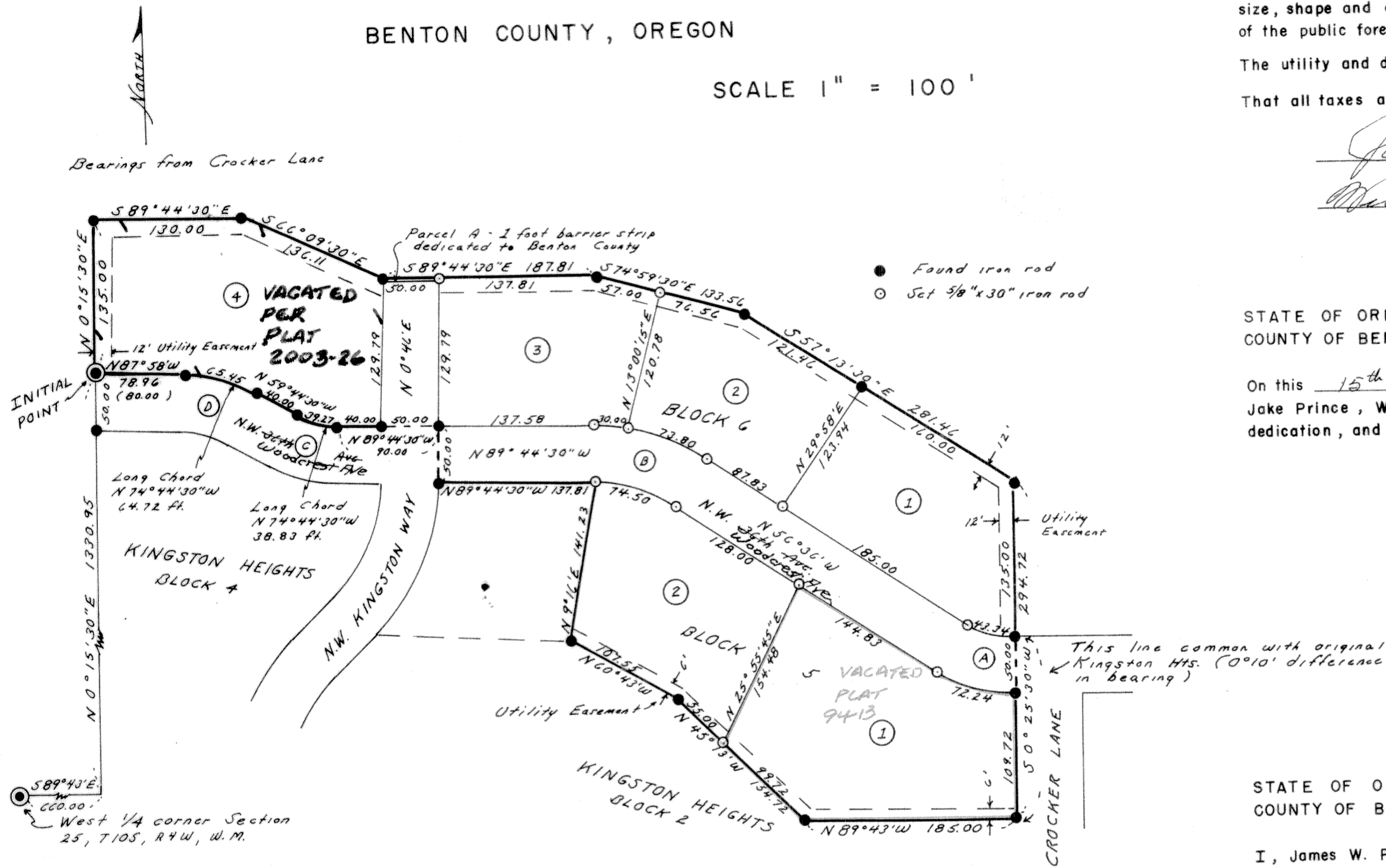
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1ST ADDITION TO KINGSTON HEIGHTS SUBDIVISION

SECTION 25, T10S, R4W, W.M.

BENTON COUNTY, OREGON

SCALE 1" = 100'



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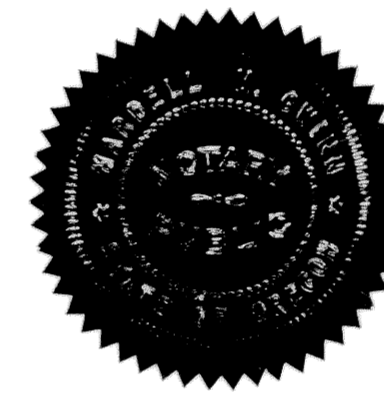
That all taxes and assessments against said property have been paid.

*Jake Prince*  
*William F. Gwinn*

*Sam Frager*

STATE OF OREGON SS  
COUNTY OF BENTON

On this 15th day of February A.D. 1972, personally came before me, a Notary Public for and in said County, the within named Jake Prince, William F. Gwinn and Sam Frager, to me known to be the identical persons described in, and who executed the foregoing dedication, and who acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.



*Madell M. Gwinn*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 11-9-74

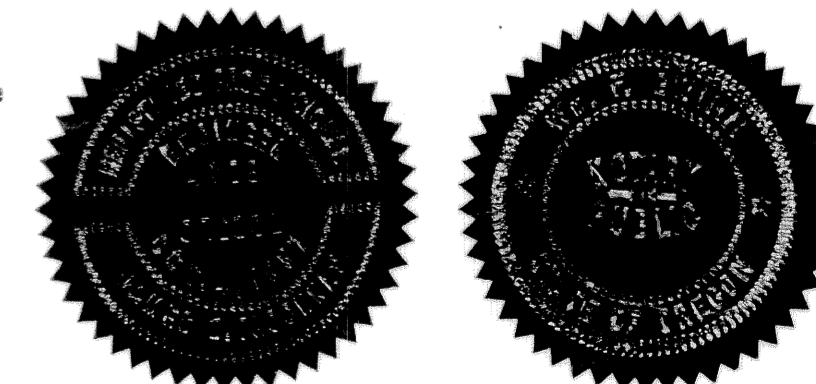
SURVEYOR'S CERTIFICATE

STATE OF OREGON SS  
COUNTY OF BENTON

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*James W. Prochnau*  
Registered Oregon Professional Engineer # 4185



Subscribed and sworn before me this 15th day of Feb A.D. 1972

*Sam Frager*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 11/9/74

This plat approved by order of the County Court of Benton County, Oregon; made and entered this 16th day of March A.D. 1972

*Melvin S. Hawkins*, County Judge  
*W. M. Gubbert*, County Commissioner

This plat approved this 3/7/72 day of March A.D. 1972  
*Charles L. Anderson*, County Assessor  
*Richard W. Lail*, County Surveyor

UTILITY EASEMENT

A perpetual easement is reserved for utility installation, maintenance and replacement over and under the ground in the utility strips as shown and marked on this plat. This reservation shall include the right to install and maintain guys and guy anchors along all lot lines where necessary to facilitate standard pole line construction. It shall further include the rights of ingress to and egress from any or all lots in any manner necessary for the purpose of construction, maintenance, or removal of utility equipment, provided that the utility using this easement shall restore the property as near as practicable to its original condition. Maintenance shall include the right to remove trees, limbs of trees, undergrowth or other obstructions that overhang or otherwise endanger utility equipment.

I hereby certify that all taxes on the within described property are paid ~~to~~ this 30th day of June A.D. 1972

*John T. Dolan*, Benton County Sheriff  
*By Jean M. Middlebury, Deputy*

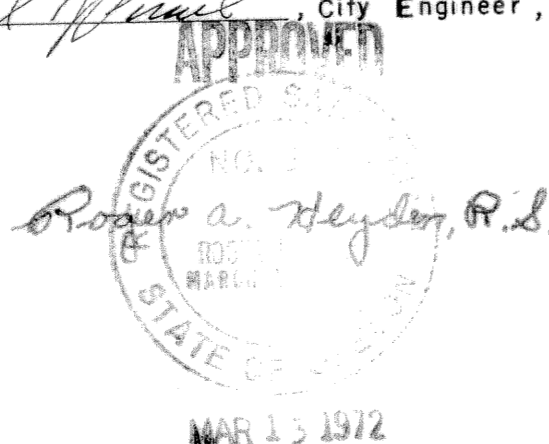
STATE OF OREGON SS  
COUNTY OF BENTON

I hereby certify that the within was received and duly recorded by me in Benton County Records, Book of Plats, Volume \_\_\_\_\_ Page \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1972

County Recorder

This plat approved this 29th day of February A.D. 1972

*Platt Adams*, Planning Commission, Albany, Oregon  
*Richard W. Lail*, City Engineer, Albany, Oregon



CENTER LINE CURVE DATA

CURVE	RADIUS	Δ	TANGENT	LENGTH
A	100.00	33° 07'	29.73	57.80
B	152.15	33° 34' 30"	45.90	89.15
C	100.00	30° 00'	26.79	52.36
D	100.00	30° 00'	26.79	52.36

I hereby certify that this plat is a true copy of the original.

*James W. Prochnau*