

BK 9 PG 49

NW COR., J. Q. THORNTON D.L.C. NO. 37  
G.P.S. STATION NO. 93636  
FD. 3" DIA. BENTON COUNTY BRASS  
CAP IN MONUMENT BOX. CORNER  
RESTORATION NO. 104837040

FD. 5/8" I.R. W/YPC  
MARKED: "DEA INC."  
IN MONUMENT BOX  
(CS 8678)

**TERRACE VIEW ESTATES**  
A SUBDIVISION AND  
REPLAT OF PARCEL 2  
OF PARTITION PLAT NO. 1996-26

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

JULY 26, 1996

**SURVEYOR'S CERTIFICATE:**

I, JACK R. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED WITH 5/8 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:

PARCEL 2, OF PARTITION PLAT NO. 1996-26, FILED IN BENTON COUNTY, OREGON.  
CONTAINING 2.7561 ACRES OF LAND, MORE OR LESS.

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO FINALIZE A SUBDIVISION APPROVED BY THE CITY OF ALBANY (CITY CASE NO. M1-03-93).

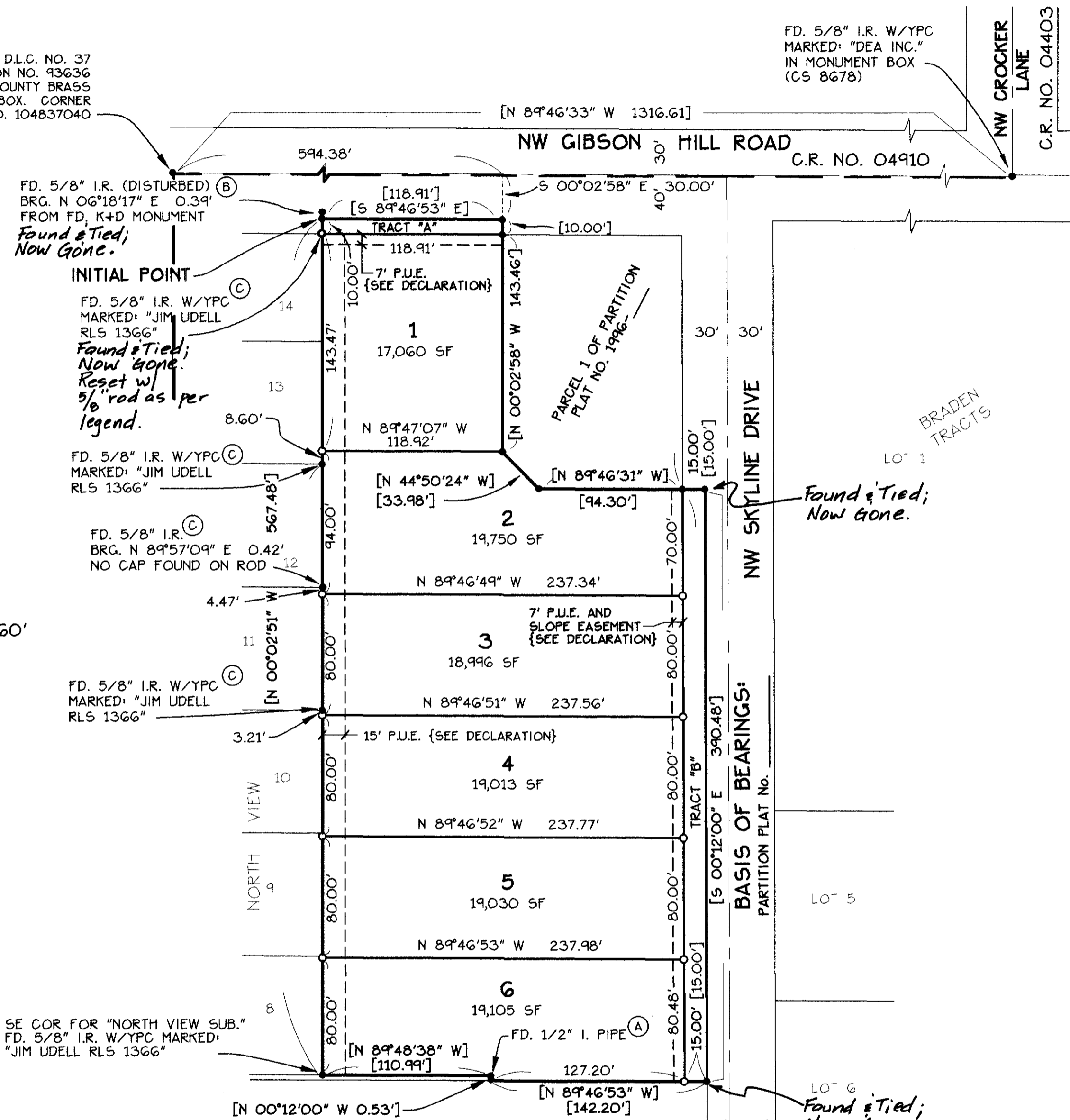
**BOUNDARY DETERMINATION:**

THE BOUNDARY OF THIS SUBDIVISION PLAT IS BASED UPON PARTITION PLAT NO. 1996-26, A PARTITION OF RECORD IN BENTON COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Jack R. Burrell*  
OREGON  
JACK R. BURRELL  
1630

EXPIRATION DATE: 12/31/97

SCALE: 1" = 60'



**LEGEND**

- SET 5/8" x 30" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENG. LS 1630"
- FOUND 5/8" x 30" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENG. LS 1630" FROM PARTITION PLAT NO. 1996-26 (EXCEPT AS NOTED)
- [ ] DENOTES RECORD DATA FROM PARTITION PLAT NO. 1996-26
- ( ) DENOTES RECORD DATA AS NOTED
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- YPC YELLOW PLASTIC CAP

**REFERENCES:**

- (A) CS 3174
- (B) CS 8760
- (C) PLAT OF "NORTH VIEW SUBDIVISION"

**K & D ENGINEERING, Inc.**  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Jack R. Burrell*  
JACK R. BURRELL

**TERRACE VIEW ESTATES**  
A SUBDIVISION AND  
REPLAT OF PARCEL 2  
OF PARTITION PLAT NO. 1996-26

LOCATED IN THE

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

JULY 26, 1996

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT SIERRA CONSTRUCTION OF OREGON, INC. IS THE OWNER OF THE LAND 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 AND TRACTS AS SHOWN ON SAID PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

THE FOLLOWING DEDICATIONS ARE BEING CREATED BY THIS PARTITION PLAT:

**STREET RIGHT-OF-WAY DEDICATIONS:**

- TRACT "A": THE 10' WIDE STRIP ABUTTING GIBSON HILL ROAD AS SHOWN ON HEREIN ATTACHED PLAT.
- TRACT "B": THE 15' WIDE STRIP ABUTTING SKYLINE DRIVE AS SHOWN ON HEREIN ATTACHED PLAT.

**PUBLIC EASEMENTS:**

- A 7.00 FOOT WIDE PUBLIC UTILITY + SERVICE, AND SLOPE EASEMENT ALONG THE EASTERLY PORTIONS OF LOTS 2, 3, 4, 5, AND 6 AS SHOWN ON HEREIN ATTACHED PLAT.
- A 7.00 FOOT WIDE PUBLIC UTILITY + SERVICE, ALONG THE NORTHERLY PORTION OF LOT 1 AND THE EASTERLY PORTIONS OF LOTS 2, 3, 4, 5, AND 6 AS SHOWN ON HEREIN ATTACHED PLAT.
- A 15.00 FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, AND 6 AS SHOWN ON HEREIN ATTACHED PLAT.

THE ABOVE DESCRIBED STREET RIGHT-OF-WAY DEDICATIONS AND PUBLIC EASEMENT DEDICATIONS AS DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER AND ARE SUBJECT TO THE TERMS SHOWN HEREON.

SIERRA CONSTRUCTION OF OREGON, INC.

BY: Michael K. Brown  
MICHAEL K. BROWN, PRES.

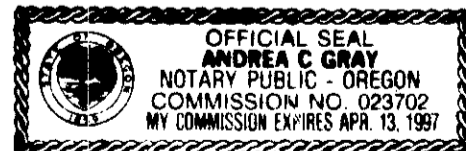
Kathy L. Brown  
KATHY L. BROWN, SEC.

**ACKNOWLEDGEMENT:**

STATE OF OREGON )  
                          ) SS  
COUNTY OF Benton )

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF August, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED, MICHAEL K. BROWN, PRESIDENT AND KATHY L. BROWN, SECRETARY OF SIERRA CONSTRUCTION OF OREGON, INC., AN OREGON CORPORATION, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED IN BEHALF OF SAID CORPORATION.

BY: Andrea C. Gray



FILE: 951605B2.DWG 8/20/96  
CAD. PROJ. 95-160 R.J.R.  
PLOTING SCALE: 1" = 60'



**K & D ENGINEERING, Inc.**  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

**PUBLIC UTILITY AND SERVICE EASEMENT STATEMENT:**

A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY 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 AND EGRESS FROM ANY AND ALL PUBLIC EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, 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.

**RECORDER:**

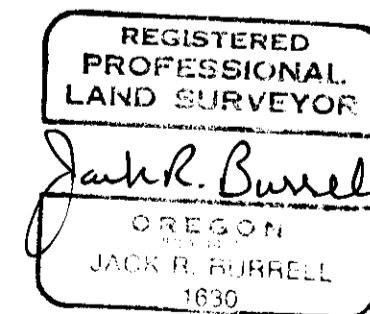
STATE OF OREGON )  
                          ) SS  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THE WITHIN SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS IN BOOK 9 PAGE 49 ON THIS 17th DAY OF OCTOBER, 1996, AT 9:50 O'CLOCK A.M.

BY: William S.  
BENTON COUNTY CLERK  
SR. DEPUTY CLERK

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell  
JACK R. BURRELL



**GEODETIC CONTROL STATEMENT:**

THERE IS A GEODETIC CONTROL STATION WITHIN ONE-HALF MILE AND A TIE WAS MADE AS SHOWN.

**APPROVALS:**

THIS PLAT APPROVED THIS 30th DAY OF September 1996.

Carole S. Jefferson for Mark Yeager  
BY: William Lane Roberts for Helen Barrett Stange  
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 1996-1997 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 COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 15th DAY OF OCTOBER, 1996.

BY: Jan E. Jarrett ACTING ASSESSOR  
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 PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1997.

BY: Chick Ruppel 10/15/96  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION

THIS PLAT APPROVED THIS 16th DAY OF OCTOBER 1996.

BY: Ray Wilson  
FOR BENTON COUNTY SURVEYOR

THIS PLAT APPROVED THIS 16th DAY OF October 1996.

BY: John Delworth  
CHAIRPERSON,  
BENTON COUNTY BOARD OF COMMISSIONERS