

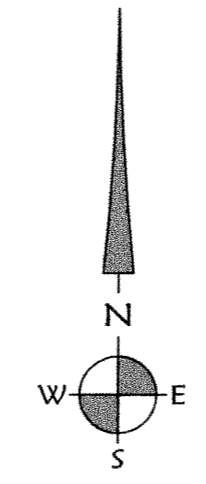
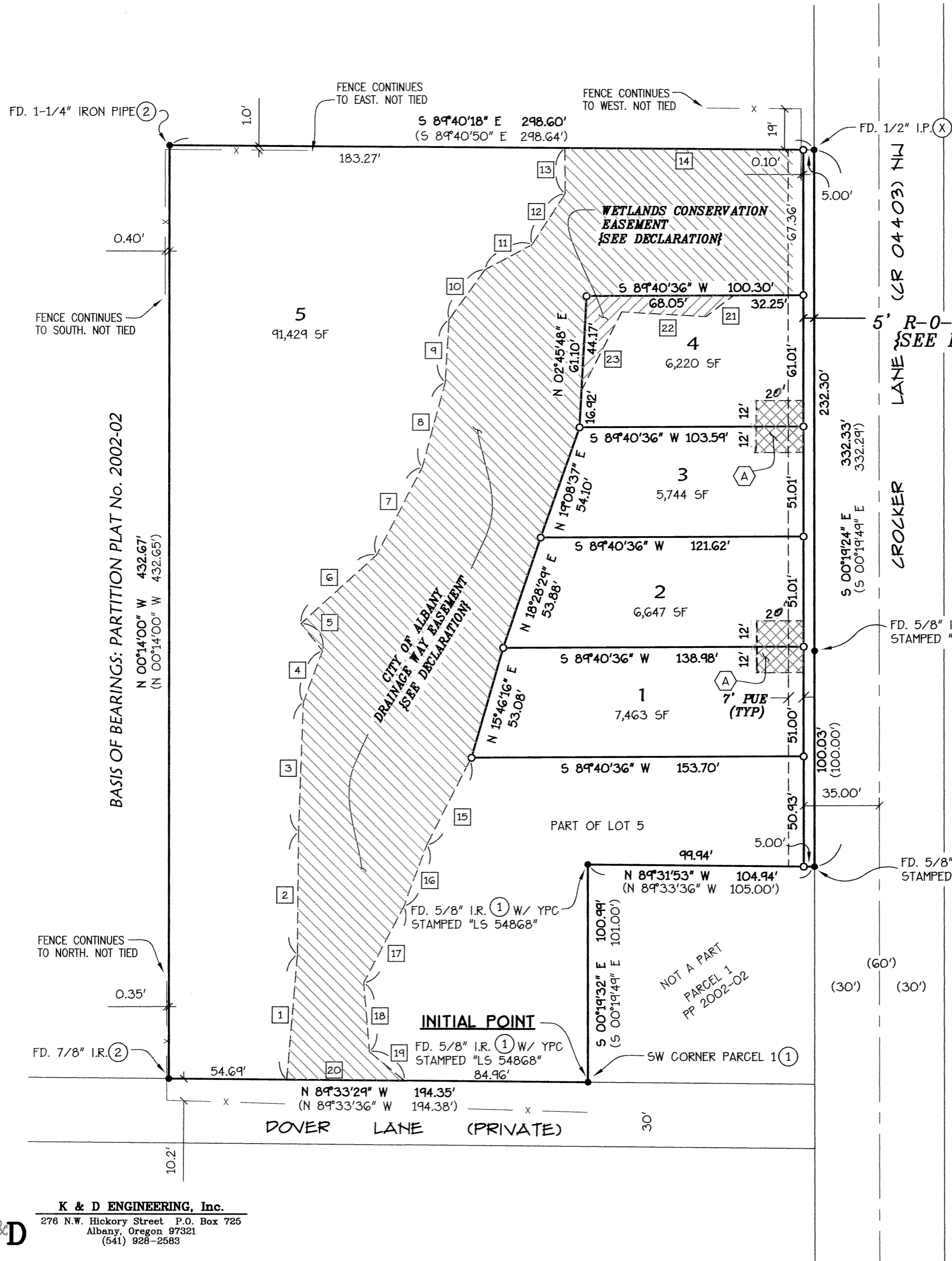
DOVER VILLAGE

A SUBDIVISION RE-PLAT

OF
PARCELS 2 AND 3 OF PARTITION
PLAT No. 2002-02

LOCATED IN THE
NW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.,
CITY OF ALBANY, BENTON COUNTY, OREGON

NOVEMBER 29, 2004
CITY FILE No. 5D-04-04



STORM DRAINAGE EASEMENT LINE COURSE DATA

LINE	LENGTH	BEARING
1	58.04	N04°37'20"E
2	56.96	N00°15'01"E
3	60.19	N01°49'41"E
4	25.39	N20°14'48"E
5	16.11	N38°32'11"W
6	47.25	N47°42'33"E
7	45.77	N27°26'21"E
8	40.69	N14°52'25"E
9	29.34	N03°04'46"E
10	28.48	N35°34'12"E
11	24.62	N61°53'28"E
12	28.04	N32°48'36"E
13	21.27	N00°51'34"W
14	110.33	N89°40'18"W
15	45.15	S26°50'34"W
16	30.34	S20°28'45"W
17	40.07	S27°28'43"W
18	32.04	S04°59'11"E
19	21.15	S50°43'30"E
20	54.70	S89°33'29"E

WETLANDS CONSERVATION EASEMENT LINE COURSE DATA

LINE	LENGTH	BEARING
21	16.14	S52°23'13"W
22	38.99	N86°49'48"W
23	41.18	S26°37'22"W

LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 5/8" x 30" ROD W/YELLOW PLASTIC CAP MARKED: "K+D ENGR. LS 58561"
- () RECORD INFORMATION PER PARTITION PLAT No. 2002-02, EXCEPT AS NOTED.
- ① REFERENCE TO RECORD DOCUMENT, SEE REFERENCE LIST.
- Ⓐ PRIVATE RECIPROCAL ACCESS EASEMENT. SEE DECLARATION AND PRIVATE EASEMENT STATEMENT ON SHEET 2.
- C.S. COUNTY SURVEY
- FD. FOUND
- I.P. IRON PIPE (INSIDE DIAMETER)
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- EASEMENT BOUNDARY LINE
- x - EXISTING FENCE
- DRAINAGE WAY EASEMENT TO CITY LOCATED IN LOT 5 ONLY. {SEE DECLARATION}
- WETLAND CONSERVATION EASEMENT LOCATED IN LOT 4 ONLY. {SEE DECLARATION}
- PRIVATE RECIPROCAL ACCESS EASEMENT.

REFERENCE LIST:

- ① PARTITION PLAT 2002-02
- ② C.S. 1865
- (X) ORIGIN UNKNOWN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Joe J. Cota

OREGON
JULY 9, 2002
JOE J. COTA
#58561LS

EXPIRES: 12/31/05

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

Joe J. Cota
JOE J. COTA L.S. 58561

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

Date: 11/30/2004 Time: 11:00
Scale: 1=40(P5)
File: dwg\04-123-a\123a-pp.dwg (Brian Estes)

A SUBDIVISION RE-PLAT
OF
PARCELS 2 AND 3 OF PARTITION
PLAT No. 2002-02
LOCATED IN THE
NW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.,
CITY OF ALBANY, BENTON COUNTY, OREGON
NOVEMBER 29, 2004

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMPLETE A SUBDIVISION OF THE PROPERTY THAT HAS BEEN APPROVED BY THE CITY OF ALBANY UNDER CASE FILE No. 5D-04-04

BOUNDARY DETERMINATION:

THE PERIMETER BOUNDARY WAS ESTABLISHED IN PARTITION PLAT No. 2002-02. THE INTERIOR PROPERTY CORNERS, AS SHOWN ON THE MAP, HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE APPROVED TENTATIVE SUBDIVISION PLAT.

SURVEYOR'S CERTIFICATE:

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LAND 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 AND STREET ARE LAID OUT AS FOLLOWS:

PARCEL 2 AND 3 OF PARTITION PLAT No. 2002-02, A PARTITION OF RECORD IN BENTON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
JOE J. COTA
#58561LS

EXPIRES: 12/31/05

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

Joe J. Cota
JOE J. COTA L.S. 58561

DECLARATION:

LET ALL PERSONS BY THIS DECLARATION KNOW THAT ONE FORTY-SIX, LLC, A LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED PLAT DEDICATED AS DOVER VILLAGE AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE MAP, IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

- A) THE STATED LAND IS BEING DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:
1) 5' OF ADDITIONAL STREET AND RIGHT-OF-WAY ALONG THE WESTERLY RIGHT-OF-WAY OF CROCKER LANE NW AS SHOWN ON THE MAP.
- B) THE FOLLOWING PUBLIC UTILITY EASEMENT FOR FRANCHISE UTILITIES IS BEING DEDICATED TO THE PUBLIC. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE "PUBLIC UTILITY EASEMENT STATEMENT" SHOWN HEREON.
1) A 7' WIDE PUBLIC UTILITY EASEMENT ALONG THE WESTERLY RIGHT-OF-WAY OF CROCKER LANE NW AS SHOWN ON THE MAP.
- C) THE FOLLOWING CITY DRAINAGE EASEMENT IS DEDICATED TO THE CITY OF ALBANY. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE "CITY STORM DRAINAGE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
1) A VARIABLE WIDTH DRAINAGE WAY EASEMENT OVER A PORTION OF LOT 5 AS SHOWN ON THE MAP. THE PURPOSE OF THIS EASEMENT IS FOR THE PRESERVATION OF A NATURAL DRAINAGE WAY. The City of Albany will maintain the easement related only to elements affecting storm drainage.
- D) A CONSERVATION EASEMENT IS RESERVED OVER A PORTION OF LOT 4 FOR WETLAND PRESERVATION PURPOSES. THE WETLANDS WITHIN THIS EASEMENT ARE SUBJECT TO THE REGULATORY AUTHORITY OF THE OREGON DIVISION OF STATE LANDS. FENCES MAY BE CONSTRUCTED ALONG THE LOT 4 PROPERTY LINE LOCATED WITHIN THIS CONSERVATION EASEMENT.
- E) THE FOLLOWING PRIVATE EASEMENTS ARE BEING DECLARED:
1) A PRIVATE RECIPROCAL DRIVEWAY ACCESS EASEMENT SHARED BETWEEN LOTS 1 AND 2 AS SHOWN ON THE PLAT MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE SAID LOTS AND SHALL RUN WITH THE LAND. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE "PRIVATE EASEMENT STATEMENT" AS SHOWN ON THIS SHEET.
2) A PRIVATE RECIPROCAL DRIVEWAY ACCESS EASEMENT SHARED BETWEEN LOTS 3 AND 4 AS SHOWN ON THE PLAT MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE SAID LOTS AND SHALL RUN WITH THE LAND. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE "PRIVATE EASEMENT STATEMENT" AS SHOWN ON THIS SHEET.

APPROVALS: CITY FILE No. 5D-04-04

BY: Gordon Stiffman for Diane Tomiyuki Dennis 4-13-05
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

BY: Janet Morris For Helen Burns Sharp 4-13-05
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

BY: Maabille Jaramila 4/29/05
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

BY: Ray Wilson 4-28-05
BENTON COUNTY SURVEYOR 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 2004 - 2005 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 21st DAY OF APRIL, 2004.

BY: Douglas Hilbert
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, 2005

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

RECORDERS CERTIFICATION:

I HERBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2005-384621 ON THIS 29th DAY OF April 2005 AT 2:09 O'CLOCK P.M.

BY: Kathleen Horning
FOR BENTON COUNTY CLERK Senior Deputy Clerk

PUBLIC UTILITY EASEMENT STATEMENT (FOR FRANCHISE UTILITIES)

A PERPETUAL EASEMENT IS RESERVED FOR PUBLIC UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. FOR PURPOSES OF THIS STATEMENT, PUBLIC UTILITIES AREA DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF ALBANY. 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 UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF THE PUBLIC 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.

CITY STORM DRAINAGE EASEMENT STATEMENT:

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. NO STRUCTURES OR FILL MAY BE PLACED WITHIN THE STORM DRAINAGE EASEMENT. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION OR MAINTENANCE OF STORM DRAINAGE FACILITIES, INCLUDING THE RIGHT TO REMOVE TREES, BUSHES, AND ANY OTHER OBJECTS INTERFERING WITH STORM DRAINAGE FACILITIES.

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSES AND BENEFITS AS EXPRESSED IN THE DECLARATION SHOWN HEREON AND/OR MARKED ON THE ATTACHED MAP. THESE PRIVATE EASEMENTS SHALL RUN WITH THE LOT UPON WHICH THEY ARE LOCATED. THE OWNER OF THE LOT BENEFITING FROM THE PRIVATE EASEMENTS SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENTS 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 MAINTENANCE OF DRIVES AND EASEMENT AREAS OF THE PRIVATE RECIPROCAL ACCESS EASEMENTS SHOWN ON THE MAP IS TO BE SHARED EQUALLY BETWEEN THE OWNERS OF THE LOTS WHO SHARE THE EASEMENT.

ONE FORTY-SIX, LLC, A LIMITED LIABILITY COMPANY

BY: Hugh Richard White, MEMBER BY: Elizabeth Busch White, MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } ss

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF December, 2004, BEFORE ME, Stacey Lopez, NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED HUGH RICHARD WHITE AND ELIZABETH BUSCH WHITE, BOTH MEMBERS OF ONE FORTY-SIX, LLC WHOM BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, IN BEHALF OF SAID LLC.

BY: Stacey Lopez
NOTARY PUBLIC FOR OREGON (SIGNATURE)

PRINTED NAME: Stacey Lopez

MY COMMISSION EXPIRES: 9-17-07

MY COMMISSION No.: 372404