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REGENCY PARK

W. 1/2 Sec. 24, T. 10 S., R. 4 W., W.M.
BENTON COUNTY, OREGON

Scale: 1" = 100'

September 24, 1977

SURVEYOR'S CERTIFICATE

STATE OF OREGON } ss.
COUNTY OF BENTON } ss.
I, KENNETH M. WIGHTMAN, a Registered Professional Land Surveyor, being first duly sworn, do say that REGENCY PARK was correctly surveyed and marked with proper monuments as represented on this plat and that I set a monument indicating the initial point of said survey as follows: A 2" x 36" galvanized iron pipe 6" below the surface of the ground at the northwest corner of the southwest quarter of Section 24 in Township 10 South and Range 4 West of the Willamette Meridian in Benton County, Oregon. The boundary of said subdivision is as follows: Beginning at said Initial Point and running thence North 00°13'45" West a distance of 510.16 feet; thence North 89°51'35" East 432.46 feet to a 3/4" pipe; thence South 30°46'45" East 418.08 feet to a 3/4" pipe; thence North 89°49'30" East 263.98 feet to the westerly right of way of County Road No. 13470; thence South 30°48'40" East 369.90 feet; thence leaving said right of way South 72°45'50" West 233.93 feet thence South 1°21'25" East 219.38 feet; thence South 89°50'10" West 257.00 feet to a 1 1/2" pipe; thence South 89°49'45" West 659.86 feet to a 3/4" pipe; thence North 00°05'30" West 451.97 feet to the place of beginning, and containing 17.76 acres.

Subscribed and sworn to before me on this 31 day of October AD 1977.

Patricia L. Greenfield
Notary Public for Oregon
My Commission Expires 10-13-81



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we DAVID E. PHILLIPS AND SHARON K. PHILLIPS, husband and wife, are the owners of the lands shown on the herein plat and particularly described in the Surveyor's Certificate hereunto attached and do hereby make, execute and declare that we have laid out REGENCY PARK to the County of Benton in the State of Oregon, consisting of Lots, Blocks, Parcels and Streets of the size, shape and dimension as shown on this plat and that the streets as shown are hereby conveyed, set apart and dedicated to the public forever without reservation or restriction whatever. That all taxes and assessments against said property have been paid.

David E. Phillips

Sharon K. Phillips

I hereby certify that this is a TRUE COPY of the ORIGINAL PLAT

Kenneth M. Wightman

ACKNOWLEDGEMENT

STATE OF OREGON } ss.
COUNTY OF BENTON } ss.
On this 17 day of November A.D. 1977, personally appeared before me a Notary Public for and in said County the within named David E. Phillips and Sharon K. Phillips, husband and wife, to me known to be the identical persons described in and who executed the foregoing dedication and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Patricia L. Greenfield
Notary Public for Oregon
My Commission Expires 10-13-81



APPROVALS

This plat approved this 16th day of December AD 1977
Planning Commission, Benton County, Oregon

Per H. Sjogren
Chairman

I hereby certify that all taxes and assessments on the within property are paid as of this 30th day of June AD 1978

Darle H. Olson
Benton County Tax Collector
by Jack Middleburg
Chief Tax Deputy

This plat approved this 5th day of December AD 1977

Charles L. Anderson 12/6/77
Assessor

Bryan Reynolds
Commissioner

James E. Blair
Director of Public Works

STATE OF OREGON } ss.
COUNTY OF BENTON } ss.
I hereby certify that the within was received and duly recorded by me in Benton County Records, Book of Plats, Volume _____, Page _____, on this _____ day of _____ A.D. 19____ at _____ o'clock _____

Benton County Clerk

Deputy

EASEMENTS

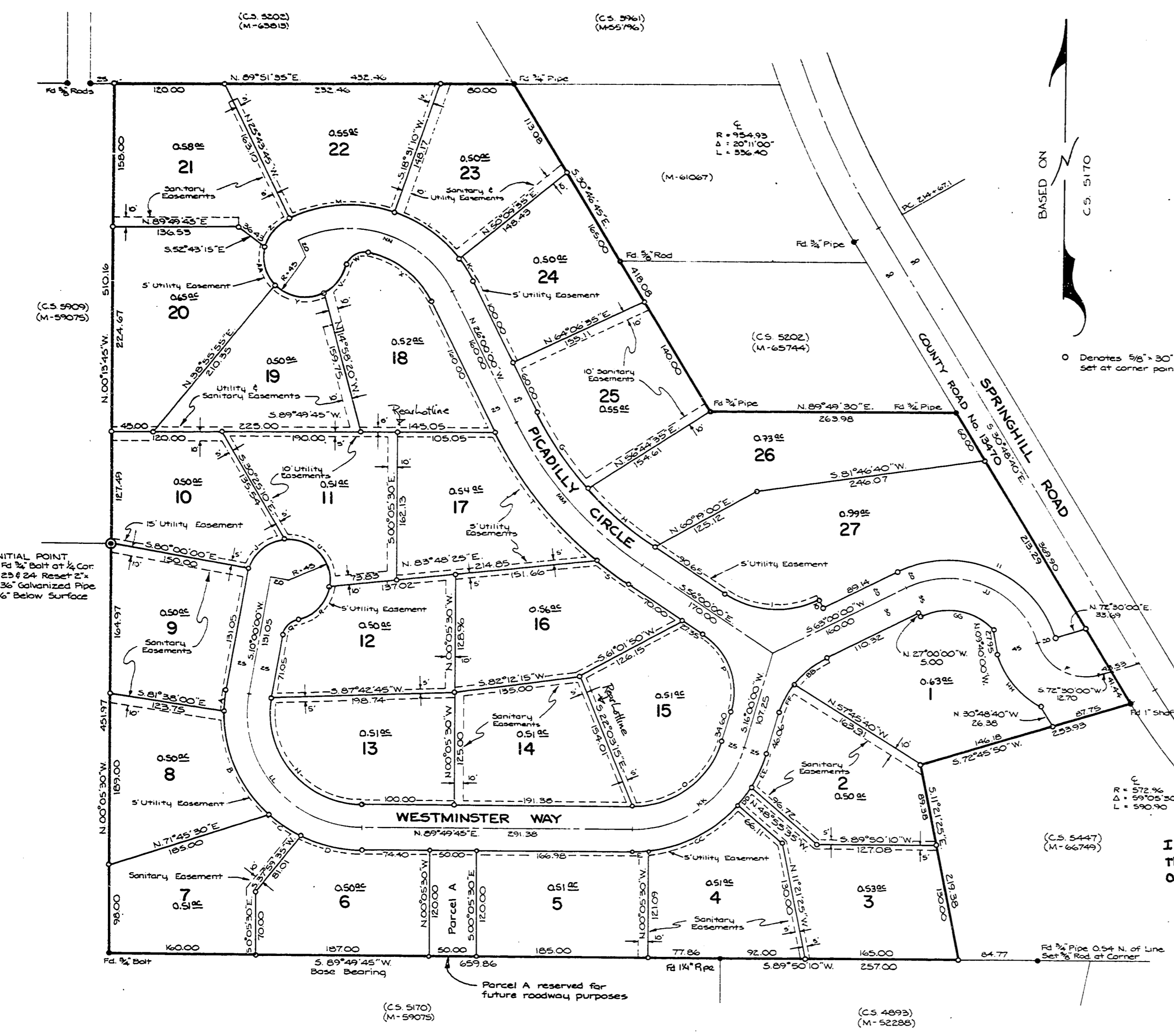
A perpetual easement is reserved for utility installation, maintenance and replacement over and under the ground in the utility strips as shown and marked on this plat. It shall further include the rights of ingress to and egress from any manner necessary for the purpose of construction, maintenance or removal of utility equipment provided that the utility using this easement shall restore the property as near as practicable to its condition prior to said installation or maintenance. Maintenance shall include the right to remove trees, limbs of trees, undergrowth or other obstructions that overhang or otherwise endanger utility equipment.

This plat is approved and the roads are accepted into the County Road System by order of the County Board of Commissioners, Benton County, Oregon, made and entered this 14th day of December A.D. 1977

Delbert Schlock
Benton County Commissioner, Chairman

Barbara Ross
Benton County Commissioner

Larry Callahan
Benton County Commissioner



CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	BEARING	CURVE	RADIUS	Δ	LENGTH	CHORD	BEARING
A	150.00	10°41'43"	28.00	27.96	S.04°39'10"W.	U	45.00	105°00'00"	82.47	71.40	N.42°30'00"W.
B	150.00	49°18'17"	129.08	125.13	S.25°20'50"E.	V	45.00	49°34'55"	38.94	37.74	S.39°12'35"W.
C	150.00	15°30'00"	40.58	40.46	N.57°45'00"W.	W	20.00	87°47'45"	30.65	27.74	S.58°19'00"W.
D	50.00	24°40'15"	64.59	64.09	N.77°50'05"W.	X	100.00	51°47'10"	90.38	87.34	N.51°53'35"W.
E	150.00	06°54'05"	18.07	18.06	N.86°22'40"E.	Y	45.00	71°00'00"	55.76	52.26	S.80°30'00"E.
F	53.69	90°00'00"	84.34	75.93	N.62°30'00"W.	Z	45.00	54°30'00"	42.80	41.21	N.36°45'00"E.
G	375.00	15°21'43"	100.54	100.24	N.33°40'50"W.	AA	45.00	54°30'00"	42.80	41.21	N.17°45'00"W.
H	375.00	14°38'17"	95.80	95.55	S.46°40'50"E.	BB	100.00	27°25'25"	47.86	47.41	S.49°17'16"W.
I	100.00	61°00'00"	106.47	101.51	S.86°30'00"E.	CC	150.00	41°15'17"	109.58	107.16	S.62°00'05"W.
J	45.00	75°00'00"	58.90	54.79	S.47°30'00"W.	DD	150.00	09°35'24"	25.11	25.08	N.36°16'48"E.
K	150.00	11°00'00"	28.80	28.75	N.31°30'00"W.	EE	150.00	15°29'05"	40.54	40.41	N.23°44'32"E.
L	150.00	34°00'00"	89.01	87.71	N.54°00'00"W.	FF	100.00	19°34'34"	34.17	34.00	S.25°47'15"W.
M	150.00	49°00'00"	117.81	114.81	N.86°30'00"E.	GG	65.00	74°17'25"	64.28	78.50	S.79°51'18"E.
N	100.00	100°10'15"	174.83	153.40	S.40°05'05"E.	HH	98.69	43°30'00"	74.93	73.14	S.39°15'00"E.
O	100.00	73°49'45"	128.86	120.12	N.52°54'50"E.	II	120.00	99°30'00"	208.39	183.18	N.67°15'00"W.
P	75.00	72°00'00"	94.25	88.17	N.20°00'00"W.	JJ	100.00	99°30'00"	173.66	152.65	N.67°15'00"W.
Q	20.00	67°22'50"	23.52	22.19	S.43°41'25"W.	KK	125.00	73°49'55"	161.07	150.16	S.52°54'52"W.
R	45.00	67°22'50"	52.92	49.92	N.43°41'25"E.	LL	125.00	100°10'15"	218.54	191.75	N.40°05'08"W.
S	425.00	06°00'00"	44.51	44.49	N.53°00'00"W.	MM	400.00	30°00'00"	209.44	207.06	N.41°00'00"W.
T	425.00	24°00'00"	178.02	176.72	N.38°00'00"W.	NN	125.00	90°00'00"	196.35	176.78	N.71°00'00"W.

I hereby certify this copy to be a true and correct copy of the original now on record in my office.
WILLIAM E. FLETCHER
Director of Records and Elections