

MAYBERRY ESTATES

LOCATED IN SE 1/4 SEC 35, T10S, R4W, W.M. CITY OF ALBANY BENTON COUNTY, OREGON OCTOBER 10, 1997 SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 22, 1974 JOHN SEADERS 1014

EXPIRES 06/30/98

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

BY: JOHN SEADERS

MSS INC 531 SW 4TH CORVALLIS, OR 97333 (541) 753-1320 09/97/DM/Y276PLAT

- LEGEND: SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS 1014'... DATA OF, OR COMPUTED FROM, THE FOLLOWING REFERENCES... CURVE NUMBER - SEE CURVE TABLE...

BASIS OF BEARINGS AS PER C.S. 9132 (N89°38'18"E 460.37)R1 (N89°38'18"E 460.37)

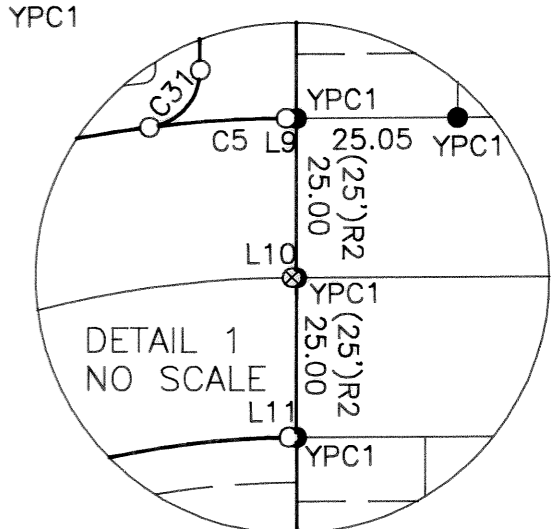
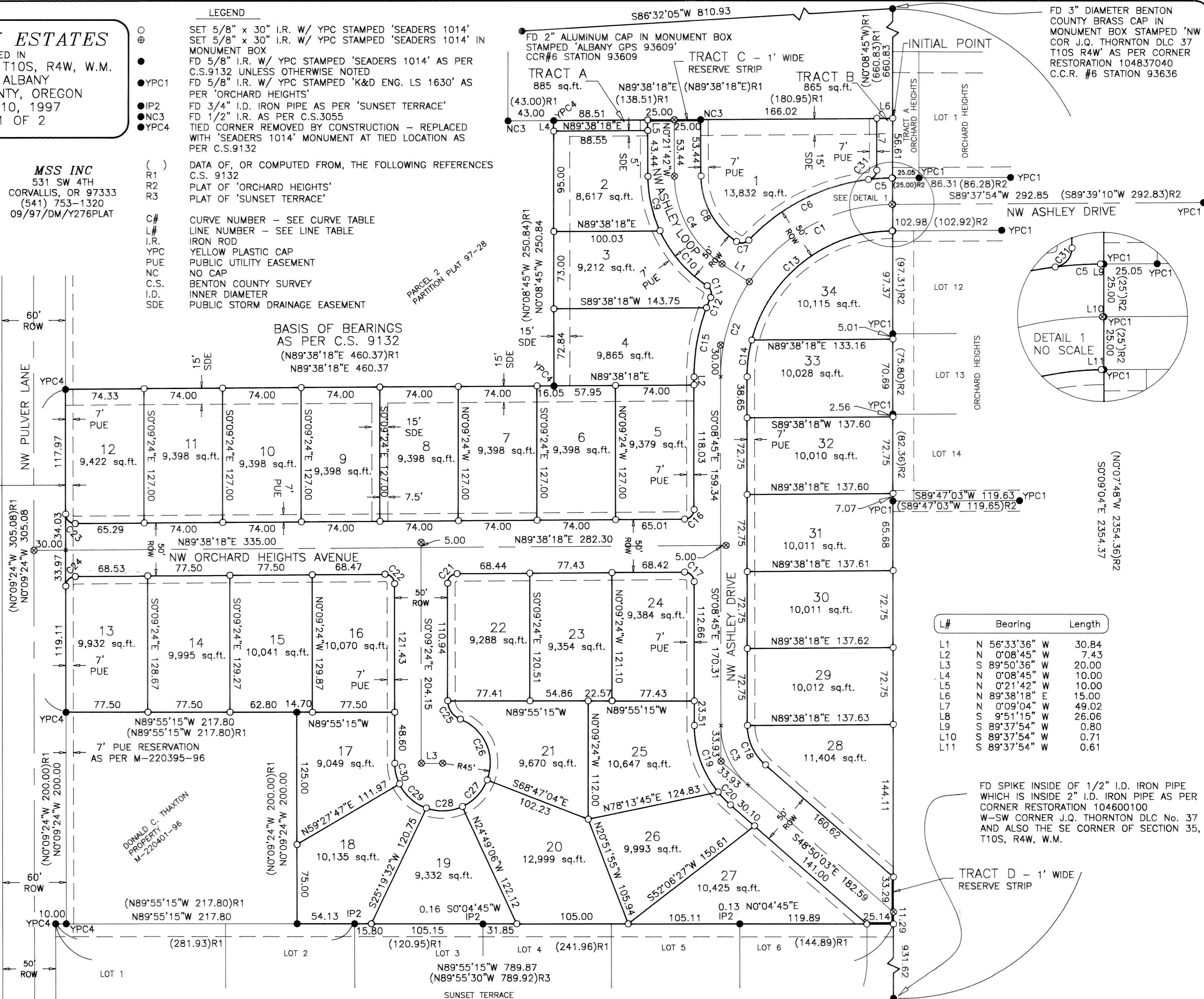
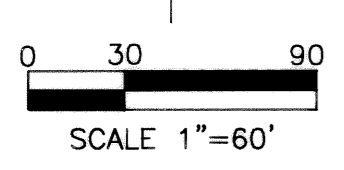


Table with 3 columns: L#, Bearing, Length. Lists curve data for L1 through L11.

FD SPIKE INSIDE OF 1/2" I.D. IRON PIPE WHICH IS INSIDE 2" I.D. IRON PIPE AS PER CORNER RESTORATION 104600100



DRAWING NUMBER
MAYBERRY ESTATES

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
MAYBERRY ESTATES

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE

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OREGON
JULY 22, 1974
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1014

EXPIRES 06/30/98

MSS INC
531 SW 4TH
CORVALLIS, OR 97333
(541) 753-1320
09/97/DM/Y276PLAT

I HEREBY CERTIFY THIS TO
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THE ORIGINAL PLAT
BY: *John Seaders*
JOHN SEADERS

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PROPERTY AT THE REQUEST OF MAYBERRY ESTATES, L.P., AS PER CITY OF ALBANY CASE M1-04-96. I ESTABLISHED THE NORTH, SOUTH AND WEST BOUNDARIES OF THE SUBDIVISION AS SHOWN IN BENTON COUNTY SURVEY 9132. THE MONUMENTS MARKING THE WEST BOUNDARY WERE REMOVED DURING STREET CONSTRUCTION OF NW PULVER LANE. I REPLACED THOSE MONUMENTS AT THEIR LOCATION AS TIED BY C.S. 9132. THE MONUMENTS MARKING THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBDIVISION WERE ALSO REMOVED BY CONSTRUCTION. I SURVEYED THE NORTHWEST AND WEST-SOUTHWEST CORNER OF THE J. QUINN THORNTON DONATION LAND CLAIM No. 37 TO ESTABLISH THE EAST LINE OF THE SUBDIVISION AND EXTENDED THE NORTH AND SOUTH LINES TO INTERSECT THE EAST LINE. THIS LINE AGREED WITH THE WEST LINE OF THE ADJOINING ORCHARD HEIGHTS SUBDIVISION. THE BASIS OF BEARINGS IS THAT LINE SHOWN ON THE ATTACHED MAP AS PER BENTON COUNTY SURVEY 9132.

APPROVALS

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD 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 4th DAY OF DECEMBER, 1997

BY: *John E. Farrell* ACTING ASSESSOR 12-4-97
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1998

BY: *Maury K. Olney*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED *Gordon Steffensen for Mark Yeager* 12-29-97
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

APPROVED *Ray Wilson* 1/2/98
FOR BENTON COUNTY SURVEYOR DATE

APPROVED *Don Davoren* FOR HELEN BURNS SWAPP 12-31-97
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

APPROVED *Bob Speaker* 1-2-98
Vice-CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

STATE OF OREGON)
)SS
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THE PLAT OF MAYBERRY ESTATES WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS, BOOK 9 PAGE 68, ON THIS 2nd DAY OF JANUARY, 1998, AT 9:41 O'CLOCK AM

BY: *W. Allison*
BENTON COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MAYBERRY ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, IS RECORDED OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED ON THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THE ATTACHED PLAT AND TO BE DEDICATED AS 'MAYBERRY ESTATES' AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, WITHOUT RESERVATION OR RESTRICTION, THE EASEMENTS AND STREET RIGHTS-OF-WAY AS SHOWN, FOR SAID PURPOSES RESPECTIVELY. A PUBLIC UTILITY EASEMENT AND A PUBLIC ACCESS EASEMENT ARE HEREBY DEDICATED TO THE PUBLIC OVER ALL OF TRACT A AND TRACT B, AS SHOWN ON THE ATTACHED PLAT. TRACT A AND TRACT B WILL BE DEDICATED TO THE CITY OF ALBANY BY SEPARATE DOCUMENT. TRACT C AND TRACT D ARE 1 FOOT WIDE RESERVE STRIPS FOR FUTURE RIGHT-OF-WAY PURPOSES AND WILL BE DEDICATED TO THE CITY OF ALBANY BY SEPARATE DOCUMENT.

BY: *Steve Allen*
STEVE ALLEN, BY POWER OF ATTORNEY FOR RICHARD SCHNEIDER, GENERAL PARTNER OF MAYBERRY ESTATES, L.P.
(POWER OF ATTORNEY DOCUMENT RECORDED AS M-237763-97 IN THE BENTON COUNTY RECORDS)

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
COUNTY OF Benton)

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF November, 1997, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF Benton, DID PERSONALLY APPEAR STEVE ALLEN BY POWER OF ATTORNEY FOR RICHARD SCHNEIDER, GENERAL PARTNER FOR MAYBERRY ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DID SO FREELY AND VOLUNTARILY.

Monica Chamberlain
NOTARY PUBLIC FOR THE STATE OF OREGON



NOTE

TITLE REPORT INDICATES THAT THERE IS AN EASEMENT FOR MOUNTAIN STATES POWER COMPANY (BOOK 71 PAGE 469 OF BENTON COUNTY DEED RECORDS) FOR ONE ANCHOR GUY. THIS EASEMENT IS NOT LOCATABLE BY SURVEY.

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION CONSENT AFFIDAVIT EXECUTED BY LIBERTY FEDERAL BANK, S.B., THE RECORDED TRUST DEED HOLDER, AND RECORDED IN THE BENTON COUNTY DEED RECORDS AS M-239673-97

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I DID ACCURATELY SURVEY, SUBDIVIDE, AND PLAT INTO LOTS, TRACTS AND STREET RIGHTS-OF-WAY THE LANDS REPRESENTED ON THE ATTACHED MAP OF 'MAYBERRY ESTATES', THE BOUNDARY OF WHICH IS AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORDS M-220397-96, SAID CORNER BEING ON THE WEST LINE OF THE J. QUINN THORNTON DONATION LAND CLAIM No. 37, AND ALSO IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON; THENCE ALONG SAID WEST DONATION LAND CLAIM LINE SOUTH 0°09'04" EAST 761.92 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID M-220397-96 PROPERTY, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SUNSET TERRACE, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID SUNSET TERRACE NORTH 89°55'15" WEST 562.07 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORDS M-220401-96; THENCE ALONG THE EAST LINE OF SAID M-220401-96 PROPERTY NORTH 0°09'24" WEST 200.00 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER; THENCE ALONG THE NORTH LINE OF SAID M-220401-96 PROPERTY NORTH 89°55'15" WEST 217.80 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER, SAID NORTHWEST CORNER BEING ON THE EAST RIGHT OF WAY LINE OF NW PULVER LANE (P04924); THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 0°09'24" WEST 305.08 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 97-28, A PARTITION OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 NORTH 89°38'18" EAST 460.37 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 NORTH 0°08'45" WEST 250.84 FEET TO A 5/8 INCH IRON ROD ON THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT 93-42, A PARTITION OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG SAID NORTH LINE NORTH 89°38'18" EAST 319.53 FEET TO THE INITIAL POINT.

C#	Radius	Delta	Length	Bearing	Chord
C1	162.50	56°11'18"	159.36	S 61°32'15" W	153.05
C2	162.50	33°35'21"	95.26	S 16°38'56" W	93.91
C3	75.00	48°41'18"	63.73	N 24°29'24" W	61.83
C4	100.00	56°11'54"	98.08	N 28°27'39" W	94.20
C5	187.50	6°46'15"	22.16	S 86°14'46" W	22.14
C6	187.50	39°27'14"	129.11	S 63°08'02" W	126.58
C7	9.00	80°11'55"	12.60	S 83°30'22" W	11.59
C8	75.00	56°01'58"	73.35	N 28°22'41" W	70.46
C9	125.00	24°21'30"	53.14	N 12°32'27" W	52.74
C10	125.00	31°45'26"	69.28	N 40°35'55" W	68.40
C11	9.00	79°57'22"	12.56	N 16°29'57" W	11.56
C12	187.50	3°11'41"	10.45	S 21°52'54" W	10.45
C13	137.50	75°11'38"	180.45	S 52°02'05" W	167.78
C14	137.50	14°35'01"	35.00	S 7°08'46" W	34.90
C15	187.50	20°25'48"	66.86	S 10°04'09" W	66.50
C16	9.00	89°47'03"	14.10	S 44°44'46" W	12.70
C17	9.00	90°12'57"	14.17	N 45°15'14" W	12.75
C18	50.00	48°41'18"	42.49	N 24°29'24" W	41.22
C19	100.00	39°00'19"	68.08	N 19°38'55" W	66.77
C20	100.00	9°40'59"	16.90	N 43°59'34" W	16.88
C21	9.00	89°47'42"	14.10	S 44°44'27" W	12.71
C22	9.00	90°12'18"	14.17	N 45°15'33" W	12.75
C23	9.00	90°12'18"	14.17	N 45°15'33" W	12.75
C24	9.00	89°47'42"	14.10	S 44°44'27" W	12.71
C25	19.00	67°58'32"	22.54	N 34°08'40" W	21.24
C26	45.00	88°45'03"	69.70	N 23°45'25" W	62.94
C27	45.00	44°33'48"	35.00	S 42°54'00" W	34.12
C28	45.00	44°33'48"	35.00	S 87°27'48" W	34.12
C29	45.00	44°33'48"	35.00	N 47°58'23" W	34.12
C30	45.00	25°32'05"	20.05	N 12°55'27" W	19.89
C31	9.00	83°00'43"	13.04	S 41°21'17" W	11.93