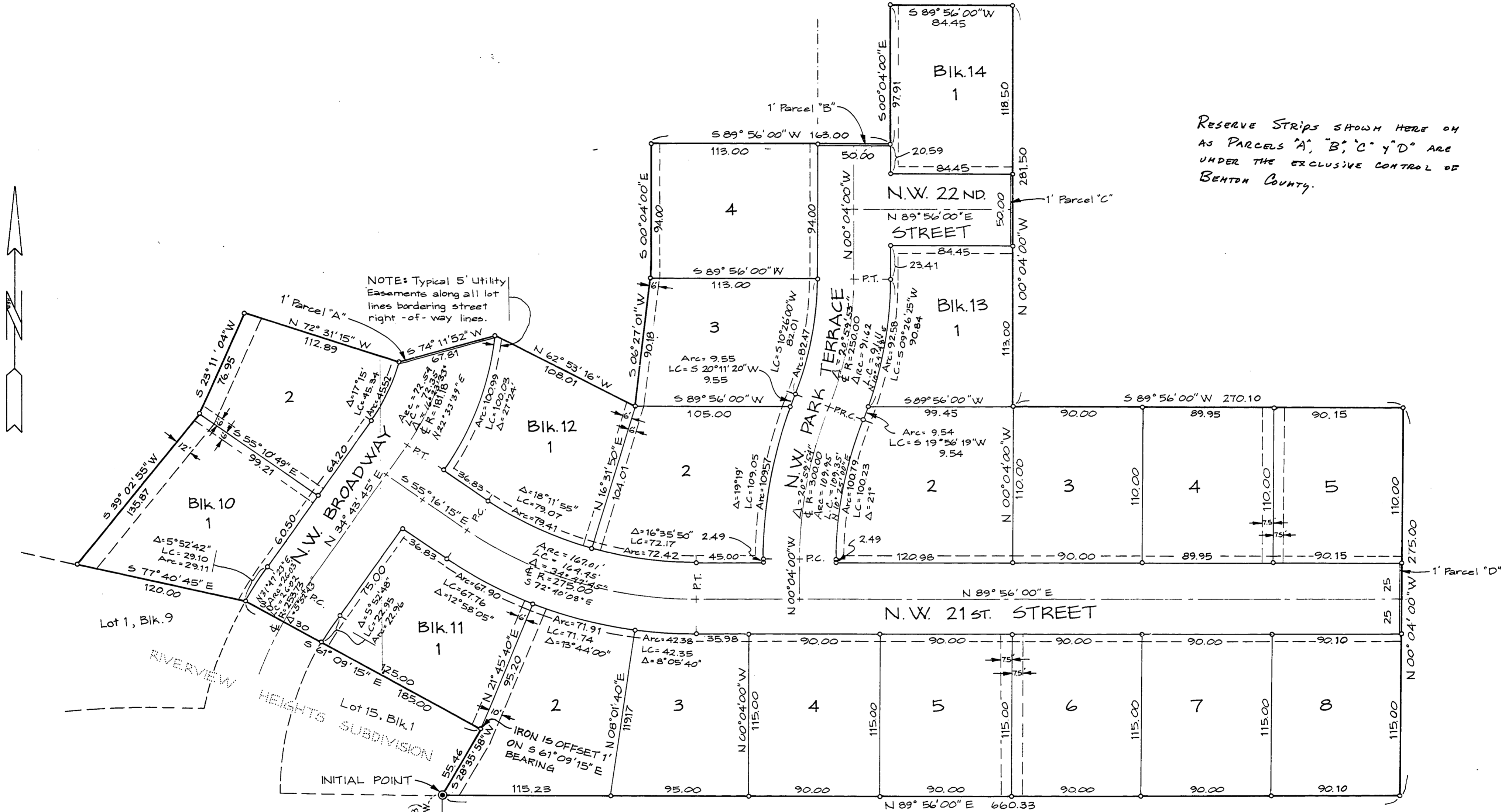


# FIRST ADDITION TO RIVERVIEW HEIGHTS SUBDIVISION

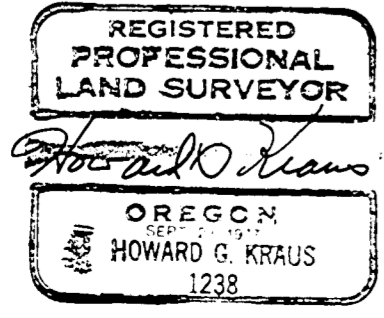
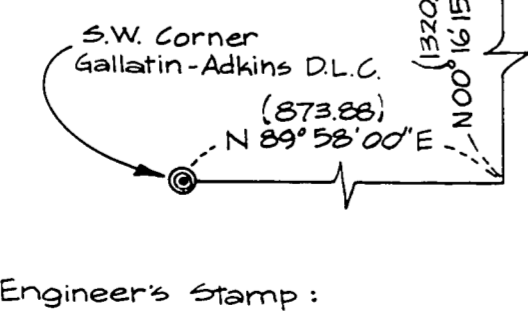
IN SEC. 36, T. 10 S., R. 4 W., W.B. & M., BENTON COUNTY, OREGON

MARCH, 1977

SCALE 1" = 50'



Scribed and sworn to before me  
this 1st day of April 1977.  
*Richard Hark*  
Notary Public for Oregon  
My commission expires DEC. 11, 1978



**SURVEYOR'S CERTIFICATE**

I, Howard G. Kraus, a Registered Professional Engineer in the State of Oregon, being duly sworn, depose and say that I have correctly surveyed and marked all lot corners and curve points with 5/8" x 30" iron rods, except where otherwise noted, the lands represented on the attach map of "FIRST ADDITION TO RIVERVIEW HEIGHTS SUBDIVISION", that as the Initial Point I used a 2" x 3/8" galvanized iron pipe set 6" below the surface of the ground over a found 1" iron pipe at the southeast corner of Lot 15, Block 1, Riverview Heights Subdivision, a recorded subdivision, at a point which is N 89° 58' 00" E 873.88 feet and N 00° 16' 15" W 1320.18 feet from the southwest corner of the Gallatin-Adkins D.L.C. located in Section 36, Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon; Beginning at the said Initial Point and running thence, N 89° 56' 00" E 660.33 feet; thence, N 00° 04' 00" W 275.00 feet; thence, S 89° 56' 00" W 270.10 feet; thence, N 00° 04' 00" W 281.50 feet; thence, S 89° 56' 00" W 84.45 feet; thence, S 00° 04' 00" E 97.91 feet; thence, S 89° 56' 00" W 163.00 feet; thence, S 00° 04' 00" E 94.00 feet; thence, S 06° 27' 01" W 90.18 feet; thence, N 62° 53' 16" W 108.01 feet; thence, S 74° 11' 52" W 67.81 feet; thence, N 72° 31' 15" W 112.89 feet; thence, S 23° 11' 04" W 76.95 feet; thence, S 39° 02' 55" W 135.87 feet to the north line of Lot 1, Block 9, of Riverview Heights Subdivision, thence along the boundary of said subdivision, S 77° 40' 45" E 120.00 feet; thence S 61° 09' 15" E 185.00 feet; thence, S 28° 35' 58" W 55.46 feet to the point of beginning.

*Howard G. Kraus*  
Howard G. Kraus

I hereby certify that this tracing is a true copy of the original plat of First Addition to Riverview Heights Subdivision

By: *Howard G. Kraus*

# FIRST ADDITION TO RIVERVIEW HEIGHTS SUBDIVISION

IN SEC. 36, T. 10 S., R. 4 W., W.B. & M., BENTON COUNTY, OREGON MARCH, 1977 SCALE 8 1" = 50'

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we the Northwest Intermountain Development Company an Oregon corporation and Bethel Wilkinson a single person are the owners of the lands on the attached plat and particularly described in the Surveyor's Certificate hereunto attached and have caused the same to be surveyed and platted into lots, blocks, and streets as shown on the herein 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.

That the utility easements as shown or described elsewhere on this plat shall be considered a part of this dedication.

Bethel Wilkinson  
Bethel Wilkinson  
Northwest Intermountain Development Company  
Elton Disher  
President  
Harrison M. Weatherford  
Secretary



## ACKNOWLEDGEMENT

STATE OF OREGON } S.S.  
COUNTY OF Linn }

On this 1<sup>st</sup> day of April, A.D. 1977 personally came before me, a Notary Public for and in said county and state, the within named Bethel Wilkinson known to me to be the identical person described in and who executed the foregoing dedication and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named.

Ruby K. Domes  
Notary Public for Oregon  
My commission expires: 1/29/79



STATE OF OREGON } S.S.  
COUNTY OF Linn }

On this 1<sup>st</sup> day of April, A.D. 1977 personally came before me, a Notary Public for and in said county and state, the within named Elton Disher and Harrison M. Weatherford both to me personally known, who being duly sworn, did say that that the former is the President and the latter is the Secretary of the Northwest Intermountain Development Company and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and Elton Disher and Harrison M. Weatherford acknowledged said instrument to be the voluntary act of said corporation.

Ruby K. Domes  
Notary Public for Oregon  
My commission expires: 1/29/79



I hereby certify that this tracing is a true copy of the original plat of First Addition to Riverview Heights Subdivision

By: Howard S. Evans

## APPROVALS

This plat approved by Board of County Commissioners of Benton County, Oregon, made and entered this \_\_\_ day of \_\_\_\_\_, A.D., 19\_\_.

Nate H. Schock 10-31-77  
Benton County Commissioner, Chairman

Larry Callahan 11-4-77  
Benton County Commissioner

Barbara Ross 11-4-77  
Benton County Commissioner

I certify that all taxes on the within described property are paid as of this 30<sup>th</sup> day of June, A.D., 1977.

Dorle H. Olson  
Benton County Tax Collector

This plat approved this 28<sup>th</sup> day of July, A.D., 1977.

James E. Blair  
Benton County Surveyor

This plat approved this 27<sup>th</sup> day of July, A.D., 1977.

James E. Blair  
Benton County Engineer

This plat approved this 28<sup>th</sup> day of July, A.D., 1977.

Per H. Sjogren  
Benton County Planning Commission, Chairman

This plat approved this 2nd day of August, A.D., 1977.

Charles L. Anderson  
Benton County Assessor

By: \_\_\_\_\_  
Deputy Assessor

STATE OF OREGON } S.S.  
COUNTY OF BENTON }

I hereby certify that the within was received and duly recorded by me in Linn County Records, Book of Plats, Volume \_\_\_\_\_, Page \_\_\_\_\_, on this \_\_\_ day of \_\_\_\_\_, A.D., 19\_\_, at \_\_\_ o'clock \_\_\_ M.

\_\_\_\_\_  
Benton County Clerk

By: \_\_\_\_\_  
Deputy Recorder

## UTILITY EASEMENTS

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 of ingress to and egress from any and 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 the condition it was in prior to said installation or maintenance. It shall further include the right to install and maintain guys and anchors along all lot lines where necessary to facilitate standard pole construction. Maintenance shall include the right to remove trees, limbs of trees, undergrowth or other obstructions that overhang or otherwise endanger utility equipment.

*[Faint handwritten notes and signatures]*