

HIDDEN MEADOW SUBDIVISION

SE 1/4 & NE 1/4 SEC. 35, T. 10 S., R. 4 W., W.M.
NW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.
ALBANY, BENTON COUNTY, OREGON

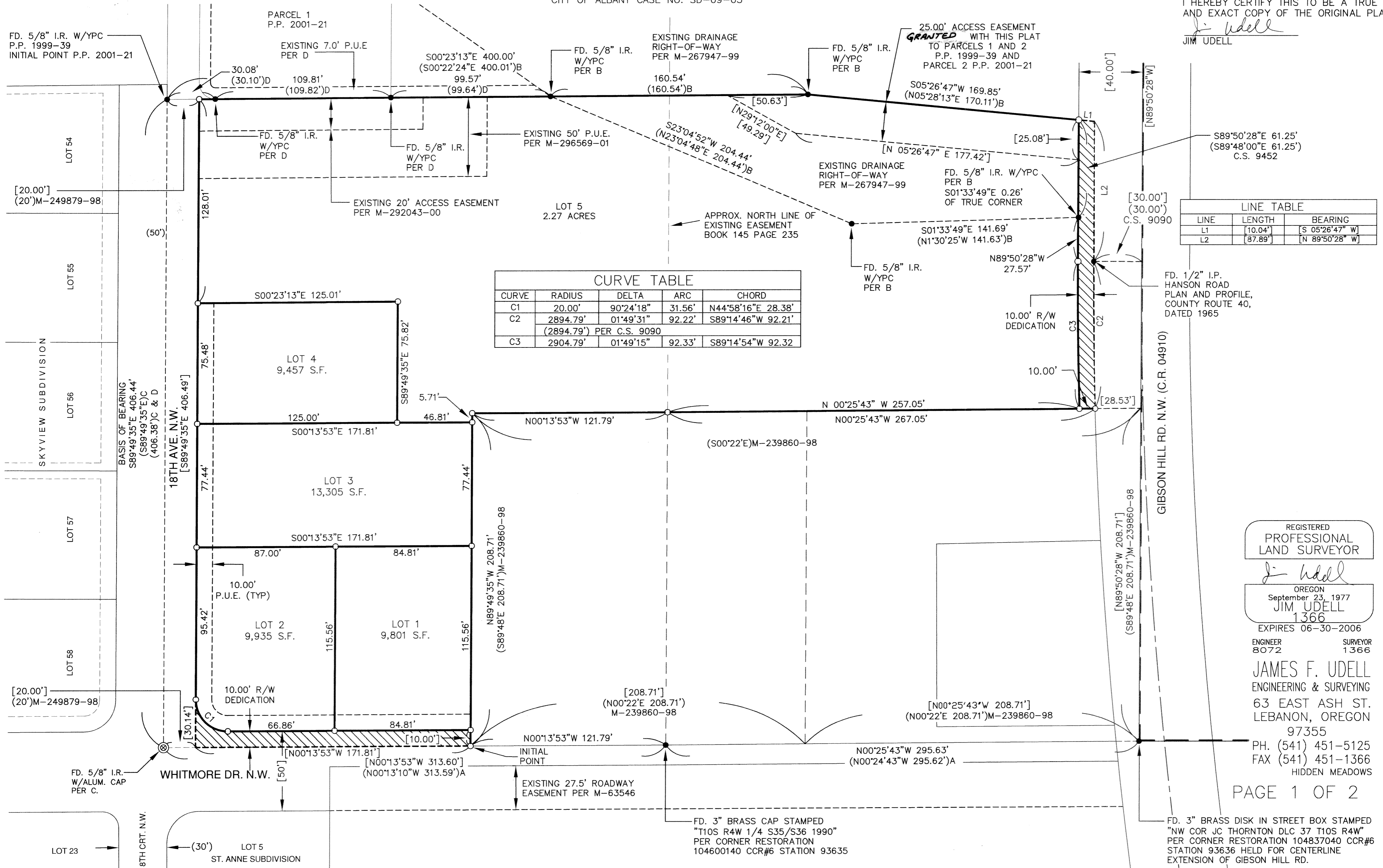
JUNE 24, 2004

CITY OF ALBANY CASE NO. SD-09-03

BOOK 10 PAGE 69

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

J. Udell
JIM UDELL



CURVE	RADIUS	DELTA	ARC	CHORD
C1	20.00'	90°24'18"	31.56'	N44°58'16"E 28.38'
C2	2894.79'	01°49'31"	92.22'	S89°14'46"W 92.21'
	(2894.79')			PER C.S. 9090
C3	2904.79'	01°49'15"	92.33'	S89°14'54"W 92.32'

LINE	LENGTH	BEARING
L1	[10.04']	[S 05°26'47" W]
L2	[87.89']	[N 89°50'28" W]

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Udell
OREGON
September 23, 1977
JIM UDELL
1366
EXPIRES 06-30-2006
ENGINEER 8072 SURVEYOR 1366

JAMES F. UDELL
ENGINEERING & SURVEYING
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
HIDDEN MEADOWS

PAGE 1 OF 2

FD. 3" BRASS DISK IN STREET BOX STAMPED
"NW COR JC THORNTON DLC 37 T10S R4W"
PER CORNER RESTORATION 104837040 CCR#6
STATION 93636 HELD FOR CENTERLINE
EXTENSION OF GIBSON HILL RD.

HIDDEN MEADOW SUBDIVISION

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ALBANY, BENTON COUNTY, OREGON

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LEGEND:

- MONUMENT FOUND 5/8" I.R. PER SKYVIEW SUBDIVISION UNLESS NOTED OTHERWISE
- ⊗ MONUMENT FOUND PER REPLAT OF SKYVIEW SUBDIVISION 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "JIM UDELL RLS 1366"
- MONUMENT SET 5/8" X 30" IRON ROD WITH PLASTIC CAP STAMPED: "JIM UDELL RLS 1366"

P.U.E. PUBLIC UTILITY EASEMENT
I.P. IRON PIPE (DIMENSIONS OF INSIDE DIAMETER)
I.R. IRON ROD
FD. FOUND
C.S. COUNTY SURVEY
() DATA OF RECORD

REFERENCE SURVEYS: A- SKYVIEW SUBDIVISION PLAT
B- C.S. 9452
C- REPLAT OF SKYVIEW SUBDIVISION
D- PARTITION PLAT 2001-21
C.S. 9090, HANSON ROAD PLAN AND PROFILE
COUNTY ROUTE 40, DATED 1965

REFERENCE NOTES: CORNER RESTORATION FILE 104600140
CORNER RESTORATION FILE 104837040

NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE LAND SHOWN ON PAGE 1, MORE PARTICULARLY DESCRIBED IN THE HEREON SURVEYOR'S CERTIFICATE INTO LOTS AND RIGHT-OF-WAY WITH EASEMENTS PER THE CITY OF ALBANY PLANNING REFERENCE NO. SD-09-03. ALL MONUMENTS WERE HELD AS NOTED. THE SOUTH RIGHT-OF-WAY OF 18TH AVE. WAS ESTABLISHED BY HOLDING RECORD DISTANCE OF 20.00 FEET PER DEED REFERENCE M-249879-98 FROM FOUND IRON RODS PER SKYVIEW SUBDIVISION. THE EAST RIGHT-OF-WAY OF WHITMORE DRIVE WAS ESTABLISHED BY TIES TO THE 1/4 CORNER AND TO THE 5/8" IRON ROD PER SKYVIEW SUBDIVISION. THE EAST LINE WAS HELD PER MONUMENTS OF RECORD. THE NORTH RIGHT-OF-WAY OF GIBSON HILL ROAD WAS ESTABLISHED BY HOLDING RECORD DISTANCE FROM A FOUND 1/2" IRON PIPE TO THE CENTERLINE OF SAID RIGHT-OF-WAY TO CALCULATE THE CURVE PER HANSON ROAD PLAN AND PROFILE. THE SOUTHERLY MOST WEST LINE AND THE EASTERLY MOST SOUTH LINE WERE HELD PER RECORD DEED LINE CALLS AND DISTANCES PER M-239860-98 FROM THE NORTHWEST CORNER OF D.L.C. 37. THE BASIS OF BEARING WAS HELD PER SKYVIEW SUBDIVISION AND P.P. 1993-12.

ASSESSOR'S STATEMENT:

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 2004-2005 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THE PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 26TH DAY OF August, 2004.

BY: [Signature]
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 ROLL WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID AS OF 6-30-04.

BY: [Signature]
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING, AND TAX COLLECTION

RECORDER'S STATEMENT:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2004-373303, ON THIS 30th DAY OF August, 2004 AT 3:27 O'CLOCK P.M.

BY: [Signature]
BENTON COUNTY CLERK
Sr. Deputy Clerk

ENGINEER 8072 SURVEYOR 1366

JAMES F. UDELL
ENGINEERING & SURVEYING
63 EAST ASH ST.
LEBANON, OREGON 97355
PH. (541) 451-5125
FAX (541) 451-1366
HIDDEN MEADOWS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON September 23, 1977
JIM UDELL 1366
EXPIRES 06-30-2006

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
JIM UDELL

SURVEYOR'S CERTIFICATE

I, JIM UDELL, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 00°13'53" WEST 121.79 FEET FROM THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°13'53" WEST 171.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF 18TH AVENUE N.W.; THENCE SOUTH 89°49'35" EAST, ALONG SAID RIGHT-OF-WAY, 406.49 TO A 5/8" IRON ROD; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 00°23'13" EAST 380.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 05°26'47" WEST 169.85 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 05°26'47" WEST 10.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF GIBSON HILL ROAD; THENCE NORTH 89°50'28" WEST, ALONG SAID RIGHT-OF-WAY, 87.89 FEET TO A 1/2" IRON PIPE; THENCE ALONG A 2894.79 FOOT RADIUS CURVE TO THE LEFT 92.22 FEET (CHORD BEARS SOUTH 89°14'46" WEST 92.21 FEET) TO A 5/8" IRON ROD; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 00°25'43" WEST 267.05 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°13'53" WEST 121.79 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°49'35" WEST 208.71 FEET TO THE POINT OF BEGINNING

EASEMENTS OF RECORD:

A EASEMENT IN FAVOR OF UNITED STATES FOR THE RIGHT-OF-WAY FOR DITCHES, CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSES, RECORDED ON FEBRUARY 15, 1954 IN BENTON COUNTY BOOK 145 PAGE 235 ASHOWN ON PAGE 1.

A EASEMENT IN FAVOR OF U.S. WEST COMMUNICATION FOR THE TELECOMMUNICATION FACILITIES, RECORDED ON MAY 21, 1993 IN BENTON COUNTY MICROFILM NO. M-164420-93. THIS EASEMENT DESCRIBES THE ENTIRE SUBJECT PROPERTY

A EASEMENT IN FAVOR OF THE CITY OF ALBANY FOR THE STREET AND UTILITY RIGHT-OF-WAY PURPOSES, RECORDED ON JULY 17, 1998 IN BENTON COUNTY MICROFILM NO. M-249879-98.

A EASEMENT IN FAVOR OF THE CITY OF ALBANY FOR THE DRAINAGE RIGHT-OF-WAY PURPOSES, RECORDED ON JUNE 1, 1999 IN BENTON COUNTY MICROFILM NO. M-267947-99 AND RERECORDED ON OCTOBER 22, 1999 IN BENTON COUNTY MICROFILM NO. M-275258-99.

A EASEMENT IN FAVOR OF DONALD DURST AND PENNI DURST FOR ACCESS, RECORDED ON DECEMBER 7, 2000 IN BENTON COUNTY MICROFILM NO. M-292043-00.

A EASEMENT IN FAVOR OF THE CITY OF ALBANY FOR THE PUBLIC UTILITIES, RECORDED ON APRIL 5, 2001 IN BENTON COUNTY MICROFILM NO. M-296569-01.

PUBLIC UTILITY EASEMENTS

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF AND OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE REPLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FACILITIES IN THE PUE.

25.00' ACCESS EASEMENT:

AN AREA OF LAND IS RESERVED FOR THE USE OF PARCELS 1 AND 2 OF BENTON COUNTY PARTITION PLAT NO. 1999-39 AND PARCEL 2 OF BENTON COUNTY PARTITION PLAT 2001-21 FOR INGRESS TO AND EGRESS FROM SAID PARCELS AS SHOWN AND DIMENSIONED ON SHEET 1. THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE DRIVEWAY TO SERVE SAID PARCELS. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN SAID AREA OF LAND.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT DENISE A. PHILLIPS IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE HEREIN SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS AND RIGHT-OF-WAY WITH EASEMENTS PER ORS. 92, AND TO BE HEREBY DEDICATED AS "HIDDEN MEADOW SUBDIVISION." THE SAID RIGHT-OF-WAYS, PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION FOREVER.

[Signature]
DENISE A. PHILLIPS

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF August, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DENISE A. PHILLIPS WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREON NAMED.

[Signature]
NOTARY PUBLIC FOR OREGON-SIGNATURE

[Signature]
NOTARY PUBLIC FOR OREGON-PRINT NAME

MY COMMISSION NUMBER 367143

MY COMMISSION EXPIRES 31 March 2007

APPROVALS:

BENTON COUNTY FILE NO. SD-09-03

WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signature] 8-30-04
BENTON COUNTY SURVEYOR DATE

[Signature] 08-30-04
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

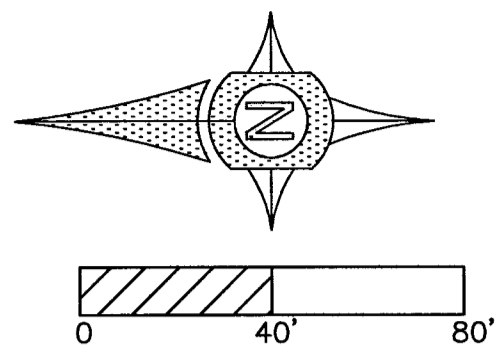
[Signature] 8-19-04
CITY OF ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 8-18-04
CITY OF ALBANY PUBLIC WORKS DIRECTOR DATE

SUBDIVISION CONSENT AFFIDAVITS:

SUBDIVISION PLAT CONSENT AFFIDAVIT BY WASHINGTON FEDERAL SAVINGS RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER 2004-373304.

SUBDIVISION PLAT CONSENT AFFIDAVIT BY LAWRENCE D. ANDERSON RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER 2004-373303.



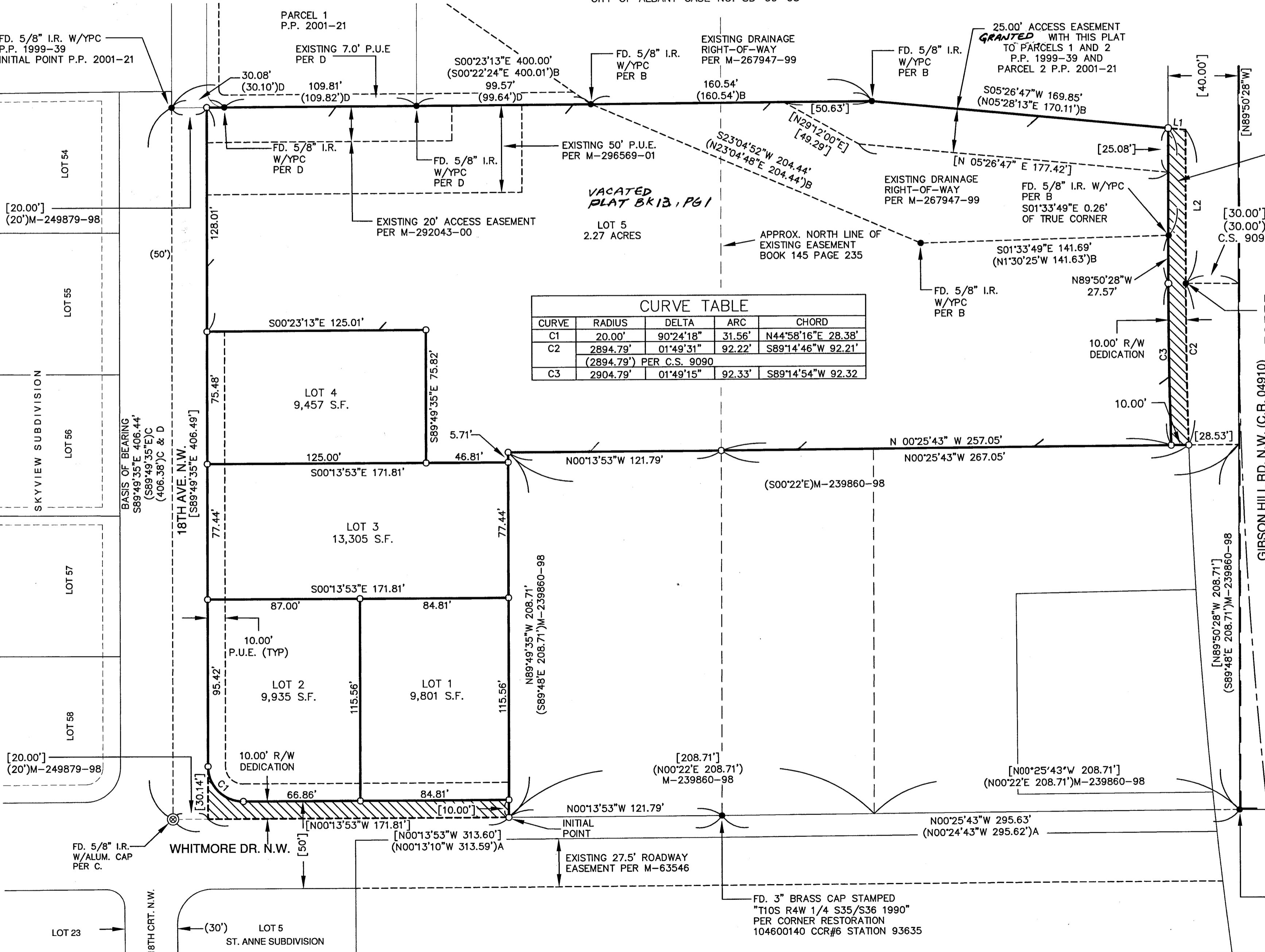
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