

GIBSON HEIGHTS

A SUBDIVISION

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

MARCH 6, 2002



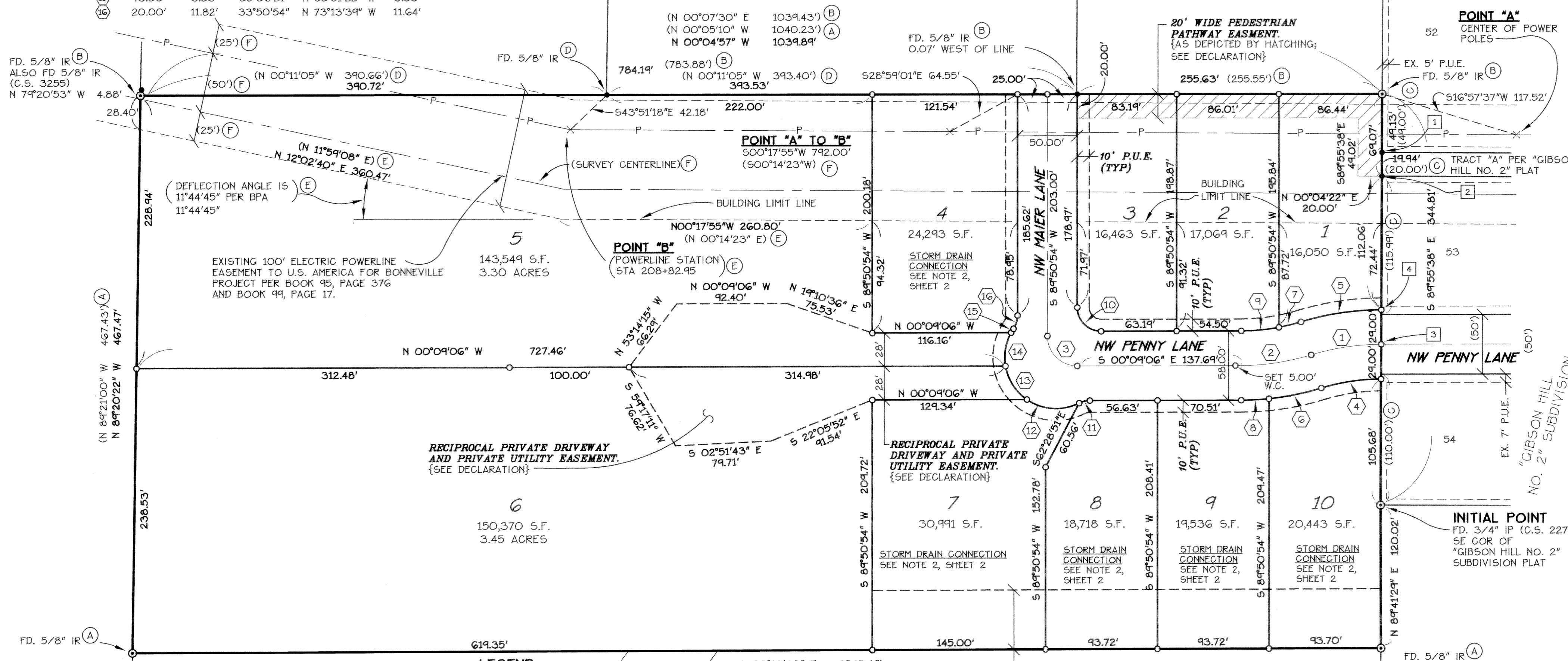
SCALE: 1" = 60'

FOUND OR SET MONUMENT TABLE

MONUMENT	DESCRIPTION
1	FD. 5/8" IR (C) W/YPC STAMPED: "G+L SURVEYING, INC." 0.10' NORTH OF LINE.
2	FD. 5/8" IR (C) W/YPC STAMPED: "G+L SURVEYING, INC." 0.10' NORTH OF LINE.
3	FD. 5/8" IR (C) W/ALUM CAP STAMPED: "G+L PLS 1989" DESTROYED DURING CONSTRUCTION. RESET W/ 5/8" IR W/YPC STAMPED: "K+D ENGR. LS 1630."
4	PROPERTY MONUMENT FALLS IN CONCRETE DRIVEWAY AND IS 0.52' NORTH OF EDGE OF DRIVEWAY AND 10.57' WEST OF BACK OF STREET CURB. DRILLED HOLE IN CONCRETE, PLACED BRASS SCREW IN LEAD PLUG.

CURVE DATA:

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
1	200.00'	59.43'	17°01'30"	S 08°39'51" E	59.21'
2	200.00'	59.43'	17°01'30"	S 08°39'51" E	59.21'
3	25.00'	39.27'	90°00'00"	S 44°50'54" W	35.36'
4	171.00'	50.70'	16°59'13"	S 08°41'00" E	50.51'
5	229.00'	68.16'	17°03'12"	S 08°39'00" E	67.91'
6	229.00'	44.79'	11°12'26"	S 11°34'23" E	44.72'
7	171.00'	19.12'	06°24'26"	S 13°58'23" E	19.11'
8	229.00'	23.25'	05°49'04"	S 03°03'38" E	23.24'
9	171.00'	31.69'	10°37'04"	S 05°27'38" E	31.64'
10	20.00'	31.42'	90°00'00"	S 44°50'54" W	28.28'
11	20.00'	9.29'	26°37'09"	S 13°27'41" E	9.21'
12	43.00'	46.07'	61°23'20"	S 03°55'25" W	43.90'
13	43.00'	34.09'	45°25'32"	S 57°19'51" W	33.21'
14	43.00'	28.93'	38°32'49"	N 80°40'58" W	28.39'
15	43.00'	3.83'	05°06'21"	N 58°51'22" W	3.83'
16	20.00'	11.82'	33°50'54"	N 73°13'39" W	11.64'



LEGEND:

- FOUND MONUMENT HELD TO ESTABLISH BOUNDARY
- FOUND MONUMENT OF RECORD. PIPE SIZES SHOWN ARE INSIDE PIPE MEASUREMENTS.
- SET 5/8" x 30" ROD WITH YELLOW PLASTIC CAP MARKED: "K+D ENGR LS 1630", EXCEPT AS NOTED.
- () RECORD DATA
- (A) REFERENCE TO RECORD DOCUMENT, SEE "REFERENCE" DATA
- WC WITNESS CORNER
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- 1 FOUND OR SET MONUMENT - SEE FOUND OR SET MONUMENT TABLE
- 1 CURVE DATA - SEE CURVE DATA TABLE
- P- EXISTING POWER TRANSMISSION LINE
- × CENTER OF POWER TRANSMISSION LINE BASED UPON SURVEY TIES TO EXISTING "H"-FRAMS POWER POLES

SURVEY REFERENCE:

- (A) C.S. 5805
- (B) C.S. 4094
- (C) "GIBSON HILL NO. 2" SUBDIVISION PLAT
- (D) C.S. 6332
- (E) POWER EASEMENT PER BK 95, PG 376.
- (F) DATA FROM BONNEVILLE POWER TRANSMISSION LINE MAPS

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack R. Burrell
OREGON
JULY 14, 1978
JACK R. BURRELL
1630

RENEWAL DATE: 12/31/03

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

Jack R. Burrell

JACK R. BURRELL P.L.S. 1630

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 COMPLETE A SUBDIVISION PLAT THAT RECEIVED TENTATIVE APPROVAL BY THE CITY OF ALBANY COMMUNITY DEVELOPMENT PLANNING DIVISION UNDER CITY CASE NO. SD-01-00.

BOUNDARY DETERMINATION:

WEST, EAST, AND SOUTH PROPERTY LINES: WERE ESTABLISHED USING THE FOUND MONUMENTS AT THE CORNERS OF THE SUBJECT PROPERTY.

NORTH PROPERTY LINE: WAS ESTABLISHED USING THE FOUND MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, THE MONUMENT AT THE SOUTHEAST CORNER OF THE "GIBSON HILL NO. 2" SUBDIVISION AND THE FOUND MONUMENT AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

100' WIDE BPA POWERLINE EASEMENT: NO MONUMENTATION EXISTS TO ESTABLISH THE BPA EASEMENT. BASED UPON COMMUNICATION WITH BPA (HAROLD DODDS AND COREY DUNCAN) WE HAVE LOCATED EXISTING H-FRAME POLES IN ORDER TO DETERMINE PHYSICAL CENTERLINE POSITION OF TRANSMISSION LINE. THE EASTERLY RIGHT-OF-WAY WAS THEN ESTABLISHED 75.00 FEET EAST OF SAID CENTERLINE PER PLAN MAP FOR VANCOUVER EUGENE LINE - MILE 86 FROM VANCOUVER OPERATED AS MILE 21 SALEM-ALBANY.

SURVEYOR'S CERTIFICATE:

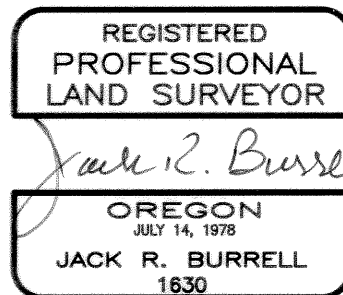
I, JACK R. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE LOTS, STREETS, AND TRACT ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4 INCH PIPE, WHICH POINT BEING THE SOUTHEAST CORNER OF "GIBSON HILL No. 2" SUBDIVISION, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT ROPP AND MITCHELL TRACT AS DESCRIBED BY DEED RECORDED IN M-289421-00 OF THE BENTON COUNTY DEED RECORDS IN SEPTEMBER 29, 2000; THENCE NORTH 89°41'29" EAST, ALONG SAID NORTH LINE, 120.02 FEET TO A 5/8 INCH ROD AT THE NORTHEAST CORNER OF SAID ROPP AND MITCHELL TRACT; THENCE SOUTH 00°13'30" EAST 1045.49 FEET TO A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°20'22" WEST 467.47 FEET TO A 5/8 INCH ROD AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°04'57" WEST 1039.89 FEET TO A 5/8 INCH ROD AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89°55'38" EAST, ALONG THE NORTH LINE OF SAID TRACT, 344.81 FEET TO THE POINT OF BEGINNING. CONTAINING 11.15 ACRES OF LAND, MORE OR LESS.

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

Jack R. Burrell

JACK R. BURRELL P.L.S. 1630



RENEWAL DATE: 12/31/03

PUBLIC UTILITY EASEMENT STATEMENT:

A PERPETUAL EASEMENT IS RESERVED FOR PUBLIC UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. THE PUBLIC UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. 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 PROVIDED THAT UNDER THE TERMS OF THE CITY FRANCHISE AGREEMENT THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE PRIVATE EASEMENTS SHALL RUN WITH THE LOTS UPON WHICH THEY ARE LOCATED. THE OWNER OF THE LOT BENEFITING FROM ANY OF THE PRIVATE EASEMENTS 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. THE BENEFITING OWNER(S) OF ANY OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH THAT SPECIFIC EASEMENT.

NOTES:

1) EASEMENTS INCAPABLE OF BEING LOCATED:

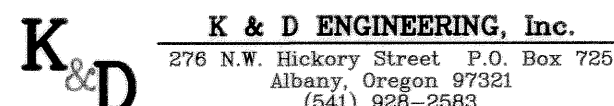
TITLE REPORT FROM KEY TITLE (ORDER No. 10-35033 DATED 2/26/02) LIST THE FOLLOWING EASEMENT THAT MAY AFFECT THE SUBJECT PROPERTY, BUT CANNOT BE PHYSICALLY LOCATED.

ELECTRIC POWERLINE, TELEPHONE + OR AERIAL CABLE LINE EASEMENT PER BOOK 115, PAGE 637 OF BENTON COUNTY DEED RECORDS.

2) FUTURE STORM DRAIN CONNECTIONS ON LOTS 4,7,8,9,10:

ALL ROOF DRAINS FROM HOUSES ON LOTS 4,7,8,9, AND 10 SHALL BE CONNECTED TO THE PUBLIC STORM DRAIN LATERALS PROVIDED FOR EACH OF THESE LOTS UNLESS AN ALTERNATE DRAINAGE PLAN FOR INDIVIDUAL LOTS IS APPROVED BY THE CITY OF ALBANY BUILDING DEPT.

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DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS KNOW THAT MERLE M. MITCHELL, CARMEN D. MITCHELL, HOWARD L. ROPP AND JUDY W. ROPP ARE THE OWNERS OF THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS, STREETS AND TRACT, AS SHOWN ON THE MAP IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

- A) THE FOLLOWING LAND IS BEING CONVEYED AND DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:
1) STREETS IDENTIFIED AS NW PENNY LANE AND NW MAIER LANE, AS SHOWN ON THE PLAT, FOR STREET RIGHT-OF-WAY AND PUBLIC UTILITIES.
B) THE FOLLOWING PUBLIC EASEMENTS ARE BEING DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:
1) A 10-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL STREET RIGHT-OF-WAYS, AS SHOWN ON THE PLAT.
2) 50' WIDE PUBLIC CONSERVATION EASEMENT ACROSS THE EASTERLY 50 FEET OF LOTS 7, 8, 9 AND 10 AS SHOWN ON THE PLAT. THIS EASEMENT SHALL PROHIBIT REMOVAL, WITHIN THE EASEMENT, OF TREES LARGER THAN 25 INCHES IN CIRCUMFERENCE, UNLESS THE TREES HAVE BEEN FOUND TO BE DISEASED OR THEY PRESENT A HAZARD TO LIFE OR PROPERTY. SUCH A DETERMINATION SHALL BE MADE BY A CERTIFIED ARBORIST AND APPROVED BY THE CITY FORESTER, OR HIS/HER DESIGNEE.
3) A 20' WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT OVER PORTIONS OF LOTS 1, 2, AND 3 AS SHOWN ON THE PLAT.
C) THE FOLLOWING PRIVATE EASEMENT IS BEING CREATED BY THIS DECLARATION:
1) A VARIABLE WIDTH RECIPROCAL PRIVATE DRIVEWAY AND PRIVATE UTILITY EASEMENT OVER THE PORTIONS OF LOTS 5 AND 6 AS SHOWN ON THE PLAT. THE OWNERS OF LOTS 5 + 6 SHALL BENEFIT BY THIS EASEMENT AND SHARE EQUALLY FOR THE MAINTENANCE COST ASSOCIATED WITH PRIVATE DRIVEWAY LOCATED ON SAID EASEMENT. THE OWNER OF LOT 4 SHALL HAVE THE RIGHT TO USE THIS EASEMENT FOR ACCESS TO AND FROM LOT 4. IF THE OWNER OF LOT 4 USES THE DRIVEWAY THE MAINTENANCE COSTS ASSOCIATED WITH THE USE OF THE DRIVEWAY SHALL BE ASSESSED TO LOTS 5 AND 6 AT 45 PERCENT EACH AND TO LOT 4 AT 10 PERCENT.

THE STREET RIGHT-OF-WAY DEDICATION AND PUBLIC EASEMENTS AS DESCRIBED ABOVE AND AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF ALBANY FOREVER AND ARE SUBJECT TO THE TERMS SHOWN HEREON.

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

BY: *Merle M. Mitchell* MERLE M. MITCHELL
BY: *Carmen D. Mitchell* CARMEN D. MITCHELL

BY: *Howard L. Ropp* HOWARD L. ROPP
BY: *Judy W. Ropp* JUDY W. ROPP

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } 55

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF March, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED MERLE M. MITCHELL AND CARMEN D. MITCHELL, WHO BEING DULY SWORN, DID SAY THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Nancy L. Mehr
SIGNATURE
NANCY L. MEHR
PRINTED NAME OF NOTARY
NOTARY PUBLIC FOR OREGON
COMMISSION No. 342930
MY COMMISSION EXPIRES April 11, 2005

STATE OF OREGON }
COUNTY OF BENTON } 55

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF March, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED HOWARD L. ROPP AND JUDY W. ROPP WHO BEING DULY SWORN, DID SAY THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Nancy L. Mehr
SIGNATURE
NANCY L. MEHR
PRINTED NAME OF NOTARY
NOTARY PUBLIC FOR OREGON
COMMISSION No. 342930
MY COMMISSION EXPIRES April 11, 2005

GIBSON HEIGHTS

A SUBDIVISION

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

MARCH 6, 2002

APPROVALS:

BY: *London Steffenwein for Floyd Collins* PUBLIC WORKS DIRECTOR, CITY OF ALBANY 5-7-02 DATE

BY: *Don Donovan for Helen Burns Sharp* COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY 5/7/02 DATE

BY: *Ray Wilson* BENTON COUNTY SURVEYOR 6-25-02 DATE

BY: *Annabeth J. Jaramilla* CHAIRPERSON BENTON COUNTY BOARD OF COMMISSIONERS 6/26/02 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 2001 - 2002 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 25th DAY OF JUNE, 2002.

BY: *Douglas Hillert* DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

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, 2002.

BY: *Tammy Ridders* DIRECTOR, BENTON COUNTY DEPT. OF FINANCE AUDITING AND TAX COLLECTION 6/25/02 DATE

RECORDERS CERTIFICATION:

STATE OF OREGON)
COUNTY OF BENTON) 55

I HEREBY CERTIFY THAT THE WITHIN SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS IN M- 320509-02 ON THIS 26th DAY OF June, 2002, AT 8:47 O'CLOCK a.m.

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