

N.P.M. SUBDIVISION PHASE I
 A REPLAT OF
BLOCK 2 AND A PORTION OF BLOCK 3
NORTH POINTE P.U.D.
 LYING IN THE
NORTHWEST 1/4 OF SECTION 6
TOWNSHIP 11 SOUTH, RANGE 3 WEST
WILLAMETTE MERIDIAN
CITY OF ALBANY
BENTON COUNTY, OREGON
 OCTOBER 29, 2001

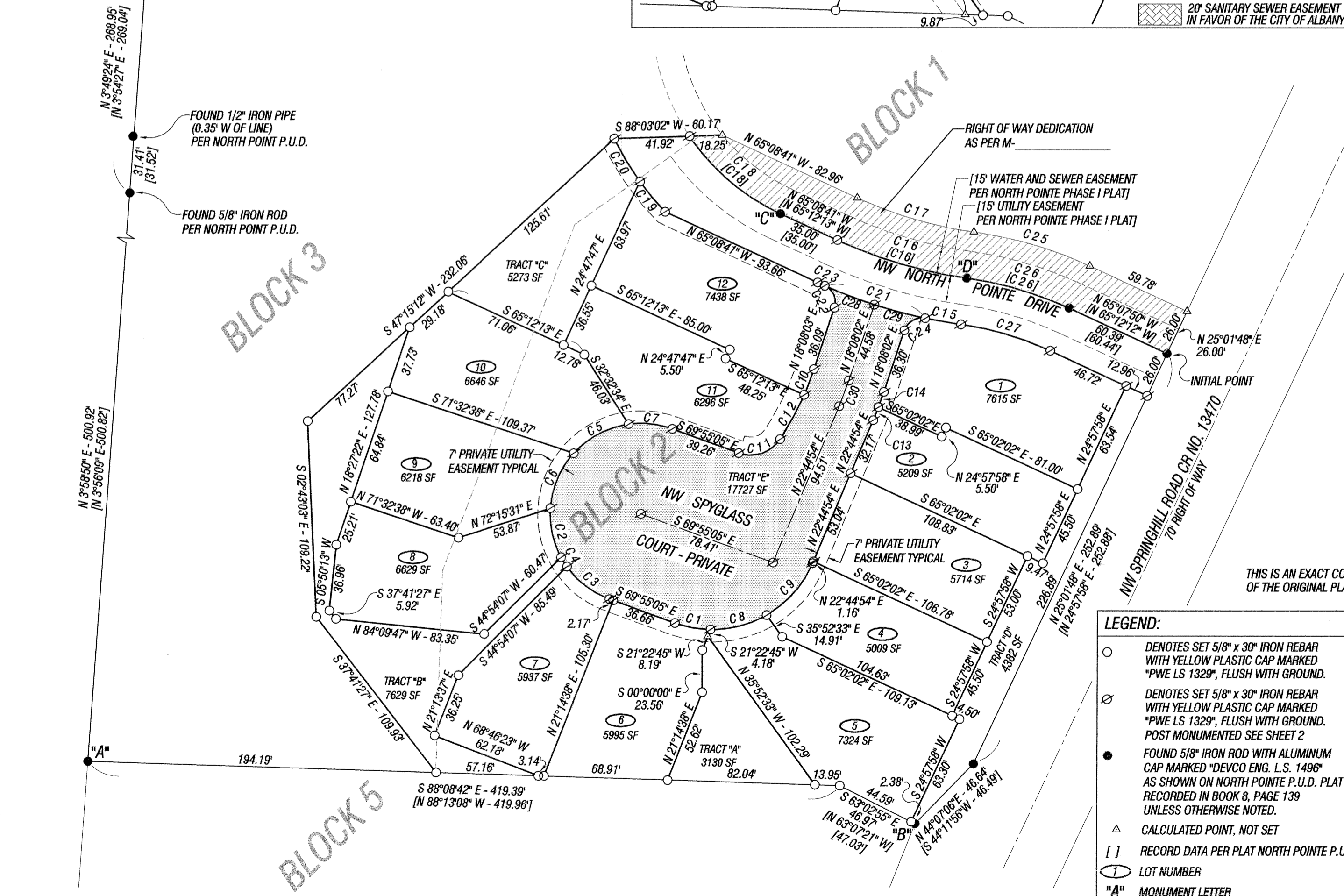
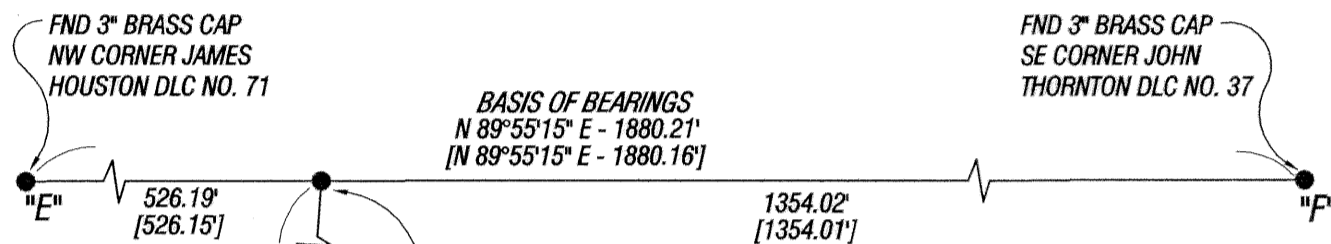
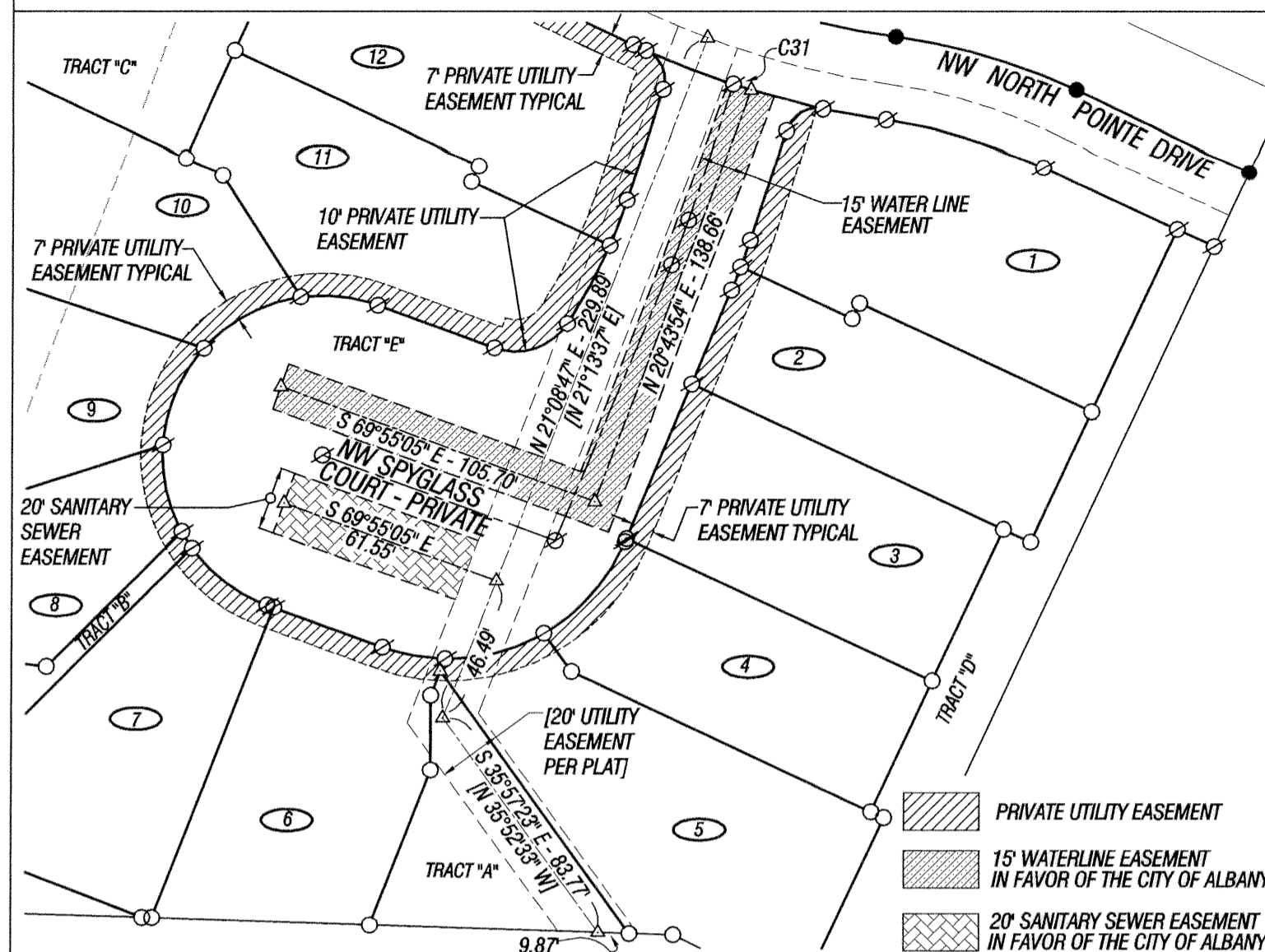
EASEMENT OF RECORD:

EASEMENT RECORDED IN M 85103-86 DESCRIBES AN EASEMENT OVER AN UNDERGROUND DISTRIBUTION LINE AND APPURTENANCES, LOCATED OVER THIS PROPERTY. HOWEVER SAID LINE WAS NOT BUILT, THEREFOR THE EASEMENT COULD NOT BE LOCATED.

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND BYLAWS RECORDED IN N 312678-02, BENTON COUNTY RECORDS.

SCALE 1" = 50'

SPYGLASS COURT EASEMENT DETAIL:



CURVE DATA:

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°13'16"	S 79°31'43" E	10.24	60.50	20.30	20.20
C2	32°12'12"	S 12°27'41" E	14.58	50.50	28.38	28.01
C3	34°21'46"	S 52°44'11" E	15.61	50.50	30.29	29.84
C4	06°59'31"	S 32°03'33" E	3.09	50.50	6.16	6.16
C5	40°01'24"	S 61°56'37" W	18.39	50.50	35.28	34.56
C6	38°17'30"	S 22°47'10" W	17.53	50.50	33.75	33.13
C7	28°07'37"	N 83°58'53" W	12.65	50.50	24.79	24.54
C8	30°51'07"	N 75°26'06" E	16.69	60.50	32.58	32.19
C9	37°15'38"	N 41°22'43" E	20.40	60.50	39.34	38.65
C10	05°14'27"	N 20°45'15" E	7.71	168.50	15.41	15.41
C11	77°07'25"	N 71°31'13" E	15.55	19.50	26.25	24.31
C12	09°35'02"	N 28°09'59" E	14.13	168.50	28.19	28.15
C13	02°09'05"	N 21°40'21" E	3.93	209.50	7.87	7.87
C14	02°27'47"	N 19°21'55" E	4.50	209.50	9.01	9.01
C15	04°09'16"	S 80°13'01" E	10.09	278.18	20.17	20.17
C16	17°07'14"	N 73°38'49" W	37.96	252.18	75.35	75.07
[C16]	17°06'12"	S 73°45'19" E	-	252.18	75.28	75.00
C17	17°13'17"	S 73°41'39" E	34.25	226.18	67.98	67.73
C18	30°55'28"	N 49°40'57" W	34.58	125.00	67.47	66.65
[C18]	-	-	-	125.00	-	-
C19	07°46'31"	S 40°01'17" E	11.01	162.00	21.98	21.97
C20	09°51'20"	S 31°12'22" E	13.97	162.00	27.87	27.83
C21	12°09'03"	S 72°03'51" E	29.61	278.18	58.99	58.88
C22	84°07'22"	N 23°55'38" W	9.02	10.00	14.68	13.40
C23	00°54'08"	S 65°32'16" E	2.19	278.18	4.38	4.38
C24	83°43'36"	S 59°59'50" W	8.96	10.00	14.61	13.35
C25	17°09'37"	N 73°37'17" W	34.11	226.05	67.70	67.45
C26	17°05'08"	N 73°46'06" W	30.05	200.05	59.65	59.43
[C26]	17°06'13"	N 73°45'19" W	-	200.05	59.72	59.50
C27	17°09'33"	N 73°36'30" W	26.26	174.05	52.13	51.93
C28	06°04'53"	S 69°01'46" E	14.78	278.18	29.53	29.51
C29	06°04'10"	S 75°06'17" E	14.75	278.18	29.47	29.45
C30	04°36'53"	N 20°26'28" E	7.62	189.00	15.22	15.22
C31	01°14'38"	S 72°41'31" E	3.02	278.18	6.04	6.04

- LEGEND:**
- DENOTES SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PWE LS 1329", FLUSH WITH GROUND.
 - ⊙ DENOTES SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PWE LS 1329", FLUSH WITH GROUND. POST MONUMENTED SEE SHEET 2
 - FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "DEVCO ENG. L.S. 1496" AS SHOWN ON NORTH POINTE P.U.D. PLAT RECORDED IN BOOK 8, PAGE 139 UNLESS OTHERWISE NOTED.
 - △ CALCULATED POINT, NOT SET
 - [] RECORD DATA PER PLAT NORTH POINTE P.U.D.
 - ① LOT NUMBER
 - "A" MONUMENT LETTER

REGISTERED PROFESSIONAL LAND SURVEYOR
Leonard L. Smith
OREGON
 SEPTEMBER 23, 1977
LEONARD L. SMITH
 1329
 RENEWAL 6/30/2002

PacWest Engineering
 1530 NINTH AVE. SE
 ALBANY, OR 97321
 TEL 1-888-926-7634
 FAX 541-926-7539

Client:
 GLEN REA
 300 ELLSWORTH SW
 ALBANY, OR 97321

Drawn:
 J. MONTOYA

Field:
 J. BLAINE

Checked:
 B. SMITH

Project:
00-048

Drawing No.:
plbse.dwg

Date:
11/29/01

Scale:
1"=50'

Page Of
1 2

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

N.P.M. SUBDIVISION PHASE I

A REPLAT OF BLOCK 2 AND A PORTION OF BLOCK 3, NORTH POINTE P.U.D. LYING IN THE NORTHWEST 1/4 OF SECTION 6 TOWNSHIP 11 SOUTH, RANGE 3 WEST WILLAMETTE MERIDIAN CITY OF ALBANY BENTON COUNTY, OREGON OCTOBER 29, 2001

POST MONUMENTATION STATEMENTS:

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

Leonard L. Smith LEONARD L. SMITH OREGON REGISTERED LAND SURVEYOR NO. 1329

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS ON THIS DAY OF 2001. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN MICROFILM (M-), DEED RECORDS OF BENTON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, LEONARD L. SMITH, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS AND STREET RIGHT-OF-WAY SHOWN ON THE ATTACHED PLAT OF "N.P.M. SUBDIVISION PHASE I", BEING BLOCK 2 AND A PORTION OF BLOCK 3, NORTH POINTE P.U.D., LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 11 S, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF BLOCK 2, NORTH POINTE P.U.D.; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 2 NORTH 65°07'50" WEST 60.39 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY LINE 59.65 FEET ALONG THE ARC OF A 200.05 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 17°05'08", AND CHORD BEARS NORTH 73°46'06" WEST 59.43 FEET TO A POINT; THENCE ALONG SAID NORTH LINE 75.35 FEET ALONG THE ARC OF A 252.18 FOOT CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 17°07'14" AND CHORD BEARS NORTH 73°38'49" WEST 75.07 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE, NORTH 65°08'41" WEST 35.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE AND A PROJECTION THEREOF 67.47 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 30°55'28" AND CHORD BEARS NORTH 49°40'57" WEST 66.65 FEET TO A POINT, SAID PROJECTION BEING COINCIDENT TO THE SOUTH LINE OF BLOCK 1; THENCE LEAVING SAID SOUTH LINE OF BLOCK 1 SOUTH 88°03'02" WEST 41.92 FEET TO A POINT; THENCE SOUTH 47°15'12" WEST 232.06 FEET TO A POINT; THENCE SOUTH 02°43'03" EAST 109.22 FEET TO A POINT; THENCE SOUTH 37°41'27" EAST 109.93 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 2; THENCE ALONG THE SOUTH LINE OF BLOCK 2 SOUTH 88°08'42" EAST 225.20 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE CONTINUING ALONG THE SOUTH LINE SOUTH 63°02'55" EAST 46.97 FEET TO THE SOUTHERLY MOST SOUTHEAST CORNER OF BLOCK 2; THENCE LEAVING SAID SOUTH LINE ALONG THE EASTERLY LINE OF BLOCK 2, COINCIDENT TO THE WEST RIGHT OF LINE OF SPRINGHILL ROAD NORTH 44°07'06" EAST 46.64 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE CONTINUING ALONG SAID EAST LINE NORTH 25°01'48" EAST 252.89 FEET TO THE POINT OF BEGINNING, CONTAINING 2.82 ACRES MORE OR LESS.

NOTE:

DEVELOPMENT OF PROPERTY WITHIN THE 100-YEAR FLOOD PLAIN AS MOST CURRENTLY ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR CITY OF ALBANY MAY BE RESTRICTED AND SUBJECT TO SPECIAL REGULATIONS BY THE CITY.

REGISTERED PROFESSIONAL LAND SURVEYOR Leonard L. Smith OREGON SEPTEMBER 23, 1977 LEONARD L. SMITH 1329 RENEWAL 6/30/2002 PacWest Engineering 1530 NINTH AVE. SE ALBANY, OR. 97321 TEL 1-888-926-7634 FAX 541-926-7539 Client: GLEN REA 300 ELLSWORTH SW ALBANY, OR 97321 Drawn: J. MONTROYA Field: J. BLAINE Calculated: M. RUETTIGERS Checked: B. SMITH Project: 00-048 Drawing No.: pltbse.dwg Date: 11/29/01 Scale: 1"=50' Page Of 2 2

RECORDER:

STATE OF OREGON } COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE

BENTON COUNTY DEED RECORDS IN M-312676-02 ON THIS 8th DAY OF February 2002 AT 9:32 O'CLOCK AM

BY: Matthew A. Ruettgers Senior Deputy Clerk BENTON COUNTY CLERK

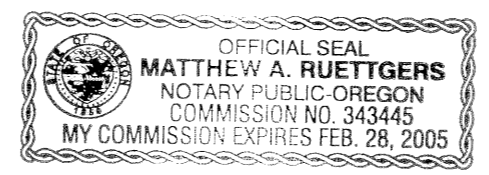
DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT NORTH POINTE MEADOWS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, EASEMENTS, TRACTS AND STREET AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "N.P.M. SUBDIVISION PHASE I" AND DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE STREET RIGHT-OF-WAYS AS SHOWN HEREON. WE ALSO HEREBY GRANT A 7' PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF ALL THE LOTS AND TRACTS SHOWN.

BY: Glen Rea THE GLEN REA COMPANY, BY: GLEN REA, PRESIDENT FOR NORTH POINTE MEADOWS DEVELOPMENT, LLC

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON } S.S.



ON THIS 10th DAY OF January, IN THE YEAR 2002, BEFORE ME Matthew Ruettgers, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Glen Rea, PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT ON THE BEHALF OF North Pointe Meadows Dev., THE CORPORATION ON THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Matthew Ruettgers MY COMMISSION EXPIRES: 2-28-05 (MUST APPEAR ON ACKNOWLEDGMENT IF COMMISSION EXPIRATION DOES NOT APPEAR ON SEAL).

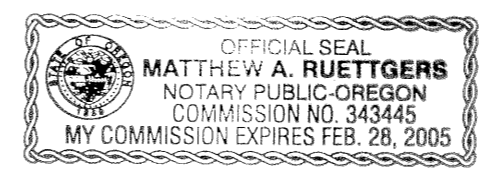
SUBDIVISION CONSENT AFFIDAVIT:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORTH POINTE MEADOWS INVESTORS, LLC, RECORDED BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED AS M-300966-01 AND M-300965-01, DEED RECORDS OF BENTON COUNTY, OREGON, DOES HEREBY CONSENT TO THE DECLARATION OF THE PROPERTY BEING SUBDIVIDED AS SHOWN HEREON AS "N.P.M. SUBDIVISION PHASE I".

BY: Donald Phillips FOR NORTH POINTE MEADOWS INVESTORS, LLC

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON } S.S.



ON THIS 15th DAY OF January, IN THE YEAR 2002, BEFORE ME Matthew Ruettgers, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Donald Phillips, PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS Managing Member ON THE BEHALF OF North Pointe Meadows LLC, THE CORPORATION ON THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Matthew Ruettgers MY COMMISSION EXPIRES: 2-28-05 (MUST APPEAR ON ACKNOWLEDGMENT IF COMMISSION EXPIRATION DOES NOT APPEAR ON SEAL).

CITY OF ALBANY APPROVALS:

APPROVED THIS 23rd DAY OF JANUARY, 2002 COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY

BY: Don Donovan FOR HELEN BURNS SHARP

APPROVED THIS 30th DAY OF JANUARY, 2002 PUBLIC WORKS DIRECTOR, CITY OF ALBANY

BY: Linda D. Tiffin for Floyd Collins

BENTON COUNTY APPROVALS:

APPROVED THIS 6th DAY OF Feb, 2002 BENTON COUNTY BOARD OF COMMISSIONERS

BY: Anashka Jameson CHAIRPERSON

APPROVED THIS 6th DAY OF Feb, 2002 FOR BENTON COUNTY SURVEYOR

BY: Ray Wilson

I CERTIFY THAT PURSUANT TO O.R.S. 92-095, ALL VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ONTO THE 2000-2001 TAX ROLL, WHICH BECAME A LIEN OF WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR, HAVE BEEN PAID TO ME THIS

5th DAY OF FEBRUARY, 2002

BY: Dorja Hilbert 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 THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2002

BY: Uelda Holseth for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE AUDITING AND TAX COLLECTION

NARRATIVE:

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO REPLAT BLOCK 2 AND A PORTION OF BLOCK 3 OF NORTH POINTE P.U.D.

BASIS OF BEARING: THE BASIS OF BEARING USED FOR THIS SURVEY WAS N 89°55'15" E BETWEEN MONUMENTS "E" AND "F". AS SHOWN ON NORTH POINTE P.U.D.

BOUNDARY RESOLUTION: ALL RECORD INFORMATION REFERRED TO IS PER PLAT OF NORTH POINTE P.U.D.

THE SOUTH LINE WAS ESTABLISHED BY PROPORTIONING USING FOUND MONUMENTS "A" AND "B". CURVE C16 WAS ESTABLISHED BY HOLDING RECORD DISTANCE FROM MONUMENT "C" AND RECORD RADIUS FROM MONUMENT "D". THE REMAINDER OF THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS FROM NORTH POINTE P.U.D. AS SHOWN.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Book 10 Page 40

BOOK 10, PAGE 40

N.P.M. SUBDIVISION PHASE I
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NORTH POINTE P.U.D.
LYING IN THE
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TOWNSHIP 11 SOUTH, RANGE 3 WEST
WILLAMETTE MERIDIAN
CITY OF ALBANY
BENTON COUNTY, OREGON
OCTOBER 29, 2001

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SCALE 1" = 50'

CURVE DATA:

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°13'16"	S 79°31'43" E	10.24	60.50	20.30	20.20
C2	32°12'12"	S 12°27'41" E	14.58	50.50	28.38	28.01
C3	34°21'46"	S 52°44'11" E	15.61	50.50	30.29	29.84
C4	06°59'31"	S 32°03'33" E	3.09	50.50	6.16	6.16
C5	40°01'24"	S 61°56'37" W	18.39	50.50	35.28	34.56
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C10	05°14'27"	N 20°45'15" E	7.71	168.50	15.41	15.41
C11	77°07'25"	N 71°31'13" E	15.55	19.50	26.25	24.31
C12	09°35'02"	N 28°09'59" E	14.13	168.50	28.19	28.15
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C14	02°27'47"	N 19°21'55" E	4.50	209.50	9.01	9.01
C15	04°09'16"	S 80°13'01" E	10.09	278.18	20.17	20.17
C16	17°07'14"	N 73°38'49" W	37.96	252.18	75.35	75.07
[C16]	17°06'12"	S 73°45'19" E	-	252.18	75.28	75.00
C17	17°13'17"	S 73°41'39" E	34.25	226.18	67.98	67.73
C18	30°55'28"	N 49°40'57" W	34.58	125.00	67.47	66.65
[C18]	-	-	-	125.00	-	-
C19	07°46'31"	S 40°01'17" E	11.01	162.00	21.98	21.97
C20	09°51'20"	S 31°12'22" E	13.97	162.00	27.87	27.83
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[C26]	17°06'13"	N 73°45'19" W	-	200.05	59.72	59.50
C27	17°09'33"	N 73°36'30" W	26.26	174.05	52.13	51.93
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- LEGEND:**
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 - ⊗ DENOTES SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED *PWE LS 1329, FLUSH WITH GROUND. POST MONUMENTED SEE SHEET 2
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 - [] RECORD DATA PER PLAT NORTH POINTE P.U.D.
 - ① LOT NUMBER
 - "A" MONUMENT LETTER

REGISTERED PROFESSIONAL LAND SURVEYOR

Leonard L. Smith

OREGON
SEPTEMBER 23, 1977
LEONARD L. SMITH
1920

RENEWAL 6/30/2002

PacWest Engineering

1530 NINTH AVE. SE
ALBANY, OR. 97321

TEL 1-888-326-7634
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Client:
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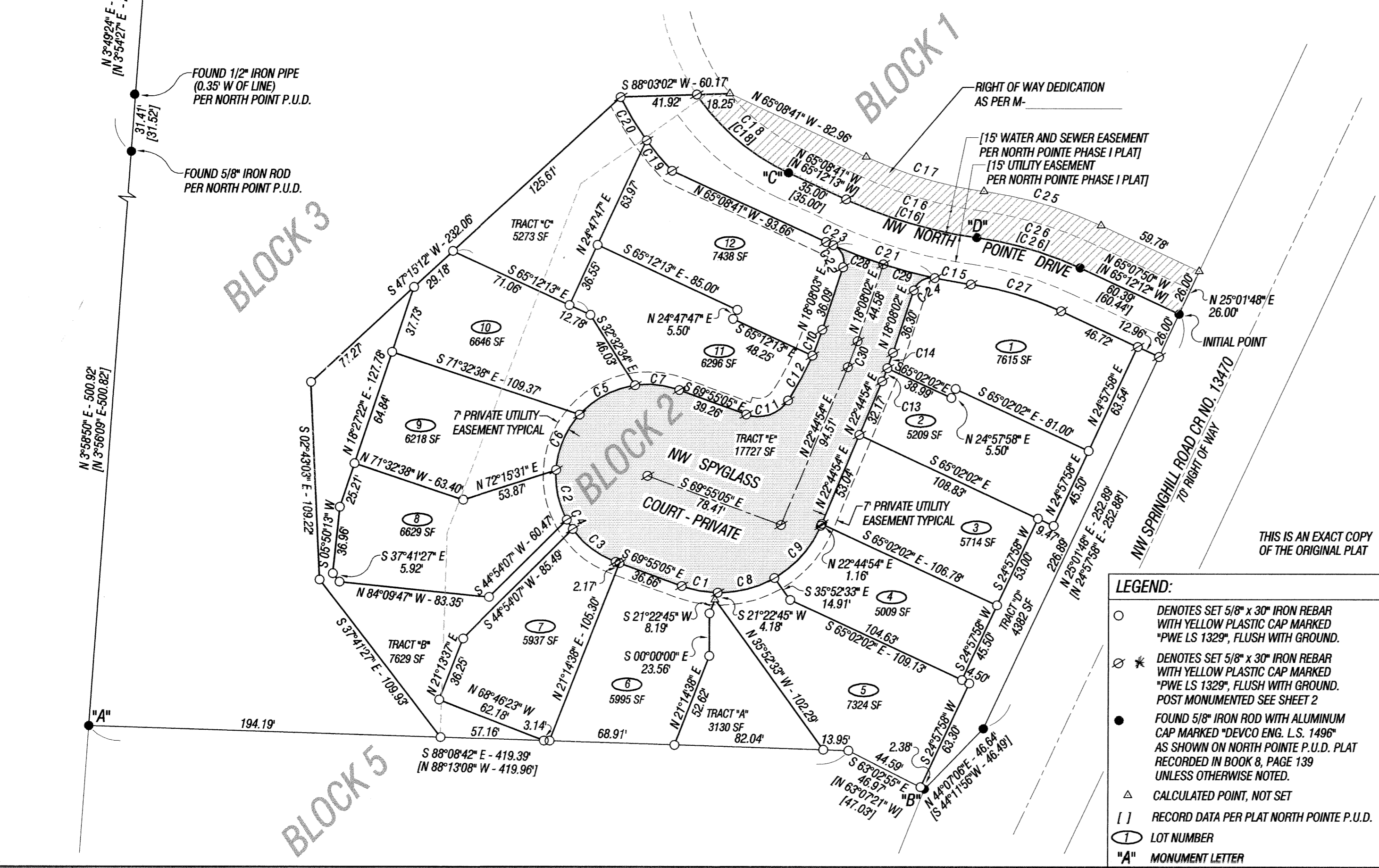
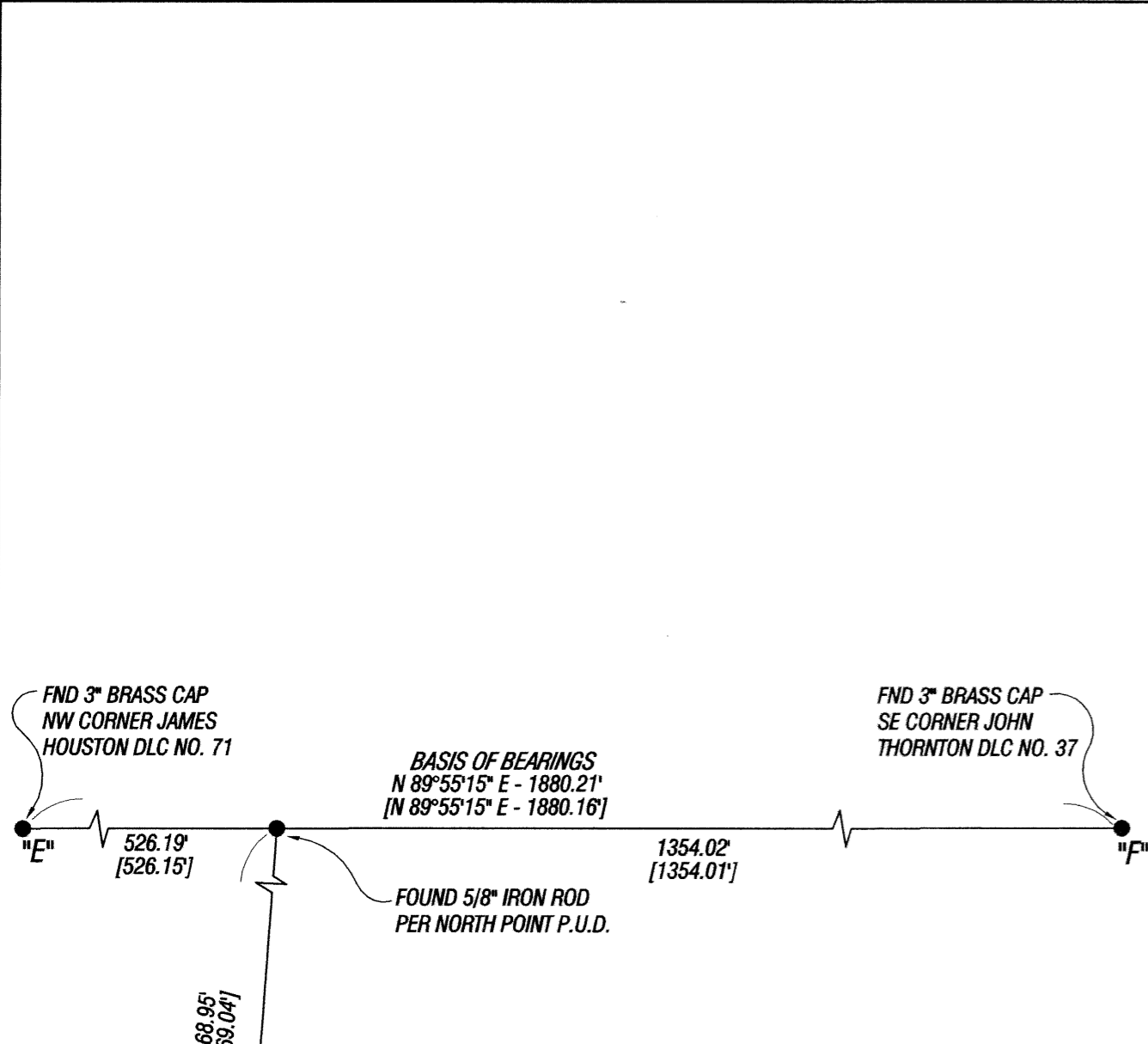
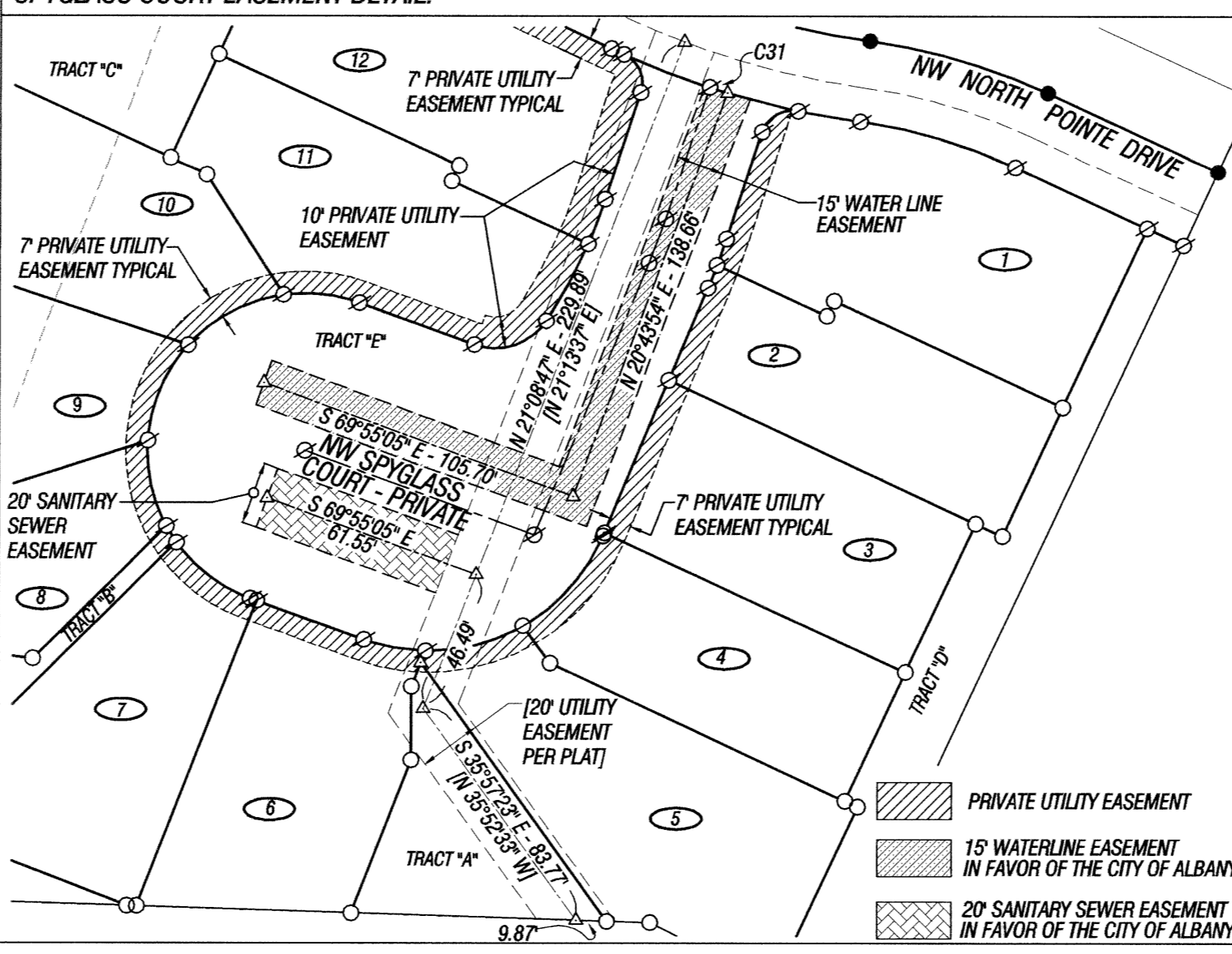
Drawing No.:
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Date:
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Page Of
1 2

SPYGLASS COURT EASEMENT DETAIL:



DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
2 of 2

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
N.P.M. SUBDIVISION PHASE I

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

Book 10 Page 40
BOOK 10, PAGE 40

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WILLAMETTE MERIDIAN
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Leonard L. Smith
LEONARD L. SMITH
OREGON REGISTERED LAND SURVEYOR NO. 1329

* IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS ON THIS 9th DAY OF MAY, 2003. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN MICROFILM (M-341321-03), DEED RECORDS OF BENTON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, LEONARD L. SMITH, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS AND STREET RIGHT-OF-WAY SHOWN ON THE ATTACHED PLAT OF "N.P.M. SUBDIVISION PHASE I", BEING BLOCK 2 AND A PORTION OF BLOCK 3, NORTH POINTE P.U.D., LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 11 S, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF BLOCK 2, NORTH POINTE P.U.D.; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 2 NORTH 65°07'50" WEST 60.39 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY LINE 59.65 FEET ALONG THE ARC OF A 200.05 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 17°05'08", AND CHORD BEARS NORTH 73°38'49" WEST 75.07 FEET TO A POINT; THENCE ALONG SAID NORTH LINE 75.35 FEET ALONG THE ARC OF A 252.18 FOOT CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 17°07'14" AND CHORD BEARS NORTH 73°38'49" WEST 75.07 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE, NORTH 65°08'41" WEST 35.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE AND A PROJECTION THEREOF 67.47 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 30°55'28" AND CHORD BEARS NORTH 49°40'57" WEST 66.65 FEET TO A POINT, SAID PROJECTION BEING COINCIDENT TO THE SOUTH LINE OF BLOCK 1; THENCE LEAVING SAID SOUTH LINE OF BLOCK 1 SOUTH 88°03'02" WEST 41.92 FEET TO A POINT; THENCE SOUTH 47°15'12" WEST 232.06 FEET TO A POINT; THENCE SOUTH 02°43'03" EAST 109.22 FEET TO A POINT; THENCE SOUTH 37°41'27" EAST 109.93 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 2; THENCE ALONG THE SOUTH LINE OF BLOCK 2 SOUTH 88°08'42" EAST 225.20 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE CONTINUING ALONG THE SOUTH LINE SOUTH 63°02'55" EAST 46.97 FEET TO THE SOUTHERLY MOST SOUTHEAST CORNER OF BLOCK 2; THENCE LEAVING SAID SOUTH LINE ALONG THE EASTERLY LINE OF BLOCK 2, COINCIDENT TO THE WEST RIGHT OF LINE OF SPRINGHILL ROAD NORTH 44°07'06" EAST 46.64 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE CONTINUING ALONG SAID EAST LINE NORTH 25°01'48" EAST 252.89 FEET TO THE POINT OF BEGINNING, CONTAINING 2.82 ACRES MORE OR LESS.

NOTE:

DEVELOPMENT OF PROPERTY WITHIN THE 100-YEAR FLOOD PLAIN AS MOST CURRENTLY ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR CITY OF ALBANY MAY BE RESTRICTED AND SUBJECT TO SPECIAL REGULATIONS BY THE CITY.

	PacWest Engineering 1530 NINTH AVE. SE ALBANY, OR. 97321 TEL. 1-888-926-7634 FAX 541-926-7539		Project: 00-048
	Client: GLEN REA 300 ELLSWORTH SW ALBANY, OR 97321		Drawing No.: pltbse.dwg
Drawn: J. MONTROYA	Field: J. BLAINE	Date: 11/29/01	Scale: 1"=50'
Calc'd: M. RUETTGRS	Checked: B. SMITH	Page Of 2 2	

CITY OF ALBANY APPROVALS:

APPROVED THIS _____ DAY OF _____, 2002
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY

BY: Don Donovan FOR HELEN BURNS SHARP

APPROVED THIS 30th DAY OF JANUARY, 2002
PUBLIC WORKS DIRECTOR, CITY OF ALBANY

BY: Georgina Stiffenmaier for Floyd Collins

BENTON COUNTY APPROVALS:

APPROVED THIS 6th DAY OF Feb, 2002
BENTON COUNTY BOARD OF COMMISSIONERS

BY: Annabeth Jaramilla
CHAIRPERSON

APPROVED THIS 6th DAY OF Feb, 2002
FOR BENTON COUNTY SURVEYOR

BY: Ray Wilson

I CERTIFY THAT PURSUANT TO O.R.S. 92-095, ALL VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ONTO THE 2000-2001 TAX ROLL, WHICH BECAME A LIEN OF WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR, HAVE BEEN PAID TO ME THIS

5th DAY OF FEBRUARY, 2002

BY: Douglas Hilbert
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 THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2002

BY: Velda Holseth
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

NARRATIVE:

PURPOSE:
THE PURPOSE OF THIS SURVEY IS TO REPLAT BLOCK 2 AND A PORTION OF BLOCK 3 OF NORTH POINTE P.U.D.

BASIS OF BEARING:
THE BASIS OF BEARING USED FOR THIS SURVEY WAS N 89°55'15" E BETWEEN MONUMENTS "E" AND "F", AS SHOWN ON NORTH POINTE P.U.D.

BOUNDARY RESOLUTION:
ALL RECORD INFORMATION REFERRED TO IS PER PLAT OF NORTH POINTE P.U.D.

THE SOUTH LINE WAS ESTABLISHED BY PROPORTIONING USING FOUND MONUMENTS "A" AND "B". CURVE C16 WAS ESTABLISHED BY HOLDING RECORD DISTANCE FROM MONUMENT "C" AND RECORD RADIUS FROM MONUMENT "D". THE REMAINDER OF THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS FROM NORTH POINTE P.U.D. AS SHOWN.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

RECORDER:

STATE OF OREGON }
COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE

BENTON COUNTY DEED RECORDS IN M-3126716-12, ON THIS 8th DAY OF February, 2001, AT 9:32 O'CLOCK A.M.

BY: Kathleen Harkins
BENTON COUNTY CLERK Senior Deputy Clerk

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT NORTH POINTE MEADOWS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, EASEMENTS, TRACTS AND STREET AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "N.P.M. SUBDIVISION PHASE I" AND DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE STREET RIGHT-OF-WAYS AS SHOWN HEREON. WE ALSO HEREBY GRANT A PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF ALL THE LOTS AND TRACTS SHOWN.

Glen Rea
THE GLEN REA COMPANY, BY: GLEN REA, PRESIDENT
FOR NORTH POINTE MEADOWS DEVELOPMENT, LLC

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } S.S.



ON THIS 10th DAY OF January, IN THE YEAR 2002, BEFORE ME Matthew Ruettgers, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Glen Rea, PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS President ON THE BEHALF OF North Pointe Meadows Dev. LLC, THE CORPORATION ON THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL,

Matthew Ruettgers
MY COMMISSION EXPIRES: 2-28-05 (MUST APPEAR ON ACKNOWLEDGMENT IF COMMISSION EXPIRATION DOES NOT APPEAR ON SEAL).

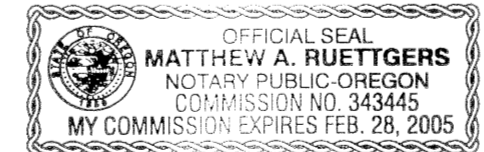
SUBDIVISION CONSENT AFFIDAVIT:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORTH POINTE MEADOWS INVESTORS, LLC, RECORDED BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED AS M-300966-01 AND M-300965-01, DEED RECORDS OF BENTON COUNTY, OREGON, DOES HEREBY CONSENT TO THE DECLARATION OF THE PROPERTY BEING SUBDIVIDED AS SHOWN HEREON AS "N.P.M. SUBDIVISION PHASE I".

BY: [Signature]
FOR NORTH POINTE MEADOWS INVESTORS, LLC

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } S.S.



ON THIS 15th DAY OF January, IN THE YEAR 2002, BEFORE ME Matthew Ruettgers, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Donald Phillips, PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS Managing Member ON THE BEHALF OF North Pointe Meadows LLC, THE CORPORATION ON THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL,

Matthew Ruettgers
MY COMMISSION EXPIRES: 2-28-05 (MUST APPEAR ON ACKNOWLEDGMENT IF COMMISSION EXPIRATION DOES NOT APPEAR ON SEAL).

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

1 OF 2

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BOOK 10, PAGE 40

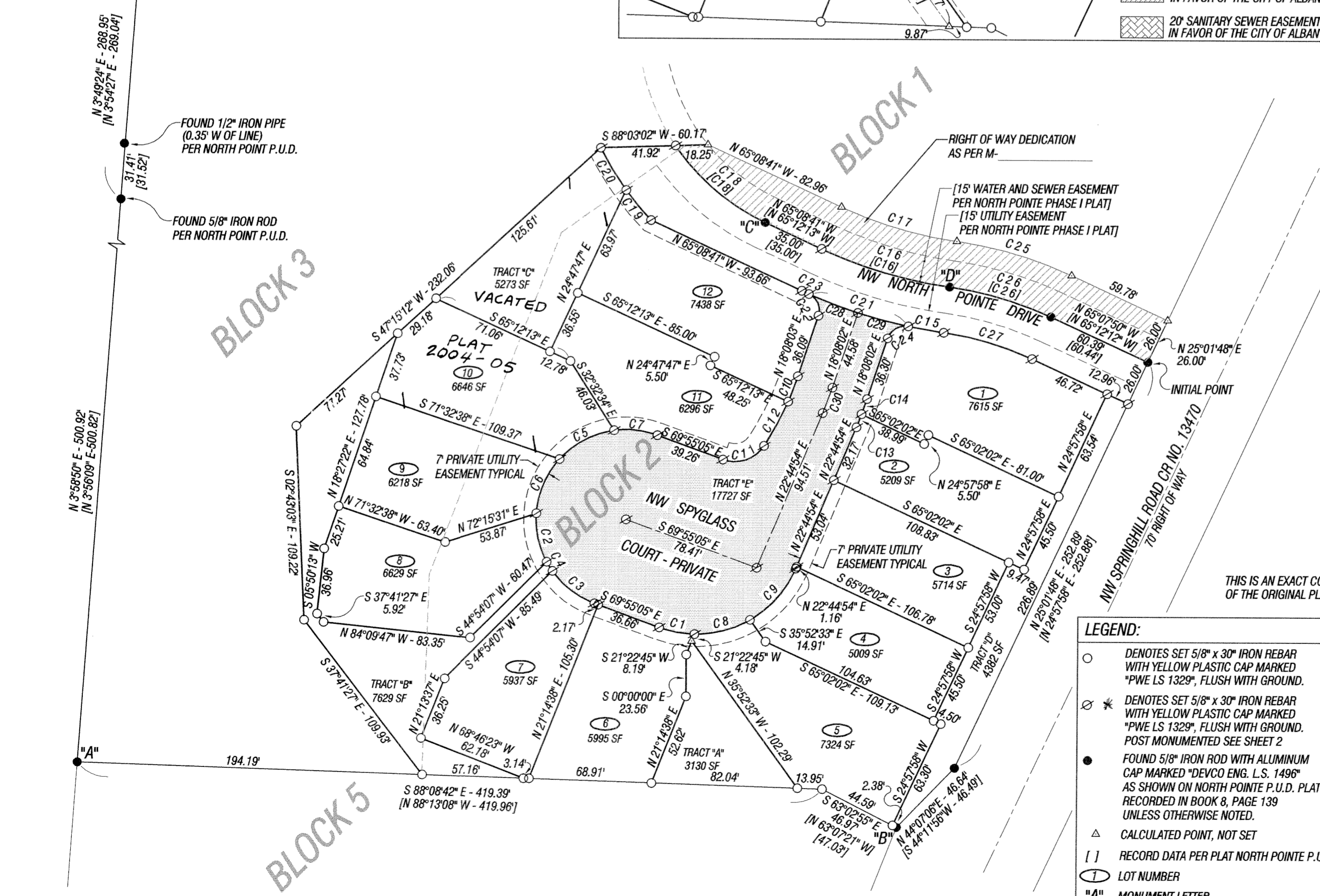
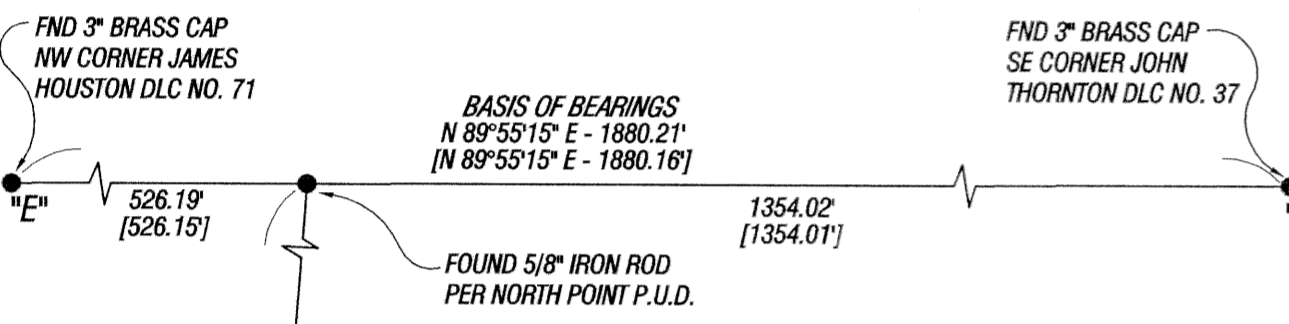
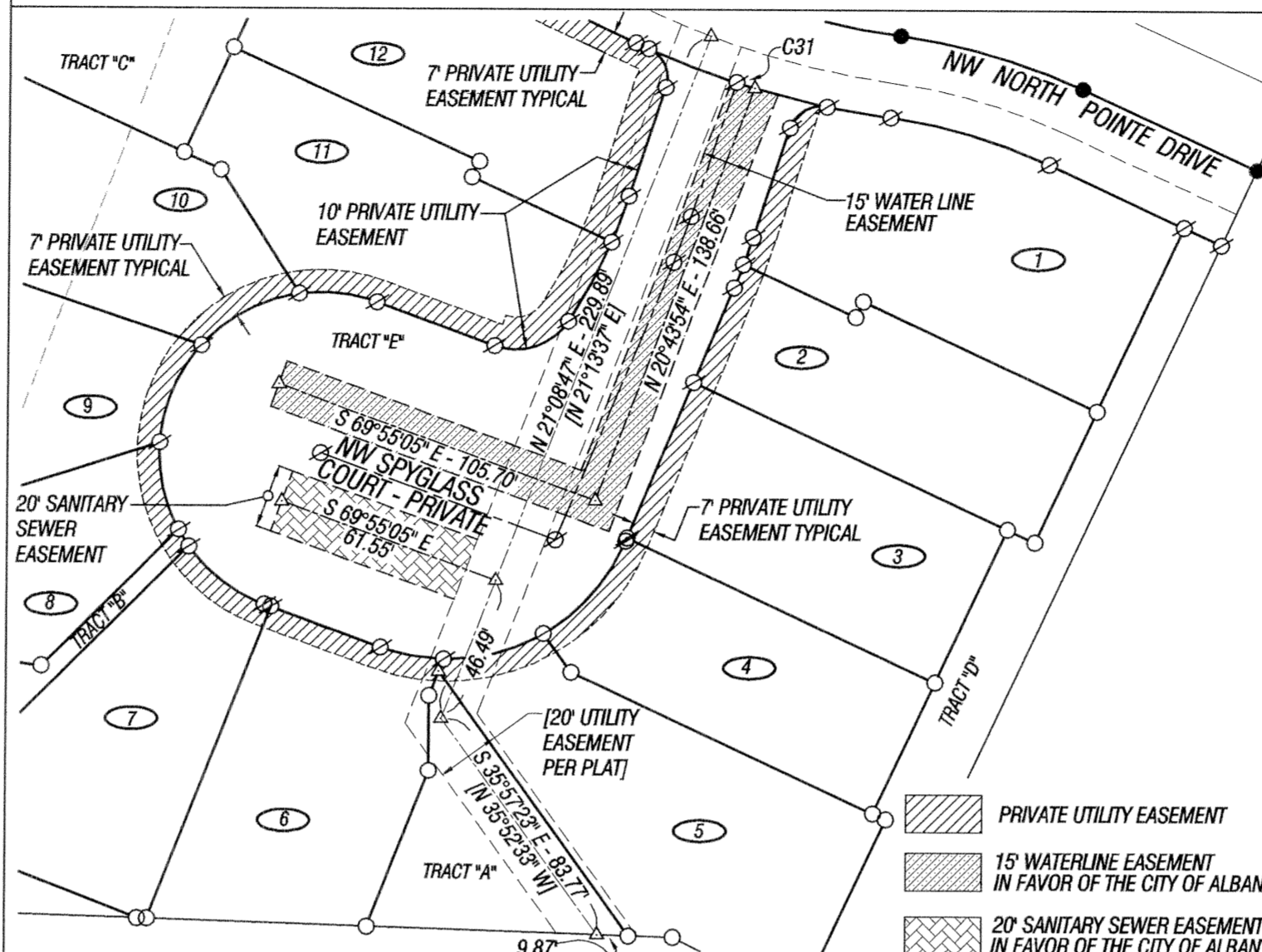
N.P.M. SUBDIVISION PHASE I
A REPLAT OF
BLOCK 2 AND A PORTION OF BLOCK 3
NORTH POINTE P.U.D.
LYING IN THE
NORTHWEST 1/4 OF SECTION 6
TOWNSHIP 11 SOUTH, RANGE 3 WEST
WILLAMETTE MERIDIAN
CITY OF ALBANY
BENTON COUNTY, OREGON
OCTOBER 29, 2001

EASEMENT OF RECORD:
EASEMENT RECORDED IN M 85103-86 DESCRIBES AN EASEMENT OVER AN UNDERGROUND DISTRIBUTION LINE AND APPURTENANCES, LOCATED OVER THIS PROPERTY. HOWEVER SAID LINE WAS NOT BUILT, THEREFOR THE EASEMENT COULD NOT BE LOCATED.

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND BYLAWS RECORDED IN M312678-02, BENTON COUNTY RECORDS.

SCALE 1" = 50'

SPYGLASS COURT EASEMENT DETAIL:



CURVE DATA:

Table with 7 columns: NUMBER, DELTA ANGLE, CHORD DIRECTION, TANGENT, RADIUS, ARC LENGTH, CHORD LENGTH. Lists curve data for C1 through C31.

- LEGEND:
- DENOTES SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PWE LS 1329", FLUSH WITH GROUND.
- DENOTES SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PWE LS 1329", FLUSH WITH GROUND. POST MONUMENTED SEE SHEET 2
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "DEVCO ENG. L.S. 1496" AS SHOWN ON NORTH POINTE P.U.D. PLAT RECORDED IN BOOK 8, PAGE 139 UNLESS OTHERWISE NOTED.
- CALCULATED POINT, NOT SET
- RECORD DATA PER PLAT NORTH POINTE P.U.D.
- LOT NUMBER
- MONUMENT LETTER

REGISTERED PROFESSIONAL LAND SURVEYOR
Leonard J. Smith
OREGON SEPTEMBER 23, 1977
LEONARD L. SMITH
RENEWAL 6/30/2002

PacWest Engineering
1530 NINTH AVE. SE
ALBANY, OR 97321
TEL 1-888-926-7634
FAX 541-926-7339
Client: GLEN REA
300 ELLSWORTH SW
ALBANY, OR 97321
Drawn: J. MONTROYA
Field: J. BLAINE
Checked: B. SMITH

Project: 00-048
Drawing No.: plbse.dwg
Date: 11/29/01
Scale: 1"=50'
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