

BK9, PG60

# ORCHARD HEIGHTS

A SUBDIVISION LOCATED IN THE  
J. Q. THORNTON D.L.C. NO. 37  
OF THE SW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.  
CITY OF ALBANY, BENTON COUNTY, OREGON  
JANUARY 10, 1997

## 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 SET 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 x 30 INCH STEEL ROD THAT IS SOUTH 00°07'48" EAST 597.96 FEET FROM THE NORTHWEST CORNER OF THE J.Q. THORNTON DONATION LAND CLAIM NO. 37 IN TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89°46'54" EAST 587.03 FEET TO A 5/8 INCH ROD; THENCE SOUTH 00°07'48" EAST 149.41 FEET TO A 5/8 INCH ROD; THENCE SOUTH 00°10'56" EAST 149.57 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°12'00" WEST 79.01 FEET TO A 5/8 INCH ROD; THENCE NORTH 85°55'42" WEST 132.09 FEET TO A 5/8 INCH ROD; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 13°58'28" WEST 76.92 FEET) A DISTANCE OF 77.56 FEET TO A 5/8 INCH ROD; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 44°27'39" EAST 14.32 FEET) A DISTANCE OF 15.97 FEET TO A 5/8 INCH ROD; THENCE SOUTH 00°08'13" EAST 50.00 FEET TO A 5/8 INCH ROD; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 44°48'00" WEST 14.14 FEET) A DISTANCE OF 15.71 FEET TO A 5/8 INCH ROD; THENCE SOUTH 00°12'00" EAST 20.18 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°48'00" WEST 50.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°07'48" WEST 424.95 FEET TO THE POINT OF BEGINNING. CONTAINING 4.816 ACRES OF LAND, MORE OR LESS.

## LEGEND

- SET 5/8" x 30" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENG. LS 1630"
- 5/8" x 30" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENG. LS 1630" SET BY POST-MONUMENTATION
- FOUND MONUMENT AS NOTED.
- ( ) DENOTES RECORD DATA AS NOTED
- FD. FOUND I.P. IRON PIPE
- I.R. IRON ROD Y.P.C. YELLOW PLASTIC CAP
- P.U.E. PUBLIC UTILITY EASEMENT

- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED BY SEPARATE DOCUMENT
- PUBLIC UTILITY EASEMENTS BEING CREATED BY SEPARATE DOCUMENT.

\* PER M-233401-97

## NOTES:

1. SUBDIVISION TITLE REPORT INDICATED THE FOLLOWING EASEMENTS THAT MAY AFFECT THE PROPERTY BUT CANNOT BE LOCATED BECAUSE OF AMBIGUITIES.
  - A. POWER AND TELEPHONE EASEMENT AS PER BOOK 115, PAGE 630, RECORDED JANUARY 4, 1947 DEED RECORDS OF BENTON COUNTY.
  - B. PIPE LINE EASEMENT AS PER BOOK 138, PAGE 706, RECORDED MAY 9, 1952 DEED RECORDS OF BENTON COUNTY. [THIS EASEMENT DOES NOT AFFECT THIS SUBDIVISION.]

REGISTERED PROFESSIONAL LAND SURVEYOR

Jack R. Burrell  
OREGON  
JACK R. BURRELL  
1630

EXPIRATION DATE: 12/31/97

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

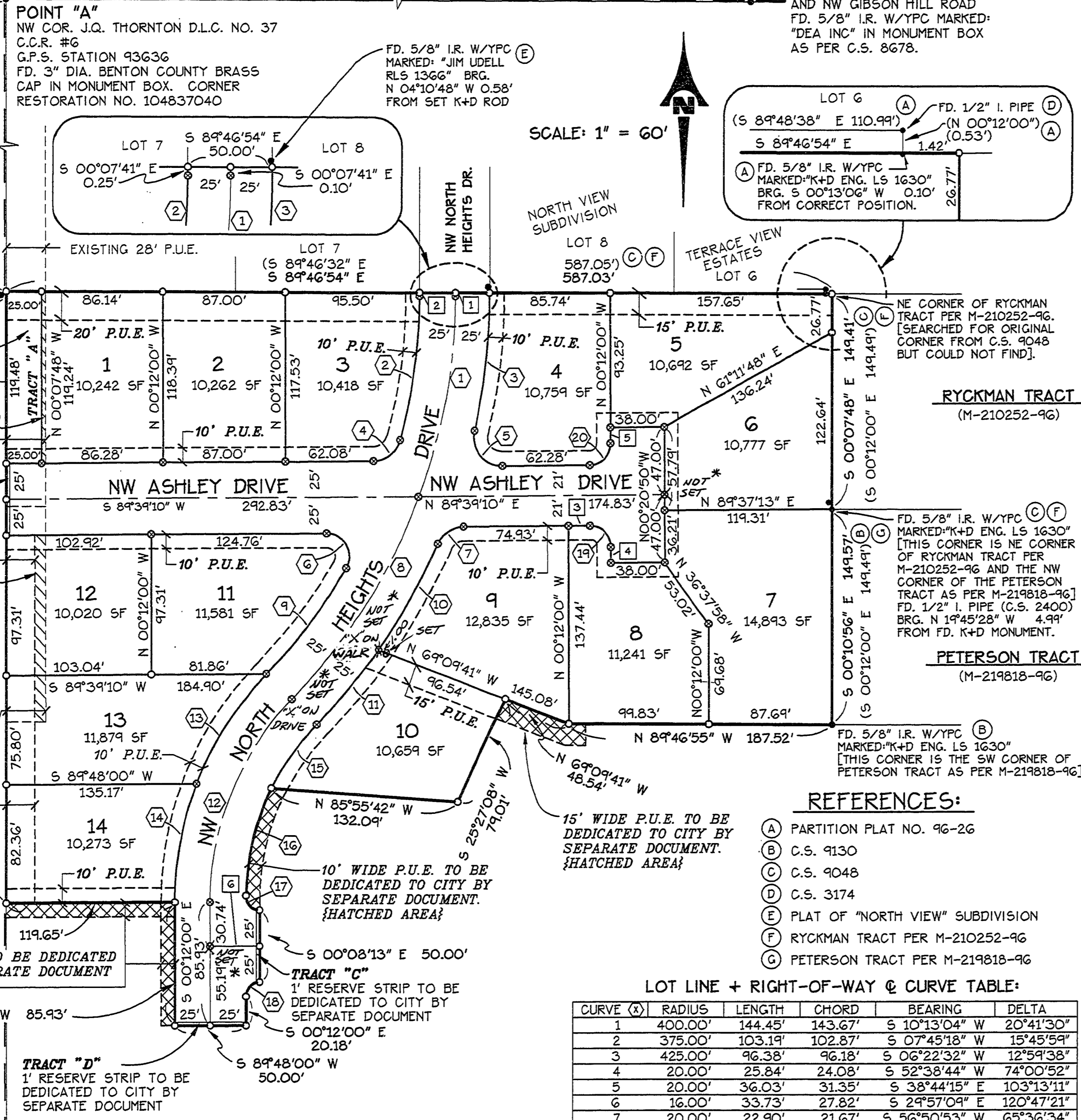
Jack R. Burrell  
JACK R. BURRELL, P.L.S. 1630

FILE: 9464DSB1.DWG 3/07/97  
PROJECT: 94-64-D R.J.R.  
K & D ENGINEERING, Inc.  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

SHEET 1 OF 2

BASIS OF BEARINGS: PARTITION PLAT NO. 96-96  
(S 89°46'31" E) (C)  
(S 89°46'53" E) (A)  
(S 89°46'53" E) 1316.58'  
1316.58'

POINT "B"  
INTERSECTION OF NW CROCKER LANE  
AND NW GIBSON HILL ROAD  
FD. 5/8" I.R. W/YPC MARKED:  
"DEA INC" IN MONUMENT BOX  
AS PER C.S. 8678.



LOT LINE + RIGHT-OF-WAY & CURVE TABLE:

CURVE (X)	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	400.00'	144.45'	143.67'	S 10°13'04" W	20°41'30"
2	375.00'	103.19'	102.87'	S 07°45'18" W	15°45'59"
3	425.00'	96.38'	96.18'	S 06°22'32" W	12°59'38"
4	20.00'	25.84'	24.08'	S 52°38'44" W	74°00'52"
5	20.00'	36.03'	31.35'	S 38°44'15" E	103°13'11"
6	16.00'	33.73'	27.82'	S 29°57'09" E	120°47'21"
7	20.00'	22.90'	21.67'	S 56°50'53" W	65°36'34"
8	400.00'	168.04'	166.80'	S 32°35'53" W	24°04'10"
9	375.00'	92.88'	92.64'	S 37°32'15" W	14°11'27"
10	425.00'	84.83'	84.69'	S 29°45'42" W	11°26'13"
11	425.00'	67.89'	67.82'	S 40°03'23" W	09°09'09"
12	200.00'	156.50'	152.53'	S 22°12'59" W	44°49'58"
13	225.00'	91.74'	91.10'	S 32°57'08" W	23°21'39"
14	225.00'	84.32'	83.83'	S 10°32'09" W	21°28'19"
15	175.00'	54.86'	54.64'	S 35°39'06" W	17°57'45"
16	175.00'	77.56'	76.92'	S 13°58'28" W	25°23'32"
17	10.00'	15.97'	14.32'	S 44°27'39" E	91°28'42"
18	10.00'	15.71'	14.14'	S 44°48'00" W	90°00'00"
19	15.00'	23.56'	21.21'	S 45°20'50" E	90°00'00"
20	15.00'	23.56'	21.21'	N 44°39'10" E	90°00'00"

LOT LINE + RIGHT-OF-WAY COURSES:

LINE	DIRECTION	DISTANCE
1	S 00°07'41" E	0.10'
2	S 00°07'41" E	0.25'
3	N 89°39'10" E	15.27'
4	N 00°20'50" W	11.00'
5	N 00°20'50" W	11.00'
6	N 89°48'00" E	35.03'

POINT "C"  
SW COR. J.Q. THORNTON  
D.L.C. NO. 37  
FD. 2-1/2" I. PIPE

INITIAL POINT  
SET 5/8" I.R. W/YPC  
[THIS CORNER IS NE  
CORNER OR RYCKMAN  
TRACT PER M-210252-96]  
FD. 5/8" I.R. W/YPC  
MARKED: "K+D ENG.  
LS 1630" BRG.  
S 74°48'45" W 0.27'

TRACT "A"  
TO BE DEDICATED TO  
CITY BY SEPARATE  
SEPARATE DOCUMENT

TRACT "B"  
1" RESERVE STRIP TO  
TO BE DEDICATED TO  
CITY BY SEPARATE  
DOCUMENT.

TRACT "C"  
1" RESERVE STRIP TO BE  
DEDICATED TO CITY BY  
SEPARATE DOCUMENT

TRACT "D"  
1" RESERVE STRIP TO BE  
DEDICATED TO CITY BY  
SEPARATE DOCUMENT

TRACT "E"  
1" RESERVE STRIP TO BE  
DEDICATED TO CITY BY  
SEPARATE DOCUMENT

BK 9, PG 60

# ORCHARD HEIGHTS

A SUBDIVISION LOCATED IN THE

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

JANUARY 10, 1997

### APPROVALS:

THIS PLAT APPROVED THIS 10<sup>th</sup> DAY OF MARCH  
1997. CITY OF ALBANY REFERENCE FILE M1-01-96.

BY: [Signature] 3-10-97  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF ALBANY DATE

BY: [Signature] 3-10-97  
PUBLIC WORKS DIRECTOR  
CITY OF ALBANY DATE

BY: Ray Wilson 3-12-97  
FOR BENTON COUNTY SURVEYOR DATE

BY: [Signature] 3-12-97  
CHAIRPERSON,  
BENTON COUNTY BOARD OF COMMISSIONERS DATE

### ASSESSORS STATEMENT:

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 10<sup>th</sup> DAY OF MARCH, 1997.

BY: [Signature] 3/10/97  
ACTING ASSESSOR  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

### TAX COLLECTION STATEMENT:

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 6/30/97.

BY: [Signature] 3/12/97  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION DATE

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



EXPIRATION DATE: 12/31/97

[Signature]  
JACK R. BURRELL, P.L.S. 1630

FILE: 9464D5B2.DWG 3/07/97  
PROJECT: 94-64-D 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

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT I, ALBERT E. RYCKMAN, TRUSTEE FOR THE ALBERT E. RYCKMAN TRUST, DATED FEBRUARY 8, 1989, AM 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, STREETS AND TRACTS AS SHOWN ON THE ATTACHED MAP AND TO BE DEDICATED "ORCHARD HEIGHTS" IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

A) THE FOLLOWING LANDS ARE BEING CONVEYED AND DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:

- 1) STREETS IDENTIFIED AS NW ASHLEY DRIVE AND NW NORTH HEIGHTS DRIVE AS SHOWN ON HEREIN ATTACHED PLAT, FOR STREET RIGHT-OF-WAY AND PUBLIC UTILITIES.
- 2) TRACT "A" AS SHOWN HEREON IS FOR FUTURE STREET RIGHT-OF-WAY AND UTILITY PURPOSES AND WILL BE DEDICATED BY A SEPARATE DOCUMENT.
- 3) TRACTS "B", "C", AND "D" AS SHOWN HEREON ARE 1-FOOT RESERVE STRIPS FOR FUTURE RIGHT-OF-WAY PURPOSES AND WILL BE DEDICATED BY A SEPARATE DOCUMENT.

B) THE FOLLOWING PUBLIC EASEMENTS ARE BEING DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:

- 1) A PUBLIC UTILITY EASEMENT AND A PUBLIC EMERGENCY VEHICLE AND PEDESTRIAN EASEMENT OVER ALL OF TRACT "A", AS SHOWN ON THE HEREIN ATTACHED PLAT.
- 2) A 20.00 FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE NORTHERLY PORTIONS OF LOTS 1, 2, 3 AND TRACT "A" AS SHOWN ON HEREIN ATTACHED PLAT.
- 3) A 15.00 FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE NORTHERLY PORTION OF LOTS 4 AND 5 AS SHOWN ON HEREIN ATTACHED PLAT.
- 4) A 15.00 FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE NORTHERLY PORTION OF LOT 10 AS SHOWN ON HEREIN ATTACHED PLAT.
- 5) A 20.00 FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE WESTERLY PORTION OF LOTS 12, 13, AND 14 AS SHOWN ON HEREIN ATTACHED PLAT.
- 6) A 10.00 FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE SOUTHERLY PORTION OF LOT 14, AND ALONG THE STREETS 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 CITY OF ALBANY FOREVER AND ARE SUBJECT TO THE TERMS SHOWN HEREON.

BY: [Signature]  
ALBERT E. RYCKMAN, TRUSTEE  
TRUSTEE FOR THE ALBERT E. RYCKMAN TRUST  
DATED: FEBRUARY 8, 1989

### ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF Benton ) ss

THIS IS TO CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF March, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED, ALBERT E. RYCKMAN, TRUSTEE FOR THE ALBERT E. RYCKMAN TRUST WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED IN BEHALF OF SAID TRUST.

BY: [Signature]



### GEODETIC CONTROL STATEMENT:

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

### NARRATIVE:

#### PURPOSE:

THIS FINAL PLAT COMPLETES A TENTATIVE SUBDIVISION PLAT APPROVED UNDER CITY OF ALBANY CASE NO. M1-01-96.

#### BOUNDARY DETERMINATION:

- A. NORTH LINE:  
THE POINTS "A" AND "B" WERE USED TO ESTABLISH THE NORTH LINE OF THE THORNTON CLAIM FROM WHICH THE NORTH BOUNDARY OF THIS PLAT WAS ESTABLISHED ACCORDING TO THE DEED OF RYCKMAN'S TRACT AS PER M-210252-96.
- B. WEST LINE:  
FOUND MONUMENTS AT POINTS "A" AND "C" WERE HELD TO ESTABLISH WEST BOUNDARY LINE OF PLAT.
- C. EAST LINE:  
THE MONUMENTS EITHER SET OR FOUND, AS SHOWN ON PLAT MAP, REPRESENTING THE DEED CORNERS OF RYCKMAN AND PETERSON TRACTS WERE HELD TO ESTABLISH THE EAST BOUNDARY LINE OF PLAT.
- D. SOUTH LINE:  
THE LAND TO THE SOUTH IS OWNED BY THE SUBDIVIDER AND THE CORNERS ALONG THE SOUTHERLY BOUNDARY WERE SET AS PER THE TENTATIVE SUBDIVISION PLAT AS APPROVED BY THE CITY OF ALBANY.

#### PUBLIC UTILITY AN 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 CERTIFICATION:

STATE OF OREGON )  
COUNTY OF Benton ) ss

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 60 ON THIS 12<sup>th</sup> DAY OF MARCH, 1997, AT 3:24 O'CLOCK P.M.

BY: [Signature]  
BENTON COUNTY CLERK Sr. Deputy Clerk

### POST-MONUMENTATION CERTIFICATE:

I, JACK R. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT THE INTERIOR CORNERS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 45 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

[Signature]  
JACK R. BURRELL P.L.S. 1630

POST MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE IN MICROFILM NO. M-\_\_\_\_\_.