



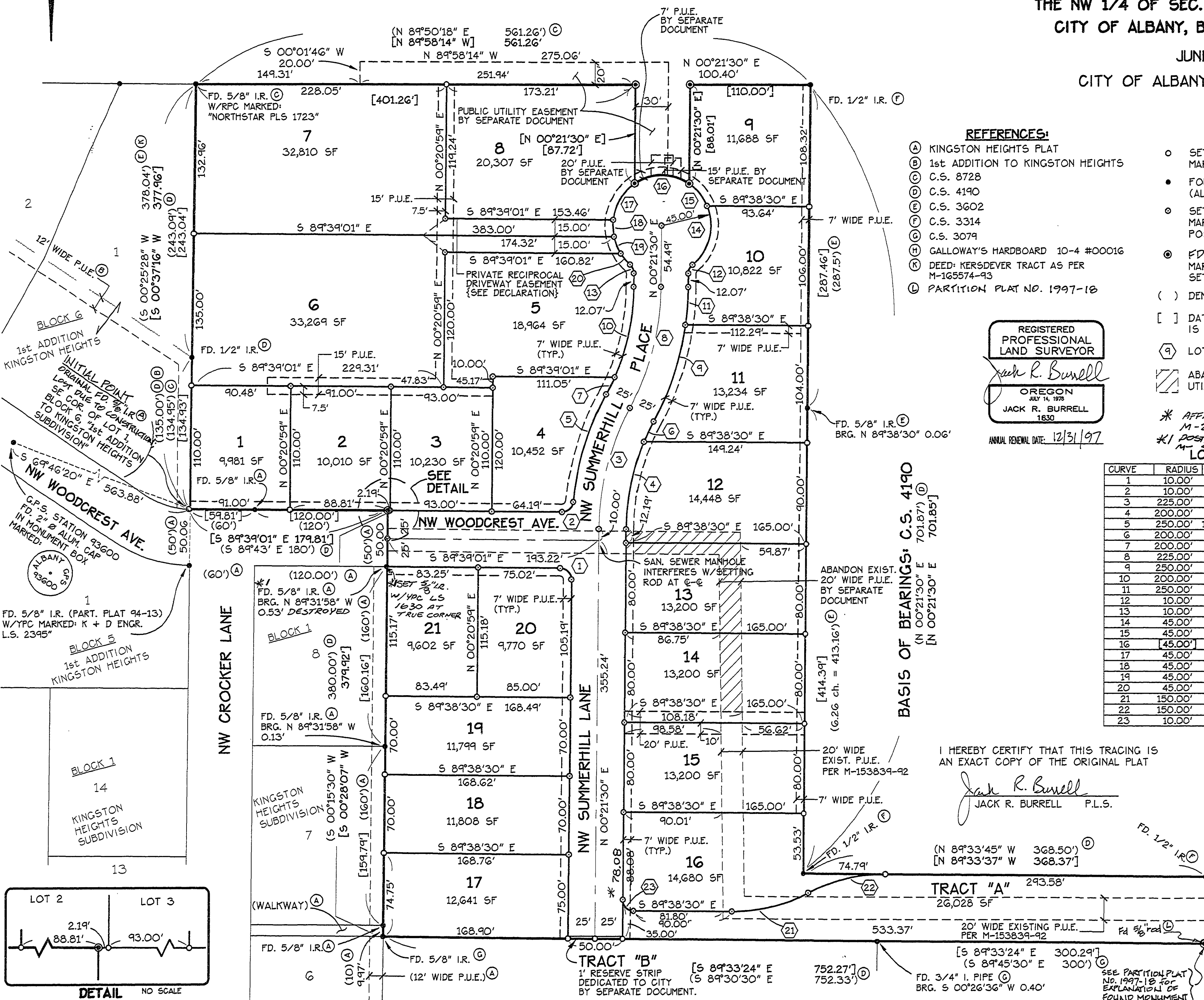
SCALE: 1" = 60'

SUMMERHILL

A SUBDIVISION REPLAT OF PARCEL 1 OF PARTITION PLAT No 1997-18 LOCATED IN THE NW 1/4 OF SEC. 25, T. 10 S., R. 4 W., W.M. CITY OF ALBANY, BENTON COUNTY, OREGON

JUNE 4, 1997

CITY OF ALBANY CASE No M 1-06-94



REFERENCES:

- (A) KINGSTON HEIGHTS PLAT
- (B) 1st ADDITION TO KINGSTON HEIGHTS
- (C) C.S. 8728
- (D) C.S. 4190
- (E) C.S. 3602
- (F) C.S. 3314
- (G) C.S. 3079
- (H) GALLOWAY'S HARDBOARD 10-4 #00016
- (K) DEED: KERSDEVER TRACT AS PER M-165574-93
- (L) PARTITION PLAT No. 1997-18

LEGEND:

- SET 5/8" x 30" STEEL ROD W/YPC MARKED: "K + D ENGR. L.S. 1630"
- FOUND MONUMENTS AS NOTED. (ALL PIPE DIAMETERS ARE INSIDE DIAMETERS)
- SET 5/8" x 30" STEEL ROD W/YPC MARKED: "K + D ENGR. L.S. 1630" BY POST MONUMENTATION
- FD. 5/8" x 30" STEEL ROD W/YPC MARKED: "K + D ENGR. L.S. 1630" AS SET BY PARTITION PLAT No 1997-18.
- () DENOTES RECORD DATA AS NOTED.
- [] DATA FROM PARTITION PLAT No 1997-18. IS SAME AS MEASURED.
- ⑨ LOT LINE CURVE REFERENCE NUMBER
- ▨ ABANDON EXISTING 20' WIDE PUBLIC UTILITY EASEMENT, BY SEPARATE DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack R. Burrell
 OREGON
 JUL 14, 1978
 JACK R. BURRELL
 1630
 ANNUAL RENEWAL DATE: 12/31/97

* AFFIDAVIT OF CORRECTION PER M-237355-97
 * I POST MONUMENTATION AFFIDAVIT PER M-239208-97

LOT LINE CURVE TABLE:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	10.00'	15.71'	14.14'	S 44°38'45" E	90°00'31"
2	10.00'	14.74'	13.44'	N 48°06'45" E	84°28'29"
3	225.00'	112.41'	111.24'	N 14°40'14" E	28°37'28"
4	200.00'	79.92'	79.39'	N 11°48'20" E	22°53'40"
5	250.00'	100.83'	100.15'	N 17°25'44" E	23°06'29"
6	200.00'	20.00'	19.99'	N 26°07'04" E	05°43'48"
7	200.00'	16.98'	16.98'	N 26°33'01" E	04°51'55"
8	225.00'	112.41'	111.24'	N 14°40'14" E	28°37'28"
9	250.00'	91.02'	90.52'	N 18°33'09" E	20°51'38"
10	200.00'	82.94'	82.34'	N 12°14'17" E	23°45'33"
11	250.00'	33.88'	33.85'	N 04°14'25" E	07°45'50"
12	10.00'	8.81'	8.53'	N 25°35'52" E	50°28'44"
13	10.00'	8.81'	8.53'	N 24°52'52" W	50°28'44"
14	45.00'	57.88'	53.97'	N 13°59'33" E	73°41'22"
15	45.00'	25.95'	25.94'	N 39°22'21" W	33°02'25"
16	45.00'	53.01'	50.00'	N 89°38'30" W	67°29'43"
17	45.00'	39.24'	38.01'	S 31°37'42" W	49°57'44"
18	45.00'	15.10'	15.03'	S 02°57'48" E	19°13'14"
19	45.00'	16.43'	16.34'	S 23°02'08" E	20°55'26"
20	45.00'	13.06'	13.01'	S 41°48'32" E	16°37'23"
21	150.00'	72.59'	71.88'	N 76°29'43" E	27°43'33"
22	150.00'	72.80'	72.09'	N 76°32'10" E	27°48'26"
23	10.00'	15.71'	14.14'	N 44°38'30" W	90°00'00"

BASIS OF BEARINGS: C.S. 4190
(N 00°21'30" E 701.87') (D)
(N 00°21'30" E 701.85')

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

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

ABBREVIATIONS:

- FD. FOUND
- I.R. IRON ROD
- I. PIPE IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- BRG BEARING
- EXIST. EXISTING

Date: 7/24/1997 Time: 12:54:2
 View: PLOT Scale: 1=60
 File: DWG\97-56\9756B-S1.dwg (cpu#12 M.E.H.)
 K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO SET MONUMENTS FOR "SUMMERHILL", A SUBDIVISION THAT HAS BEEN APPROVED BY THE CITY OF ALBANY, BENTON COUNTY, OREGON. (CITY OF ALBANY FILE NO. M 1-06-94).

GEODETIC CONTROL STATEMENT:

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

BOUNDARY DETERMINATION:

THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS PLAT IS ESTABLISHED A PREVIOUS PARTITION PLAT RECORDED IN BENTON COUNTY AS PARTITION PLAT No. 1997-18.

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 PARCELS ARE LAID OUT AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT No 1997-18.

THE AREA OF THE HEREIN TRACT BEING SUBDIVIDED CONTAINS 8.66 ACRES OF LAND, MORE OR LESS.



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

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

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 SUB-DIVISION WILL BE MONUMENTED WITHIN 45 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS

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

POST-MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETE THE 1st DAY OF DECEMBER, 1997, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH BENTON COUNTY RECORDS OFFICE IN MICROFILM No. M-239208-97 *1

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 OF 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.

PRIVATE EASEMENT STATEMENT

THE PRIVATE EASEMENT BEING CREATED BY THIS PLAT IS FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THIS PRIVATE EASEMENT SHALL RUN WITH THE LOTS UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE LOTS BENEFITTING FROM THE PRIVATE EASEMENT SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENT PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT, SUMMERHILL JOINT VENTURE, 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, TRACTS, AND STREETS AS SHOWN ON SAID PLAT AND TO BE DEDICATED "SUMMERHILL" 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 SUMMERHILL LANE, NW SUMMERHILL PLACE, AND NW WOOD-CREST AVENUE AS SHOWN ON THE HEREIN ATTACHED PLAT, FOR STREET RIGHT-OF-WAY AND PUBLIC UTILITIES.
- 2) TRACT "A" AS SHOWN HEREIN IS RESERVED FOR FUTURE RIGHT-OF-WAY PURPOSES AND WILL BE DEDICATED TO THE CITY OF ALBANY BY A SEPARATE DOCUMENT.
- 3) TRACT "B" IS A 1-FOOT RESERVE STRIP AT THE END OF NW SUMMERHILL LANE AS SHOWN HEREON FOR FUTURE RIGHT-OF-WAY PURPOSES AND WILL BE DEDICATED TO THE CITY OF ALBANY BY A SEPARATE DOCUMENT.

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

- 1) A PUBLIC UTILITY AND SERVICE EASEMENT ALONG ALL STREET RIGHT-OF-WAYS, AS SHOWN ON THE HEREIN ATTACHED PLAT. THIS EASEMENT IS 7-FEET WIDE ALONG ALL RIGHT-OF-WAYS.
- 2) A 20-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE COMMON LOT LINE OF LOTS 14 AND 15, AS SHOWN ON THE HEREIN ATTACHED PLAT.
- 3) A 7-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG EAST LINE OF LOTS 9-15, INCLUSIVE AND ALONG THE NORTH LINE OF LOT 11, AS SHOWN ON THE HEREIN ATTACHED PLAT.
- 4) A 15-FOOT WIDE PUBLIC UTILITY EASEMENT IN LOTS 1, 2, 3, 5, 6, 7, AND 8, AS AS SHOWN ON THE HEREIN ATTACHED PLAT.

C) THE FOLLOWING PRIVATE EASEMENTS ARE BEING CREATED BY THIS DECLARATION FOR THE FOLLOWING PURPOSES:

- 1) A PRIVATE DRIVEWAY EASEMENT IS HEREBY DECLARED OVER PORTIONS OF LOT 6 AND LOT 7, AS SHOWN ON THE HEREIN ATTACHED PLAT. THIS ACCESS EASEMENT IS FOR THE USE AND BENEFIT OF LOT 6 AND 7. THIS EASEMENT PROVIDES PRIMARY VEHICULAR ACCESS TO LOT 6 AND 7. THOSE LOTS THAT USE THIS EASEMENT TO GAIN DIRECT ACCESS FROM THE STREET TO THEIR RESPECTIVE GARAGES WILL SHARE EQUALLY IN THE MONETARY RESPONSIBILITY FOR THE MAINTENANCE OF THE DRIVEWAY FACILITY LOCATED WITHIN THIS EASEMENT.

D) THE FOLLOWING TREE REMOVAL STATEMENT IS BEING CREATED BY THIS DECLARATION FOR THE FOLLOWING PURPOSES:

- 1) REMOVAL OF FIVE OR MORE TREES IN EXCESS OF 10 INCHES IN DIAMETER, WITHIN ONE CALENDAR YEAR REQUIRES A SITE PLAN REVIEW PERMIT FROM THE CITY OF ALBANY. THE ABOVE STATEMENT AFFECTS LOTS LOTS 3, 6, 7, 13, 14, 15, AND 17.
- 2) NO TREES LYING WITHIN 15 FEET OF THE REAR PROPERTY LINE ON ANY LOT CREATED BY THIS SUBDIVISION MAY BE REMOVED EXCEPT WHERE REMOVAL IS DESIRED FOR SUNLIGHT OR TO PROTECT AGAINST WINDFALL AND WITH THE CONCURRENCE OF THE NEIGHBOR DIRECTLY ADJACENT TO REAR PROPERTY LINE. THE ABOVE STATEMENT AFFECTS LOTS 1, 3, 6, 7, 10, 11, 13, 14, 15, AND 17.

THE PRIVATE EASEMENT DESCRIBED ABOVE AND AS SHOWN ON THE HEREIN ATTACHED PLAT ARE DECLARED TO AFFECT SAID LOTS AND SHALL RUN WITH THE LAND AND BE IN EFFECT UNTIL OTHERWISE AGREED BY SUBJECT LAND OWNERS. THE PRIVATE EASEMENT ARE SUBJECT TO THE TERMS SHOWN HEREON.

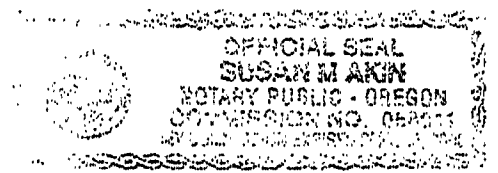
BY: *Carl T. Coffman*
CARL T. COFFMAN, PRESIDENT
SUMMERHILL JOINT VENTURE

NOTE:

- 1. TITLE REPORT INDICATES THAT THERE IS A POWER AND TELEPHONE EASEMENT ON THE PROPERTY FOR ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES (AS PER BOOK 123, PAGE 248 OF BENTON COUNTY DEED RECORDS. THIS EASEMENT IS NOT LOCATABLE BY SURVEY.
- 2. AFFIDAVIT OF CONSENT OF CENTENNIAL BANK BY SEPARATE DOCUMENT RECORDED IN M-234044-97.
- 3. AFFIDAVIT OF CONSENT OF VICTORIA RUDOMETKIN AND GREGORY H. MACPHERSON BY SEPARATE DOCUMENT RECORDED IN M- 234045 -97 AND M- 234045 -97, RESPECTIVELY

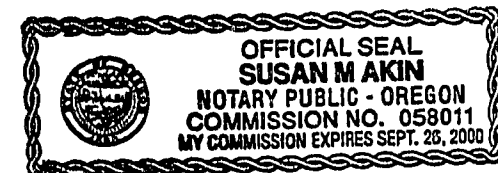
ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
COUNTY OF Clackamas)



ON THIS 11 OF AUGUST, 1997, CARL T. COFFMAN, PRESIDENT OF SUMMERHILL JOINT VENTURE PERSONALLY CAME BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID COUNTY AND STATE, AND THEY ACKNOWLEDGED TO ME THE FOREGOING DECLARATION FREELY AND VOLUNTARILY FOR THE PURPOSES HEREIN NAMED.

BY: *Susan M. Akin*



SUMMERHILL
A SUBDIVISION REPLAT OF PARCEL 1 OF
PARTITION PLAT No 1997-18 LOCATED IN
THE NW 1/4 OF SEC. 25, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

JUNE 4, 1996
CITY OF ALBANY CASE No M 1-06-94

APPROVALS:

- BY: *Michael Leonard for Mark Heason* 9/2/97
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE
- BY: *Richard A. Stearns for John B. Stearns* 9/2/97
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE
- BY: *Ray Wilson* 9/3/97
FOR BENTON COUNTY SURVEYOR DATE
- BY: *Orville K. H. H. H. H.* 9/3/97
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 1997-1998 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 18 DAY OF AUGUST, 1997.

BY: *Ken E. J. J. J.* 8/18/97
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 PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1997

BY: *Dean A. Stephens* 8/20/97
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE AUDITING AND TAX COLLECTION DATE

RECORDERS CERTIFICATION:

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 BOOK OF SUBDIVISION PLATS AS PLAT No. 9 Perls ON THIS 4th DAY OF SEPT., 1997, AT 11:20 O'CLOCK A.M.

BY: *W. J. J.*
BENTON COUNTY CLERK
Sr. Deputy Clerk

Date: 8/8/1997 Time: 11:7:20
View: PLOT Scale: 1=60
File: DWG\97-56\9756B-52.dwg (cpu#12 M.E.H.)
K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583