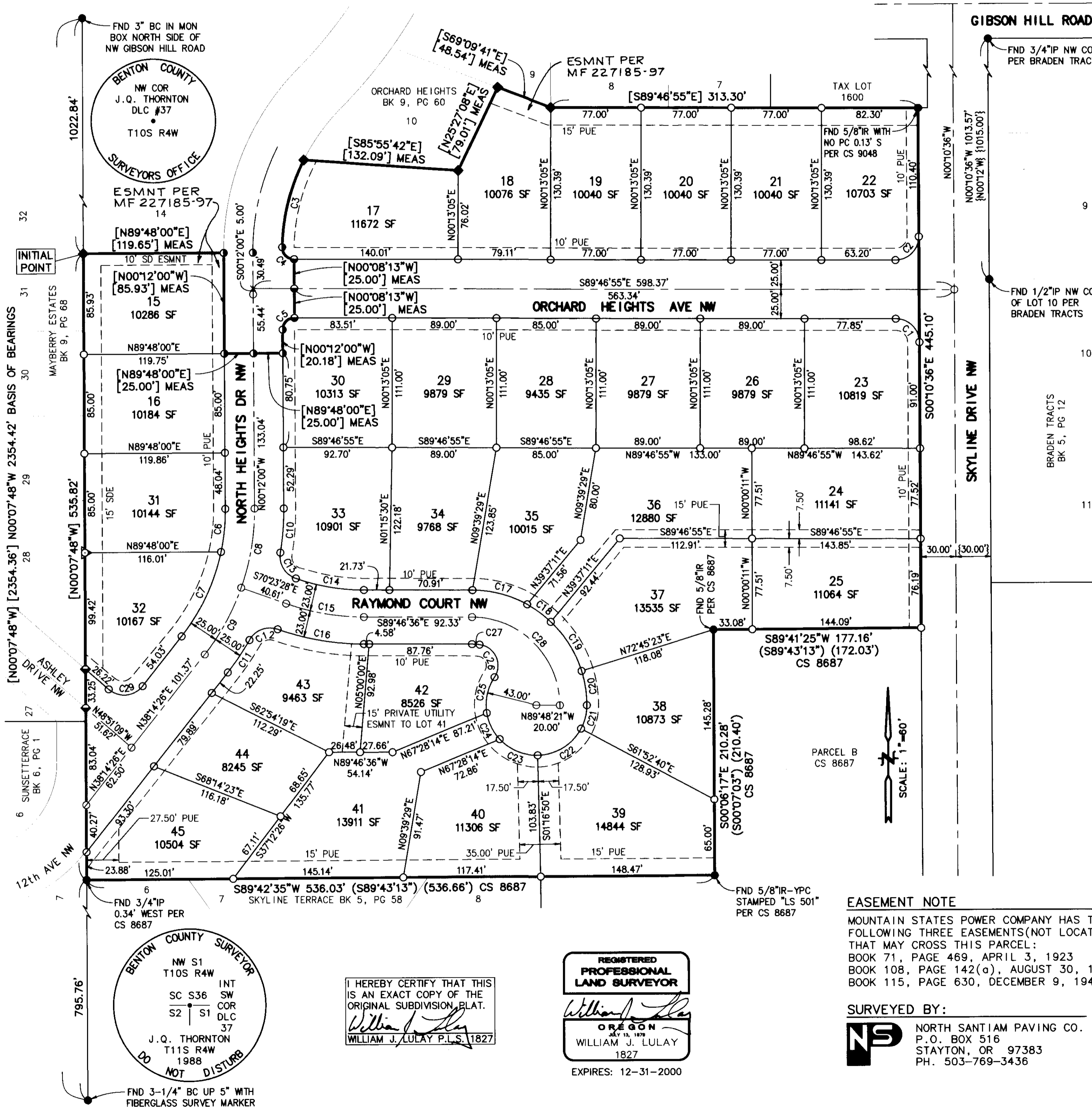


ORCHARD HEIGHTS - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE
MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

JANUARY 12, 1999

SHEET 1 OF 2



CURVE DATA					
No	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	20.00'	90°23'41"	31.55'	S44°58'45"E	28.38'
C2	20.00'	89°36'19"	31.28'	S45°01'15"W	28.19'
C3	175.00'	25°23'26"	77.55'	N13°58'35"E	76.92'
[C3]	[175.00']	[25°23'32"]	[77.56']	[N13°58'28"E]	[76.92']
C4	10.00'	91°28'37"	15.97'	N44°27'39"W	14.32'
[C4]	[10.00']	[91°28'42"]	[15.97']	[N44°27'39"W]	[14.32']
C5	10.00'	90°00'00"	15.71'	N44°48'00"E	14.14'
C6	175.00'	12°11'33"	37.24'	S05°53'46"W	37.17'
C7	175.00'	26°14'53"	80.17'	S25°06'59"W	79.47'
C8	200.00'	19°48'32"	69.15'	N09°42'16"E	68.80'
C9	200.00'	18°37'54"	65.04'	N28°55'29"E	64.75'
C10	225.00'	09°42'01"	38.09'	S04°39'01"W	38.05'
C11	225.00'	08°29'21"	33.34'	S34°00'11"W	33.31'
C12	20.00'	80°08'43"	27.98'	S69°24'09"W	25.75'
C13	20.00'	80°06'15"	27.96'	S30°33'06"E	25.74'
C14	177.00'	19°10'32"	59.24'	S80°11'30"E	58.96'
C15	200.00'	19°23'08"	67.67'	S80°05'02"E	67.35'
C16	223.00'	19°14'48"	74.91'	N80°09'12"W	74.56'
C17	98.00'	28°31'44"	48.80'	N75°20'46"W	48.29'
C18	98.00'	14°40'54"	25.11'	N53°44'29"W	25.04'
C19	98.00'	29°09'25"	49.87'	N31°49'20"W	49.33'
C20	98.00'	17°26'16"	29.83'	N08°31'29"W	29.71'
C21	43.00'	27°55'42"	20.96'	N14°09'30"E	20.75'
C22	43.00'	60°35'49"	45.48'	N58°25'15"E	43.39'
C23	43.00'	48°20'06"	36.28'	S67°06'47"E	35.21'
C24	43.00'	33°51'50"	25.41'	S26°00'49"E	25.05'
C25	43.00'	42°51'32"	32.17'	S12°20'52"W	31.42'
C26	18.00'	116°31'05"	36.61'	S24°28'55"E	30.62'
C27	52.00'	07°03'56"	6.41'	S86°16'25"E	6.41'
C28	75.00'	90°00'00"	117.81'	S44°48'21"E	106.07'
C29	20.00'	92°54'25"	32.43'	S84°41'38"W	28.99'

LEGEND

- MONUMENT FOUND PER RECORD INFORMATION AS NOTED, LEVEL WITH GROUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- ◆ FND 5/8" IR-YPC STAMPED "K & D ENGR RLS 1630" PER ORCHARD HEIGHTS, LEVEL WITH GROUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- FND 5/8" IR-YPC STAMPED "K & D ENGR RLS 1630" PER ORCHARD HEIGHTS, WILL BE POST MONUMENTED RESET AS NEEDED AFTER CONSTRUCTION IS COMPLETED.
- FND 5/8" IR-YPC STAMPED "SEADERS 1014" AS PER MAYBERRY ESTATES, WILL BE POST MONUMENTED RESET AS NEEDED AFTER CONSTRUCTION IS COMPLETED.
- MONUMENT SET: 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LULAY LS 1827".
- ▷ MONUMENT SET 1.00' N89°48'00"E OF TRUE CORNER DUE TO FENCE: 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LULAY LS 1827".
- ⊕ POST MONUMENT SET: 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LULAY LS 1827".
- × CALCULATED POINT FOR OFFSET POST MONUMENT AS NOTED.
- MEAS MEASURED AS PER NOTED RECORD BEARING/DISTANCE.
- () RECORD INFORMATION AS NOTED.
- [] RECORD INFORMATION AS PER ORCHARD HEIGHTS SUBDIVISION.
- { } RECORD INFORMATION AS PER BRADEN TRACTS.
- BC BRASS CAP
- BLK BLOCK
- BK BOOK
- CS COUNTY SURVEY
- COR CORNER
- ESMNT EASEMENT
- FND FOUND
- IP IRON PIPE
- IR IRON ROD
- IR-PC IRON ROD WITH PLASTIC CAP
- IR-YPC IRON ROD WITH YELLOW PLASTIC CAP
- PG PAGE
- PUE PUBLIC UTILITY EASEMENT
- RW RIGHT-OF-WAY
- SF SQUARE FEET
- SD STORM DRAIN
- SDE STORM DRAIN EASEMENT

EASEMENT NOTE

MOUNTAIN STATES POWER COMPANY HAS THE FOLLOWING THREE EASEMENTS (NOT LOCATABLE) THAT MAY CROSS THIS PARCEL:
BOOK 71, PAGE 469, APRIL 3, 1923
BOOK 108, PAGE 142(a), AUGUST 30, 1945
BOOK 115, PAGE 630, DECEMBER 9, 1946

SURVEYED BY:

NS NORTH SANTIAM PAVING CO.
P.O. BOX 516
STAYTON, OR 97383
PH. 503-769-3436

HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.
William J. Lulay
WILLIAM J. LULAY P.L.S. 1827

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM J. LULAY
1827

EXPIRES: 12-31-2000

SURVEYED BY:

NS NORTH SANTIAM PAVING CO.
P.O. BOX 516
STAYTON, OR 97383
PH. 503-769-3436

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William J. Lulay
WILLIAM J. LULAY P.L.S. 1827

REFERENCE SURVEYS USED

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SKYLINE TERRACE: BOOK 5, PAGE 58
ORCHARD HEIGHTS: BOOK 9, PAGE 60
MAYBERRY ESTATES: BOOK 9, PAGE 68
COUNTY SURVEY No 8687

ORCHARD HEIGHTS - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE
MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

JANUARY 12, 1999

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, WILLIAM J. LULAY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS "ORCHARD HEIGHTS - PHASE 2", WHICH IS DESCRIBED AS FOLLOWS:

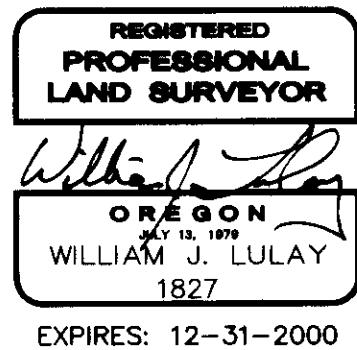
BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF ORCHARD HEIGHTS SUBDIVISION LOCATED IN THE CITY OF ALBANY, BENTON COUNTY, OREGON; THENCE ALONG THE SOUTHERLY LINE OF SAID ORCHARD HEIGHTS SUBDIVISION THE FOLLOWING COURSES:

NORTH 89°48'00" EAST 119.65 FEET; SOUTH 00°12'00" EAST 85.93 FEET; NORTH 89°48'00" EAST 50.00 FEET; NORTH 00°12'00" WEST 20.18 FEET; ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.71 FEET (A CHORD WHICH BEARS SOUTH 44°48'00" EAST 14.14 FEET); NORTH 00°08'13" WEST 50.00 FEET; ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.97 FEET (A CHORD WHICH BEARS NORTH 44°27'39" WEST 14.32 FEET); ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT 77.55 FEET (A CHORD WHICH BEARS NORTH 13°58'35" EAST 76.92 FEET;); SOUTH 85°55'42" EAST 132.09 FEET; NORTH 25°27'08" EAST 79.01 FEET; SOUTH 89°09'41" EAST 48.54 FEET; SOUTH 89°46'55" EAST 313.30 FEET TO THE WEST RIGHT-OF-WAY OF NW SKYLINE DRIVE;

THENCE SOUTH 00°10'36" EAST ALONG SAID WEST RIGHT-OF-WAY 445.10 FEET TO THE NORTHEAST CORNER OF PARCEL B AS PER COUNTY SURVEY 8687; THENCE SOUTH 89°41'25" WEST ALONG THE NORTH LINE OF SAID PARCEL B 177.16 FEET; THENCE SOUTH 00°06'17" EAST 210.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B;

THENCE SOUTH 89°42'35" WEST 536.03 FEET TO THE NORTHWEST CORNER TO LOT 6 OF SKYLINE TERRACE; THENCE NORTH 00°07'48" WEST 535.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.14 ACRES, MORE OR LESS.

William J. Lulay
WILLIAM J. LULAY
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 1827



DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT ORCHARD HEIGHTS DEVELOPMENT COMPANY LLC BY PRO-CONSTRUCT INC., BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON MADE AND DESIRING TO DISPOSE OF THE SAME IN LOTS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE NAME TO BE KNOWN AS "ORCHARD HEIGHTS - PHASE 2". I HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS AND EASEMENTS LAID OUT THROUGH AND UPON SAID LAND AS SHOWN OR NOTED ON THE WITHIN PLAT. I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS LEVIED AGAINST SAID LAND HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF I HAVE SET OUR HAND THIS 14TH DAY OF January, 1999.

ORCHARD HEIGHTS DEVELOPMENT COMPANY LLC
BY PRO-CONSTRUCT, INC.

Ronna L. Chandler
RONNA L. CHANDLER, PRESIDENT

APPROVALS

Gordon Steffenman for Floyd Collins
PUBLIC WORKS DIRECTOR, CITY OF ALBANY
1-28-99
DATE

Don Donovan FOR HELEN BURNS SHARP
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY
1/28/99
DATE

Orville R. Adam
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS
2-5-99
DATE

Ray Wilson
BENTON COUNTY SURVEYOR
2-5-99
DATE

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF Marion s.s.

ON THIS 14th DAY OF January, 1999, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, THE ABOVE NAMED PERSON, RONNA L. CHANDLER AS PRESIDENT OF ORCHARD HEIGHTS DEVELOPMENT COMPANY LLC BY PRO-CONSTRUCT INC., AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

Darlene K. Delaney
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8-24-2000



ASSESSORS STATEMENT

I HEREBY CERTIFY PURSUANT TO O.R.S. 92.095 THAT ALL VALOREM TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1998-1999 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:

3rd DAY OF February, 1999

BY: *Connie Smith*
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT
2/3/99
DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT PHASE 2 OF ORCHARD HEIGHTS. BEARING BASE AND WEST LINE WERE ESTABLISHED BY ACCEPTING D.L.C. CORNERS AS SHOWN ON THE ORIGINAL ORCHARD HEIGHTS SUBDIVISION. CORNERS WITHIN THE SUBDIVISION FIT WELL:

NORTHWEST CORNER OF LOT 6 WAS FOUND TO BE 0.34 FEET WEST OF THE LINE AS RESET BY CS 8687. SOUTH LINE AND SOUTHEAST CORNER MONUMENTS FOUND PER CS 8687. SOUTHEAST CORNER WAS SET 210.30 FEET NORTH OF 5/8" IRON ROD FOUND TO BE 0.10 FEET NORTH.

THE CENTER LINE OF SKYLINE DRIVE WAS ESTABLISHED BY ACCEPTING MONUMENTS FOUND ALONG THE WEST LOTS OF BRADEN TRACTS. THE EAST LINE OF CS 3176 INTENT APPEARS TO ESTABLISH CENTER LINE, BUT SKYLINE TERRACE AS MONUMENTED AND SEVERAL SURVEYS ON THE SOUTH INTRODUCES AN UNINTENDED ANGLE POINT (1.54 FEET WEST AT 5/8" IRON ROD NORTH OF LOT 12). THE NORTH LINE WAS ESTABLISHED BY ACCEPTING ORCHARD HEIGHTS PHASE 1 MONUMENTS AS TIED.

ALL MONUMENTS FOUND WERE IN GOOD CONDITION AND NEAR TO THE SURFACE OF THE GROUND, UNLESS NOTED OTHERWISE.

POST MONUMENTATION STATEMENT

AS PER O.R.S. 92.070 (2), I, WILLIAM J. LULAY SAY THE POST MONUMENTATION OF THE MONUMENTS SHOWN ON THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE PAVING IMPROVEMENTS AND UTILITIES OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST IN ACCORDANCE WITH O.R.S. 92.060.

INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS PER:

_____ OF THE BENTON COUNTY DEED RECORDS.

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 MARKED AND 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 SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

PRIVATE EASEMENT STATEMENT

PRIVATE EASEMENT BEING CREATED BY THIS PLAT ARE FOR THE PURPOSES AND BENEFITS AS EXPRESSED IN THE DECLARATION SHOWN HEREON AND MARKED ON THE ATTACHED MAP. THIS PRIVATE EASEMENT SHALL RUN WITH THE LOTS UPON WHICH THEY ARE LOCATED. THE OWNER OF THE LOTS BENEFITING 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.

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:

June 30, 1999

BY: *Mary K. Okey*
DIRECTOR, BENTON COUNTY DEPARTMENT OF AUDITING AND TAX COLLECTION
2/5/99
DATE

RECORDERS CERTIFICATION

STATE OF OREGON s.s.
COUNTY OF BENTON

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS, BOOK 10, PAGE 3, ON THIS 5th DAY OF FEBRUARY, 1999, AT 1:42 O'CLOCK PM.

BY: *Dana S. Dean*
BENTON COUNTY CLERK Deputy Clerk

SURVEYED BY:

NS NORTH SANTIAM PAVING CO.
P.O. BOX 516
STAYTON, OR 97383
PH. 503-769-3436

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.
William J. Lulay
WILLIAM J. LULAY P.L.S. 1827

REFERENCE SURVEYS USED

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SKYLINE TERRACE: BOOK 5, PAGE 58
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COUNTY SURVEY No 8687

ORCHARD HEIGHTS - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE
MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

JANUARY 12, 1999

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, WILLIAM J. LULAY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS "ORCHARD HEIGHTS - PHASE 2", WHICH IS DESCRIBED AS FOLLOWS:

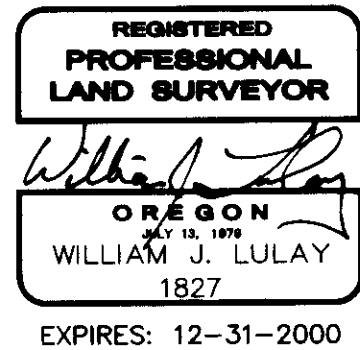
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NORTH 89°48'00" EAST 119.65 FEET; SOUTH 00°12'00" EAST 85.93 FEET; NORTH 89°48'00" EAST 50.00 FEET; NORTH 00°12'00" WEST 20.18 FEET; ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.71 FEET (A CHORD WHICH BEARS SOUTH 44°48'00" EAST 14.14 FEET); NORTH 00°08'13" WEST 50.00 FEET; ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.97 FEET (A CHORD WHICH BEARS NORTH 44°27'39" WEST 14.32 FEET); ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT 77.55 FEET (A CHORD WHICH BEARS NORTH 13°58'35" EAST 76.92 FEET;); SOUTH 85°55'42" EAST 132.09 FEET; NORTH 25°27'08" EAST 79.01 FEET; SOUTH 69°09'41" EAST 48.54 FEET; SOUTH 89°46'55" EAST 313.30 FEET TO THE WEST RIGHT-OF-WAY OF NW SKYLINE DRIVE;

THENCE SOUTH 00°10'36" EAST ALONG SAID WEST RIGHT-OF-WAY 445.10 FEET TO THE NORTHEAST CORNER OF PARCEL B AS PER COUNTY SURVEY 8687; THENCE SOUTH 89°41'25" WEST ALONG THE NORTH LINE OF SAID PARCEL B 177.16 FEET; THENCE SOUTH 00°06'17" EAST 210.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B;

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William J. Lulay
WILLIAM J. LULAY
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 1827



DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT ORCHARD HEIGHTS DEVELOPMENT COMPANY LLC BY PRO-CONSTRUCT INC., BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON MADE AND DESIRING TO DISPOSE OF THE SAME IN LOTS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE NAME TO BE KNOWN AS "ORCHARD HEIGHTS - PHASE 2". I HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS AND EASEMENTS LAID OUT THROUGH AND UPON SAID LAND AS SHOWN OR NOTED ON THE WITHIN PLAT. I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS LEVIED AGAINST SAID LAND HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF I HAVE SET OUR HAND THIS 14TH DAY OF January, 1999.

ORCHARD HEIGHTS DEVELOPMENT COMPANY LLC
BY PRO-CONSTRUCT, INC.

Ronna L. Chandler
RONNA L. CHANDLER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF Marion s.s.

ON THIS 14th DAY OF January, 1999, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, THE ABOVE NAMED PERSON, RONNA L. CHANDLER AS PRESIDENT OF ORCHARD HEIGHTS DEVELOPMENT COMPANY LLC BY PRO-CONSTRUCT INC., AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

Darlene K. Delaney
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8-24-2000



APPROVALS

Gordon Stettin for *Floyd Collins* 1-28-99
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

Don Donovan FOR *HELEN BURNS SHARP* 1/28/99
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

Orilla R. Adam 2-5-99
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

Ray Wilson 2-5-99
BENTON COUNTY SURVEYOR DATE

ASSESSORS STATEMENT

I HEREBY CERTIFY PURSUANT TO O.R.S. 92.095 THAT ALL VALOREM TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1998-1999 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:

3rd DAY OF February, 1999

BY: *Connie Smith* 2/3/99
DIRECTOR, BENTON COUNTY DEPARTMENT 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:

June 30, 1999

BY: *Mary K. O'Leary* 2/5/99
DIRECTOR, BENTON COUNTY DEPARTMENT OF AUDITING AND TAX COLLECTION DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT PHASE 2 OF ORCHARD HEIGHTS. BEARING BASE AND WEST LINE WERE ESTABLISHED BY ACCEPTING D.L.C. CORNERS AS SHOWN ON THE ORIGINAL ORCHARD HEIGHTS SUBDIVISION. CORNERS WITHIN THE SUBDIVISION FIT WELL:

NORTHWEST CORNER OF LOT 6 WAS FOUND TO BE 0.34 FEET WEST OF THE LINE AS RESET BY CS 8687. SOUTH LINE AND SOUTHEAST CORNER MONUMENTS FOUND PER CS 8687. SOUTHEAST CORNER WAS SET 210.30 FEET NORTH OF 5/8" IRON ROD FOUND TO BE 0.10 FEET NORTH.

THE CENTER LINE OF SKYLINE DRIVE WAS ESTABLISHED BY ACCEPTING MONUMENTS FOUND ALONG THE WEST LOTS OF BRADEN TRACTS. THE EAST LINE OF CS 3176 INTENT APPEARS TO ESTABLISH CENTER LINE, BUT SKYLINE TERRACE AS MONUMENTED AND SEVERAL SURVEYS ON THE SOUTH INTRODUCES AN UNINTENDED ANGLE POINT (1.54 FEET WEST AT 5/8" IRON ROD NORTH OF LOT 12). THE NORTH LINE WAS ESTABLISHED BY ACCEPTING ORCHARD HEIGHTS PHASE 1 MONUMENTS AS TIED.

ALL MONUMENTS FOUND WERE IN GOOD CONDITION AND NEAR TO THE SURFACE OF THE GROUND, UNLESS NOTED OTHERWISE.

POST MONUMENTATION STATEMENT

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INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS PER:

M-280422-00 OF THE BENTON COUNTY DEED RECORDS.

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 MARKED AND 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 SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

PRIVATE EASEMENT STATEMENT

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RECORDERS CERTIFICATION

STATE OF OREGON s.s.
COUNTY OF BENTON

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS, BOOK 10, PAGE 3, ON THIS 5th DAY OF FEBRUARY, 1999, AT 1:42 O'CLOCK PM.

BY: *Doreen S. Dean* *Deputy Clerk*
BENTON COUNTY CLERK