

SCENIC MEADOWS PHASE III  
FOR  
CONSER HOMES  
A  
REPLAT  
OF  
LOT 78 OF SCENIC MEADOWS PHASE II  
LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 35  
TOWNSHIP 10 SOUTH, RANGE 4 WEST  
WILLAMETTE MERIDIAN  
CITY OF ALBANY  
BENTON COUNTY, OREGON  
SEPTEMBER 2003

NARRATIVE:

PURPOSE:  
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 78 OF SCENIC MEADOWS PHASE II,  
RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY RECORDS.

BASIS OF BEARING:  
THE BASIS OF BEARING USED FOR THIS SURVEY WAS N 89°35'45" E BETWEEN MONUMENTS "A"  
AND "B" AS SHOWN ON SCENIC MEADOWS PHASE II, BOOK 10, PAGE 6, BENTON COUNTY RECORDS.

BOUNDARY RESOLUTION:  
THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS SET IN SCENIC  
MEADOWS PHASE I, RECORDED IN BOOK 9, PAGE 55; AND SCENIC MEADOWS PHASE II,  
RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY RECORDS; AND RECORD  
INFORMATION AS DESCRIBED.

MONUMENTS "C" AND "D" WERE HELD ALONG WITH RECORD BEARINGS FROM SCENIC  
MEADOWS PHASE II PLAT, RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY  
RECORDS, TO ESTABLISH POINT "E".

CITY OF ALBANY APPROVALS:

APPROVED THIS 16<sup>TH</sup> DAY OF NOVEMBER, 2003  
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY

BY: Don Donovan for Helen Burns Sharp

APPROVED THIS 6<sup>TH</sup> DAY OF JANUARY, 2008  
PUBLIC WORKS DIRECTOR, CITY OF ALBANY

BY: Dorlan Stiffenamer for Diane Taniguchi-Denore

BENTON COUNTY APPROVALS:

APPROVED THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2004  
BENTON COUNTY BOARD OF COMMISSIONERS

BY: Maria Masull  
CHAIRPERSON

APPROVED THIS 13<sup>TH</sup> DAY OF February, 2004  
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 ON THE  
2003-2004 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

9<sup>TH</sup> DAY OF FEBRUARY, 2008

BY: Jami Woodward  
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, 2004

BY: Uelola Abrecht  
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT CONSER HOMES INC. IS THE RECORDED OWNER  
OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED IN THE  
SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND HAVE CAUSED SAME TO BE SURVEYED AND  
PLATTED INTO LOTS AND STREETS AS SHOWN ON THE ATTACHED PLAT AND TO BE DEDICATED  
"SCENIC MEADOWS PHASE III" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER WITHOUT  
RESERVATION OR RESTRICTION THE STREETS AND EASEMENTS AS SHOWN FOR SAID PURPOSE  
RESPECTIVELY.

THOSE AREAS DESIGNATED AS WETLANDS MAY BE UTILIZED BY THE OWNERS ONLY IN COMPLIANCE  
WITH ALL RULES AND REGULATIONS, NOW OR HEREAFTER PROMULGATED, BY THOSE GOVERNMENT  
AGENCIES HAVING JURISDICTION.

Greg Conser, President  
GREG CONSER, PRESIDENT OF CONSER HOMES INC.

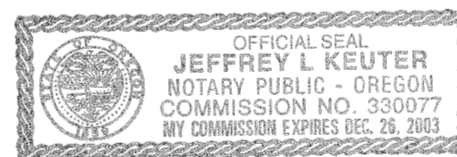
SURVEY CERTIFICATE:

I, LEONARD L. SMITH, REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT DURING THE MONTH OF SEPTEMBER, 2003, I DID ACCURATELY SURVEY, SUBDIVIDED AND  
PLAT INTO LOTS AND STREET RIGHTS OF WAY THE LANDS REPRESENTED ON THE ATTACHED MAP OF "SCENIC MEADOWS PHASE III", THE BOUNDARY OF WHICH IS DESCRIBED AS LOT 78 OF SCENIC  
MEADOWS PHASE II, AS RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 51 OF SCENIC MEADOWS PHASE II, A SUBDIVISION RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY RECORDS; THENCE SOUTH 89°35'45" WEST,  
336.08 FEET TO THE NORTHWEST CORNER OF LOT 48 OF SAID SCENIC MEADOWS PHASE II; THENCE SOUTH 00°10'54" EAST, 302.11 FEET TO THE SOUTHWEST CORNER OF LOT 46 OF SAID SCENIC  
MEADOWS PHASE II, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF DOVER AVENUE; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY, SOUTH 89°50'11" WEST, 68.34 FEET TO  
A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY THE FOLLOWING COURSES ALONG THE SOUTHERLY BOUNDARY OF LOT 78: NORTH 00°00'59" EAST, 40.01 FEET; THENCE SOUTH 89°50'17"  
WEST, 179.27 FEET TO A 5/8 INCH IRON ROD MARKING A POINT OF CURVATURE; THENCE 137.53 FEET ALONG A 270.00 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS SOUTH  
75°14'04" WEST, 136.05 FEET; THENCE SOUTH 60°38'46" WEST, 85.69 FEET TO A 5/8 INCH IRON ROD MARKING A POINT OF CURVATURE; THENCE 66.59 FEET ALONG A 130.00 FOOT CURVE TO THE  
RIGHT WHOSE LONG CHORD BEARS SOUTH 75°20'13" WEST, 65.86 FEET; THENCE NORTH 89°59'51" WEST, 100.83 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF SAID LOT 78,  
SAID SOUTHWEST CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF SCENIC DRIVE; THENCE ALONG SAID RIGHT OF WAY, NORTH 00°21'00" WEST, 381.79 FEET TO A 5/8 INCH IRON ROD  
MARKING THE NORTHWESTERLY CORNER OF SAID LOT 78; THENCE LEAVING SAID SCENIC DRIVE RIGHT OF WAY, NORTH 89°35'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 78, 955.70  
FEET TO A 1/2 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 00°18'37" EAST, 30.00 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NORTHEAST  
QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON, AND CONTAINING 4.9 ACRES MORE OR LESS.

ACKNOWLEDGMENT

STATE OF OREGON )  
) S.S.  
COUNTY OF LINN )



THIS IS TO CERTIFY THAT ON THIS 3 DAY OF NOVEMBER, 2003, BEFORE  
ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF LINN, DID PERSONALLY  
APPEAR GREG CONSER, PRESIDENT OF CONSER HOMES INC., 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.

Jeffrey L. Keuter  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 12/26/03

STATE OF OREGON )  
) S.S.  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED  
BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2004-361969  
ON THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2008 AT 10:12 O'CLOCK A M.

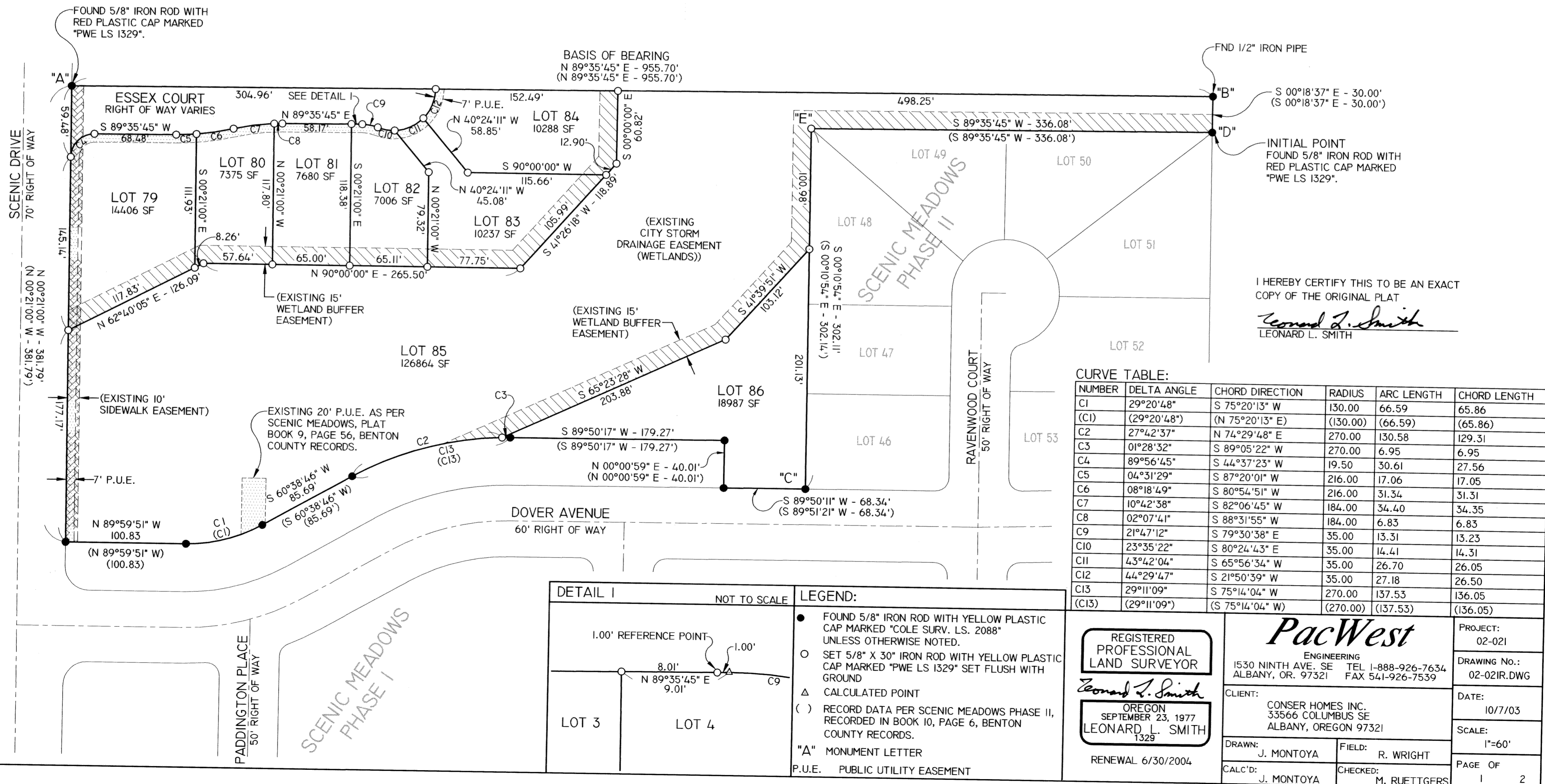
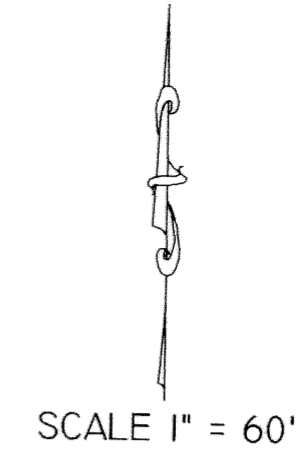
BY: [Signature]  
BENTON COUNTY CLERK

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

Leonard L. Smith  
LEONARD L. SMITH

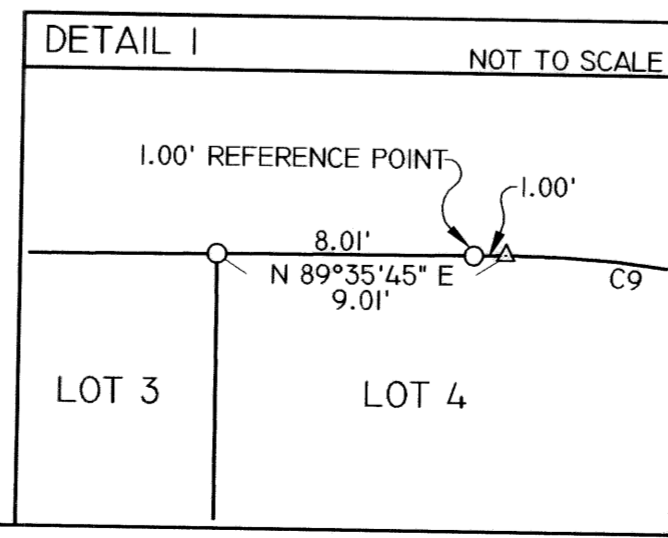
<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <b>OREGON</b> SEPTEMBER 23, 1977 <b>LEONARD L. SMITH</b> 1329 RENEWAL 6/30/2004	<b>PacWest</b> ENGINEERING 1530 NINTH AVE. SE TEL 1-888-926-7634 ALBANY, OR. 97321 FAX 541-926-7539	PROJECT: 02-021 DRAWING No.: 02-021R.DWG
	CLIENT: CONSER HOMES INC. 33566 COLUMBUS SE ALBANY, OREGON 97321	DATE: 10/7/03 SCALE: 1"=60'
DRAWN: J. MONTOYA	FIELD: R. WRIGHT	PAGE OF 2 2
CALC'D: J. MONTOYA	CHECKED: M. RUETTIGERS	

SCENIC MEADOWS PHASE III  
FOR  
CONSER HOMES  
A  
REPLAT  
OF  
LOT 78 OF SCENIC MEADOWS PHASE II  
LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 35  
TOWNSHIP 10 SOUTH, RANGE 4 WEST  
WILLAMETTE MERIDIAN  
CITY OF ALBANY  
BENTON COUNTY, OREGON  
SEPTEMBER 2003



**CURVE TABLE:**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	29°20'48"	S 75°20'13" W	130.00	66.59	65.86
(C1)	(29°20'48")	(N 75°20'13" E)	(130.00)	(66.59)	(65.86)
C2	27°42'37"	N 74°29'48" E	270.00	130.58	129.31
C3	01°28'32"	S 89°05'22" W	270.00	6.95	6.95
C4	89°56'45"	S 44°37'23" W	19.50	30.61	27.56
C5	04°31'29"	S 87°20'01" W	216.00	17.06	17.05
C6	08°18'49"	S 80°54'51" W	216.00	31.34	31.31
C7	10°42'38"	S 82°06'45" W	184.00	34.40	34.35
C8	02°07'41"	S 88°31'55" W	184.00	6.83	6.83
C9	21°47'12"	S 79°30'38" E	35.00	13.31	13.23
C10	23°35'22"	S 80°24'43" E	35.00	14.41	14.31
C11	43°42'04"	S 65°56'34" W	35.00	26.70	26.05
C12	44°29'47"	S 21°50'39" W	35.00	27.18	26.50
C13	29°11'09"	S 75°14'04" W	270.00	137.53	136.05
(C13)	(29°11'09")	(S 75°14'04" W)	(270.00)	(137.53)	(136.05)



- LEGEND:**
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. L.S. 2088" UNLESS OTHERWISE NOTED.
  - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PWE LS 1329" SET FLUSH WITH GROUND
  - △ CALCULATED POINT
  - ( ) RECORD DATA PER SCENIC MEADOWS PHASE II, RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY RECORDS.
  - "A" MONUMENT LETTER
  - P.U.E. PUBLIC UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

*Leonard L. Smith*

OREGON  
SEPTEMBER 23, 1977  
LEONARD L. SMITH  
1329

RENEWAL 6/30/2004

**PacWest**  
ENGINEERING

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

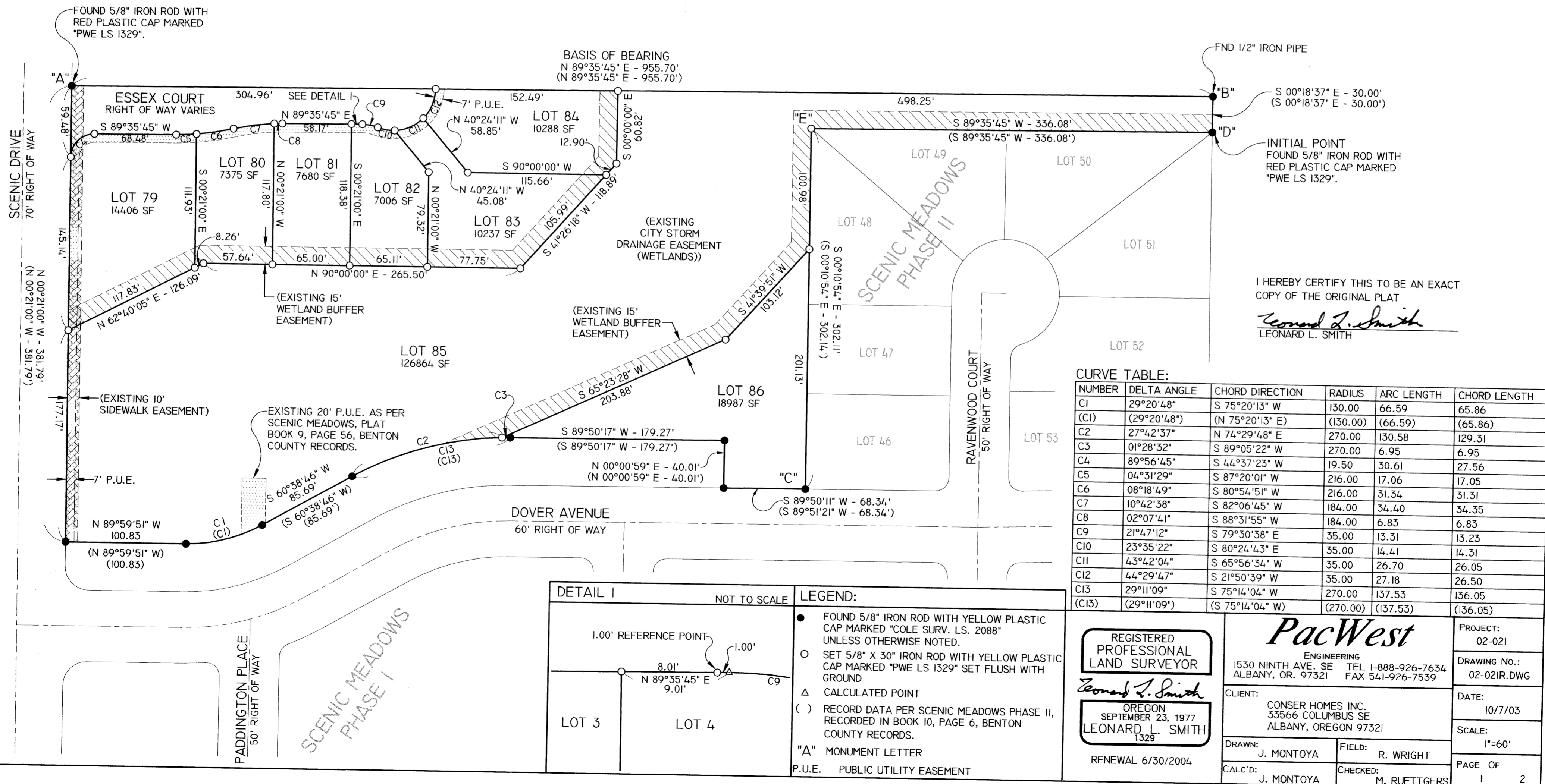
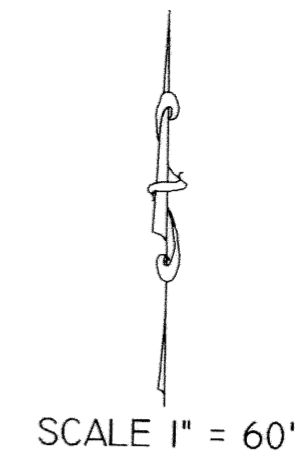
CLIENT:  
CONSER HOMES INC.  
33566 COLUMBUS SE  
ALBANY, OREGON 97321

PROJECT: 02-021  
DRAWING No.: 02-021R.DWG  
DATE: 10/7/03  
SCALE: 1"=60'  
PAGE OF 1 2

DRAWN: J. MONTOYA  
CALC'D: J. MONTOYA

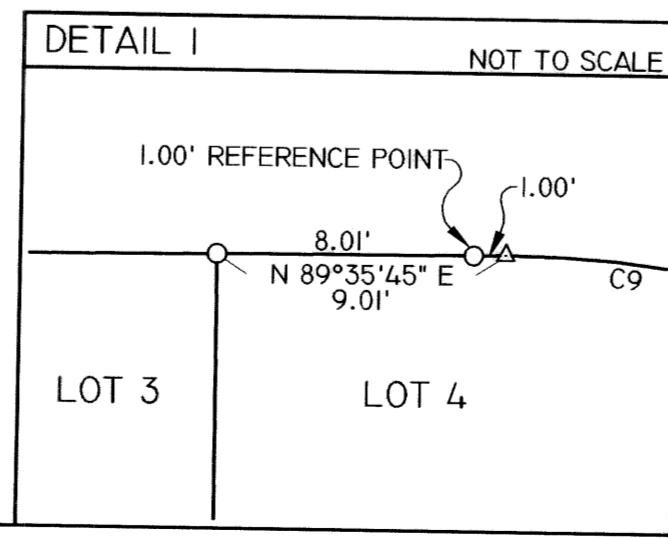
FIELD: R. WRIGHT  
CHECKED: M. RUETTIGERS

SCENIC MEADOWS PHASE III  
FOR  
CONSER HOMES  
A  
REPLAT  
OF  
LOT 78 OF SCENIC MEADOWS PHASE II  
LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 35  
TOWNSHIP 10 SOUTH, RANGE 4 WEST  
WILLAMETTE MERIDIAN  
CITY OF ALBANY  
BENTON COUNTY, OREGON  
SEPTEMBER 2003



**CURVE TABLE:**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	29°20'48"	S 75°20'13" W	130.00	66.59	65.86
(C1)	(29°20'48")	(N 75°20'13" E)	(130.00)	(66.59)	(65.86)
C2	27°42'37"	N 74°29'48" E	270.00	130.58	129.31
C3	01°28'32"	S 89°05'22" W	270.00	6.95	6.95
C4	89°56'45"	S 44°37'23" W	19.50	30.61	27.56
C5	04°31'29"	S 87°20'01" W	216.00	17.06	17.05
C6	08°18'49"	S 80°54'51" W	216.00	31.34	31.31
C7	10°42'38"	S 82°06'45" W	184.00	34.40	34.35
C8	02°07'41"	S 88°31'55" W	184.00	6.83	6.83
C9	21°47'12"	S 79°30'38" E	35.00	13.31	13.23
C10	23°35'22"	S 80°24'43" E	35.00	14.41	14.31
C11	43°42'04"	S 65°56'34" W	35.00	26.70	26.05
C12	44°29'47"	S 21°50'39" W	35.00	27.18	26.50
C13	29°11'09"	S 75°14'04" W	270.00	137.53	136.05
(C13)	(29°11'09")	(S 75°14'04" W)	(270.00)	(137.53)	(136.05)



- LEGEND:**
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. L.S. 2088" UNLESS OTHERWISE NOTED.
  - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PWE LS 1329" SET FLUSH WITH GROUND
  - △ CALCULATED POINT
  - ( ) RECORD DATA PER SCENIC MEADOWS PHASE II, RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY RECORDS.
  - "A" MONUMENT LETTER
  - P.U.E. PUBLIC UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

*Leonard L. Smith*

OREGON  
SEPTEMBER 23, 1977  
LEONARD L. SMITH  
1329

RENEWAL 6/30/2004

**PacWest**  
ENGINEERING

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

CLIENT:  
CONSER HOMES INC.  
33566 COLUMBUS SE  
ALBANY, OREGON 97321

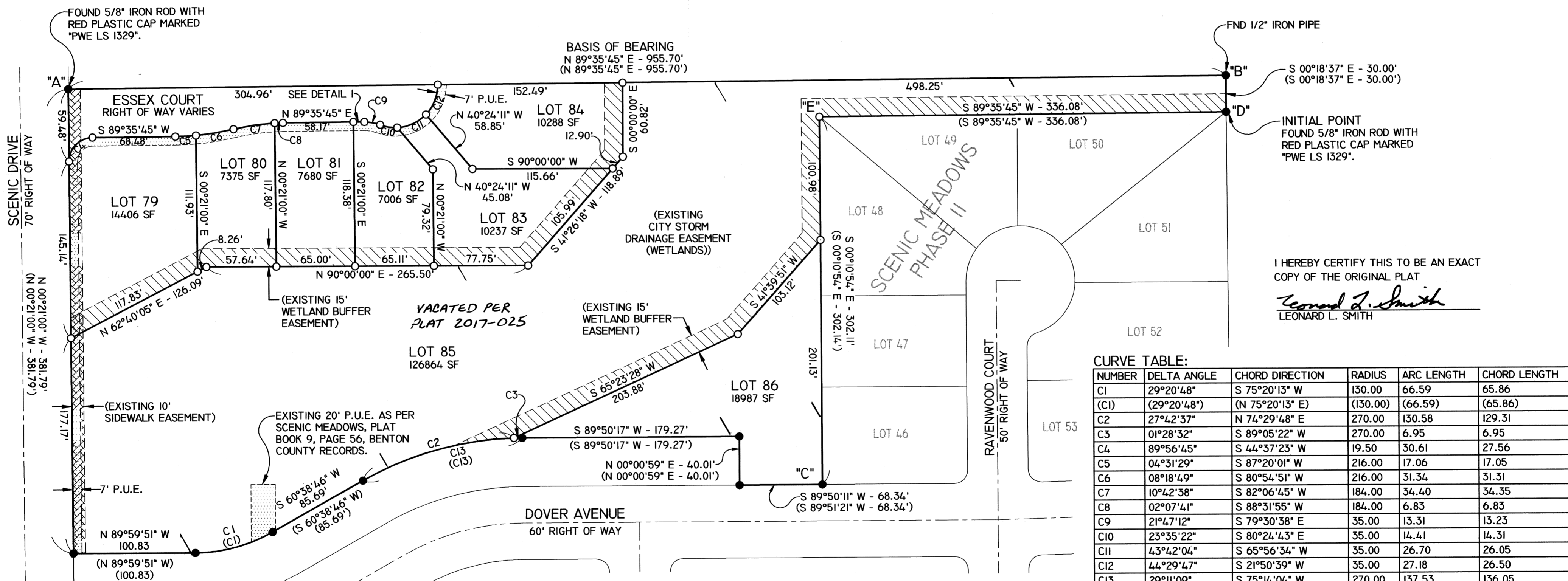
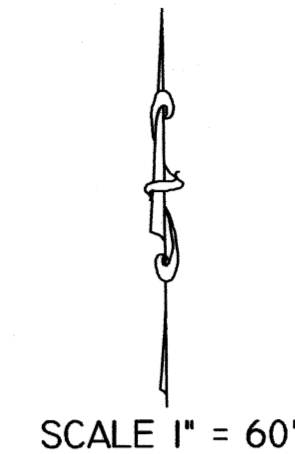
PROJECT: 02-021  
DRAWING No.: 02-021R.DWG  
DATE: 10/7/03  
SCALE: 1"=60'  
PAGE OF 1 2

DRAWN: J. MONTOYA  
CALC'D: J. MONTOYA

FIELD: R. WRIGHT  
CHECKED: M. RUETTIGERS

BOOK 10 PAGE 64

SCENIC MEADOWS PHASE III  
FOR  
CONSER HOMES  
A  
REPLAT  
OF  
LOT 78 OF SCENIC MEADOWS PHASE II  
LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 35  
TOWNSHIP 10 SOUTH, RANGE 4 WEST  
WILLAMETTE MERIDIAN  
CITY OF ALBANY  
BENTON COUNTY, OREGON  
SEPTEMBER 2003

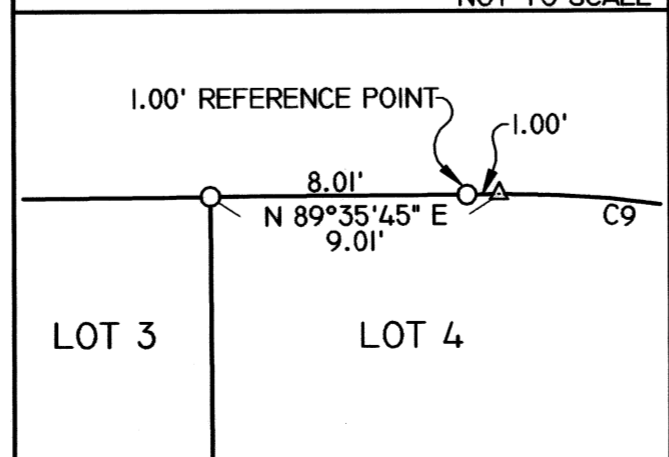


I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT  
*Leonard L. Smith*  
LEONARD L. SMITH

CURVE TABLE:

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	29°20'48"	S 75°20'13" W	130.00	66.59	65.86
(C1)	(29°20'48")	(N 75°20'13" E)	(130.00)	(66.59)	(65.86)
C2	27°42'37"	N 74°29'48" E	270.00	130.58	129.31
C3	01°28'32"	S 89°05'22" W	270.00	6.95	6.95
C4	89°56'45"	S 44°37'23" W	19.50	30.61	27.56
C5	04°31'29"	S 87°20'01" W	216.00	17.06	17.05
C6	08°18'49"	S 80°54'51" W	216.00	31.34	31.31
C7	10°42'38"	S 82°06'45" W	184.00	34.40	34.35
C8	02°07'41"	S 88°31'55" W	184.00	6.83	6.83
C9	21°47'12"	S 79°30'38" E	35.00	13.31	13.23
C10	23°35'22"	S 80°24'43" E	35.00	14.41	14.31
C11	43°42'04"	S 65°56'34" W	35.00	26.70	26.05
C12	44°29'47"	S 21°50'39" W	35.00	27.18	26.50
C13	29°11'09"	S 75°14'04" W	270.00	137.53	136.05
(C13)	(29°11'09")	(S 75°14'04" W)	(270.00)	(137.53)	(136.05)

DETAIL I NOT TO SCALE



LEGEND:

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS. 2088" UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PWE LS 1329" SET FLUSH WITH GROUND
- △ CALCULATED POINT
- ( ) RECORD DATA PER SCENIC MEADOWS PHASE II, RECORDED IN BOOK 10, PAGE 6, BENTON COUNTY RECORDS.
- "A" MONUMENT LETTER
- P.U.E. PUBLIC UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Leonard L. Smith*  
OREGON  
SEPTEMBER 23, 1977  
LEONARD L. SMITH  
1329  
RENEWAL 6/30/2004

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

CLIENT:  
CONSER HOMES INC.  
33566 COLUMBUS SE  
ALBANY, OREGON 97321

DRAWN: J. MONTOYA FIELD: R. WRIGHT  
CALC'D: J. MONTOYA CHECKED: M. RUETTIGERS

PROJECT:  
02-021

DRAWING No.:  
02-021R.DWG

DATE:  
10/7/03

SCALE:  
1"=60'

PAGE OF  
1 2