

Book 9 Page 23

NORTH RANCH

A SUBDIVISION LOCATED IN THE
J. Q. THORNTON D.L.C. No. 37.

IN THE SW 1/4 OF SEC. 36, T. 10 S., R. 4 W., W.M.,
CITY OF ALBANY, BENTON COUNTY, OREGON

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED SUBDIVISION
IN THE CITY OF ALBANY, BENTON COUNTY, OREGON (CITY OF ALBANY FILE
No. M 1-01-93).

BOUNDARY DETERMINATION:

FOUND MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY OF
THE SUBDIVISION. THE TWO 1/2-INCH PIPES ON THE SOUTH LINE OF GIBSON HILL
ROAD HAVE NO RECORD OF BEING SET. C.S. 3857 CALLS OUT THE NORTHEAST
CORNER OF THIS SUBDIVISION AS BEING SET BY THE COUNTY. SINCE C.S. 3857
AND THERE SUBSEQUENT SURVEYS HAVE HELD THESE TO ESTABLISH THE SOUTH
RIGHT-OF-WAY LINE OF GIBSON HILL DRIVE. I ALSO HELD THEM AS SHOWN.
BASIS OF BEARING IS FROM C.S. 3857.

SURVEYOR'S CERTIFICATE:

I, ANDREW FOSTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED WITH 5/8 X 30 INCH
MONUMENTS THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT
TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE TRACT OF
LAND UPON WHICH THE LOTS ARE LAID OUT AS FOLLOWS:

Beginning at the INITIAL POINT, a 5/8 inch rod on the South right-of-way
line of Gibson Hill Drive, said point bearing North 89°45'31" West 334.37 feet, and
South 00°14'29" West 30.00 feet from the Southwest corner of Gallatin Adkins
Donation Land Claim Number 43, lying in the Southwest quarter of Section 36,
Township 10 South, Range 4 West of the Willamette Meridian; thence South
89°45'31" East 334.44 feet; thence North 89°58'00" East 105.89 Feet to a 5/8 inch
steel rod; thence South 00°14'27" West 494.24 feet to a 5/8-inch steel rod;
thence North 89°45'36" West 437.25 feet to a 5/8-inch rod; thence North 00°06'57"
West 493.76 feet to the Point of Beginning.

Containing 4.974 Acres of land, more or less.

SURVEYED BY:

ENGINEERING, INC.
202 N.W. HICKORY STREET
POST OFFICE, BOX 725
ALBANY, OREGON 97321
PHONE: 426-2583

PROJECT NO. 92-13-A
9213A-3.DWG G.L.R.

I HEREBY CERTIFY THAT THIS
PHOTO MYLAR IS AN EXACT
COPY OF THE ORIGINAL PLAT.
Andrew Foster
ANDREW W. FOSTER, P.L.S.



EXPIRATION DATE 12-31-95

PUBLIC UTILITY AND SERVICE EASEMENTS:

A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY, SIDEWALK AND
SERVICE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER
THE GROUND AS SHOWN AND MARKED ON THE ATTACHED MAP. THIS RESERVATION
SHALL INCLUDE THE RIGHT OF INGRESS TO AND EGRESS FROM ANY AND ALL EASE-
MENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAIN-
TAINANCE OR REMOVAL OF UTILITY AND SERVICE EQUIPMENT PROVIDED THAT UNDER
THE TERMS OF THE CITY FRANCHISE AGREEMENT THE UTILITY OR SERVICE USING
THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS
CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE. NO PERMANENT STRUCTURES
SHALL BE CONSTRUCTED ON THESE EASEMENTS.

DECLARATION:

JULY 15, 1993

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THOMAS A. PATTERSON AND HELEN E. PATTERSON ARE THE OWNERS OF
THE LANDS SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE ATTACHED SURVEYOR'S
CERTIFICATE. AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED
INTO LOTS AS SHOWN ON SAID PLAT IN ACCORDANCE WITH O.R.S. CHAPTER
92. AND TO BE DEDICATED AS NORTH RANCH. NO WATER RIGHTS ARE ON THE SUBJECT
PROPERTY.

THE FOLLOWING EASEMENTS, DEDICATIONS, AND RESTRICTIONS ARE BEING CREATED BY
THIS SUBDIVISION PLAT:

NEW EASEMENTS AND DEDICATIONS CREATED BY THIS DECLARATION:

1. PUBLIC UTILITY EASEMENTS: AS SHOWN ON THE PLAT AND SUBJECT TO THE
STIPULATIONS AND REQUIREMENTS SHOWN HEREON.
2. THE 5' STREET RIGHT-OF-WAY DEDICATION: AS SHOWN ON THE PLAT, IS HEREBY
DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
3. RESTRICTIONS:
LOTS 1, 6, 7 AND 8
NO DRIVEWAY ACCESS SHALL BE PERMITTED ON TO GIBSON HILL DRIVE, EXCEPT FOR
THAT APPROVED COMMON ACCESS EASEMENT FOR LOTS 7 AND 8 SHOWN HEREON.

THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT AND THE PETITION FOR
IMPROVEMENT/WAIVER OF REMONSTRANCE IS APPLICABLE TO EACH LOT WITHIN
THE SUBDIVISION FOR THE PURPOSE OF IMPROVING GIBSON HILL DRIVE TO CITY OF
ALBANY STANDARDS, INCLUDING CURBS, GUTTERS, STORM DRAINAGE AND SIDEWALKS,
AS RECORDED IN M-176069-94 BENTON COUNTY DEED RECORDS.

THE 5' STREET RIGHT-OF-WAY DEDICATION, 10 FOOT SLOPE AND SIDEWALK EASEMENT, THE
STREET RIGHT-OF-WAY AND THE PUBLIC UTILITY AND SERVICE EASEMENT AS DESCRIBED ABOVE
AND AS SHOWN ON THE ATTACHED MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER AND
ARE SUBJECT TO THE TERMS SHOWN HEREON.

Thomas A. Patterson
THOMAS A. PATTERSON

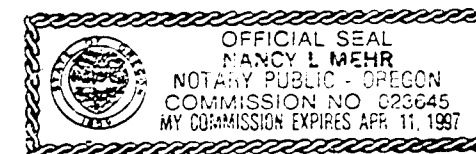
Helen E. Patterson
HELEN E. PATTERSON

ACKNOWLEDGEMENT:

STATE OF OREGON } S.S.
COUNTY OF BENTON

ON THIS 20 DAY OF April, 1994. THOMAS A. PATTERSON AND HELEN E.
PATTERSON PERSONALLY CAME BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE
AND COUNTY, AND THEY ACKNOWLEDGED TO ME THE FOREGOING DECLARATION FREELY
AND VOLUNTARILY FOR THE PURPOSES HEREIN NAMED.

BY Nancy L. Mehr



NOTE:

1. NO WATER RIGHTS ARE ON THE SUBJECT PROPERTY.
2. THERE IS NO GEODETIC CONTROL POINT WITHIN 1/2 MILE OF PROPERTY.

RECORDER:

STATE OF OREGON } S.S.
COUNTY OF BENTON

I HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECEIVED
AND DULY RECORDED BY ME IN THE BENTON COUNTY
RECORD OF SUBDIVISION PLATS, IN BOOK 9, PAGE 23
ON THIS 29 DAY OF April, 1994 AT
1:09 O'CLOCK P.M.

BY [Signature]
BENTON COUNTY CLERK

APPROVALS:

THIS PLAT APPROVED THIS 21st DAY OF April, 1994.

BY [Signature]
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL VALOREM
TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO
BE PLACED ON THE 1993-1994 TAX ROLL, WHICH BECAME A
LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING
THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COL-
LECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS
21st DAY OF April, 1994.

BY [Signature]
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES
REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS
WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON
THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE
BEEN PAID TO THE DATE OF June 30, 1994.

BY [Signature]
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING AND TAX COLLECTION

THIS PLAT APPROVED THIS 28th DAY OF April, 1994.

BY [Signature]
BENTON COUNTY SURVEYOR

THIS PLAT APPROVED THIS 29th DAY OF APRIL, 1994.

BY [Signature]
CHAIRPERSON,
BENTON COUNTY BOARD OF COMMISSIONERS

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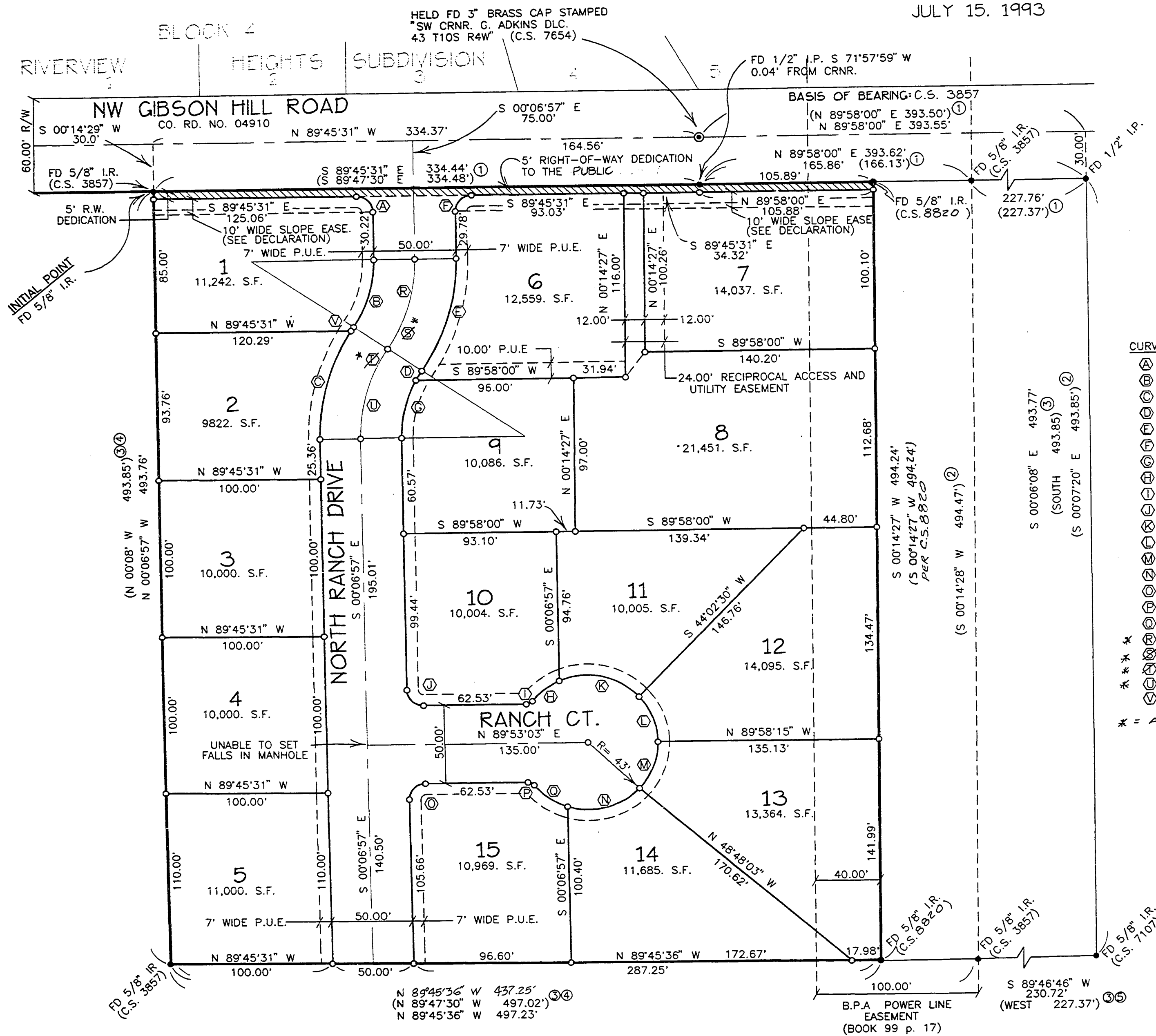
NORTH RANCH

A SUBDIVISION LOCATED IN THE
J.Q. THORNTON D.L.C. No. 37.
IN THE SW 1/4 OF SEC. 36. T.10 S., R.4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

LEGEND:

- SET 5/8" X 30" STEEL ROD WITH A YELLOW PLASTIC CAP STAMPED: "K+D ENGR. L5 2395"
- FOUND MONUMENT. AS NOTED (NOTE: ALL PIPE DIAMETERS ARE INSIDE DIAMETER)
- () DENOTES RECORD DATA
- ① RECORD DATA PER C.S. 3857
- ② RECORD DATA PER C.S. 7107
- ③ RECORD DATA PER DEED M-46298 BENTON COUNTY DEED RECORDS
- ④ RECORD DATA PER DEED M-11965-79 BENTON COUNTY DEED RECORDS
- P.U.E. PUBLIC UTILITY AND SERVICE EASEMENT
- R/W RIGHT-OF-WAY
- CURVE NUMBER; SEE CURVE TABLE
- ▨ 5' RIGHT-OF-WAY DEDICATION TO THE PUBLIC

JULY 15, 1993



CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	CHORD & DIST.
①	10.00'	15.65'	89°38'33"	S 44°56'14" E 14.10'
②	75.00'	45.04'	34°24'39"	S 17°05'23" W 44.37'
③	125.00'	72.22'	33°06'18"	S 16°26'12" W 71.22'
④	75.00'	7.02'	5°21'59"	N 31°36'43" E 7.02'
⑤	125.00'	75.07'	34°24'39"	N 17°05'22" E 73.95'
⑥	10.00'	15.77'	90°21'27"	N 45°03'46" E 14.19'
⑦	75.00'	38.02'	29°02'41"	N 14°24'23" E 37.61'
⑧	43.00'	21.15'	28°10'30"	S 52°39'14" W 20.93'
⑨	5.00'	4.48'	51°19'04"	S 64°13'31" W 4.33'
⑩	10.00'	15.71'	90°00'00"	N 45°06'57" W 14.14'
⑪	43.00'	53.36'	71°05'51"	N 77°42'36" W 50.00'
⑫	43.00'	31.66'	42°11'26"	N 21°03'58" W 30.95'
⑬	43.00'	32.65'	43°30'24"	N 21°46'57" E 31.87'
⑭	43.00'	48.41'	64°30'30"	N 75°47'24" E 45.90'
⑮	10.00'	15.71'	90°00'00"	N 44°53'03" E 14.14'
⑯	5.00'	4.48'	51°19'04"	S 64°27'25" E 4.33'
⑰	43.00'	24.88'	33°09'28"	S 55°22'37" E 24.53'
⑱	100.00'	80.00'	34°24'39"	S 17°05'23" W 44.37'
⑲	100.00'	25.88'	14°19'26"	S 07°02'46" W 24.95'
⑳	100.00'	35.06'	20°05'13"	S 24°15'05" W 34.88'
㉑	100.00'	14.94'	83°33'39"	S 00°00'00" W 14.93'
㉒	100.00'	45.12'	25°54'00"	S 12°48'33" W 44.74'
㉓	125.00'	2.85'	01°18'21"	S 33°38'30" W 2.85'

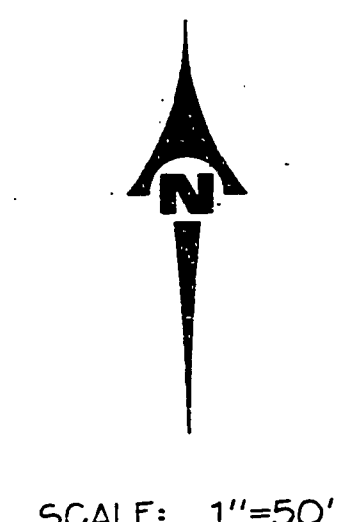
* = AFFIDAVIT OF CORRECTION PER M-193523-94

POST MONUMENTATION:

I, ANDREW W. FOSTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE CENTERLINE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 DAYS AFTER THE FINAL PAVING HAS BEEN COMPLETED.

Andrew Foster
ANDREW W. FOSTER, P.L.S. 2395

POST-MONUMENTATION OF THE CENTERLINE MONUMENTS WAS COMPLETED THE 28th DAY OF October 19 94, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE IN MICROFILM No. M-193524-94



I HEREBY CERTIFY THAT THIS PHOTO MYLAR IS AN EXACT COPY OF THE ORIGINAL PLAT.
Andrew Foster
ANDREW W. FOSTER, P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
Andrew Foster
OREGON
July 28, 1992
ANDREW W. FOSTER
2395

EXPIRATION DATE: 12-31-95

KD ENGINEERING, INC.
202 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321
PROJECT No. 92-13-A
9213A-2.DWG G.L.R.
MOD: 4/6/94 W.R.B.