

ST. JAMES ESTATES

A SUBDIVISION

LOCATED IN

SW 1/4 SEC. 25, T. 10 S., R. 4 W., W.M.  
CITY OF ALBANY, BENTON COUNTY, OREGON

DECEMBER 14, 2006

CITY CASE FILE No. SD-10-06

LEGEND:

- FD MONUMENT AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" x 30" ROD W/YPC MARKED "K+D ENGR. LS 58561" BY POST-MONUMENTATION
- ⊙ FD 5/8" ROD W/YPC STAMPED "K+D ENGR. LS 58561" PER C.S. 10106
- ⊙ SET 5/8"X30"ROD W/ ALUMINUM CAP MARKED "K+D ENGR. LS 58561 BY POST-MONUMENTATION
- ( ) RECORD DATA PER C.S. 10106; SAME AS MEASURED, EXCEPT AS NOTED.

- FD FOUND
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- S.F. SQUARE FEET
- FUE FRANCHISE UTILITY EASEMENT
- C.S. COUNTY SURVEY
- C.R. COUNTY ROAD
- P.O.B. POINT OF BEGINNING
- R-O-W RIGHT-OF-WAY
- ⊙ CURVE DATA; SEE "CURVE TABLE"
- ① FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"

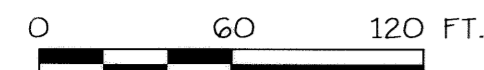
REGISTERED PROFESSIONAL LAND SURVEYOR

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

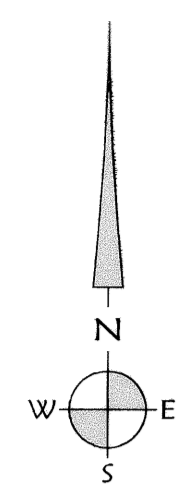
EXPIRES: 12/31/07

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



ORIG. SCALE: 1" = 60'



CURVE TABLE

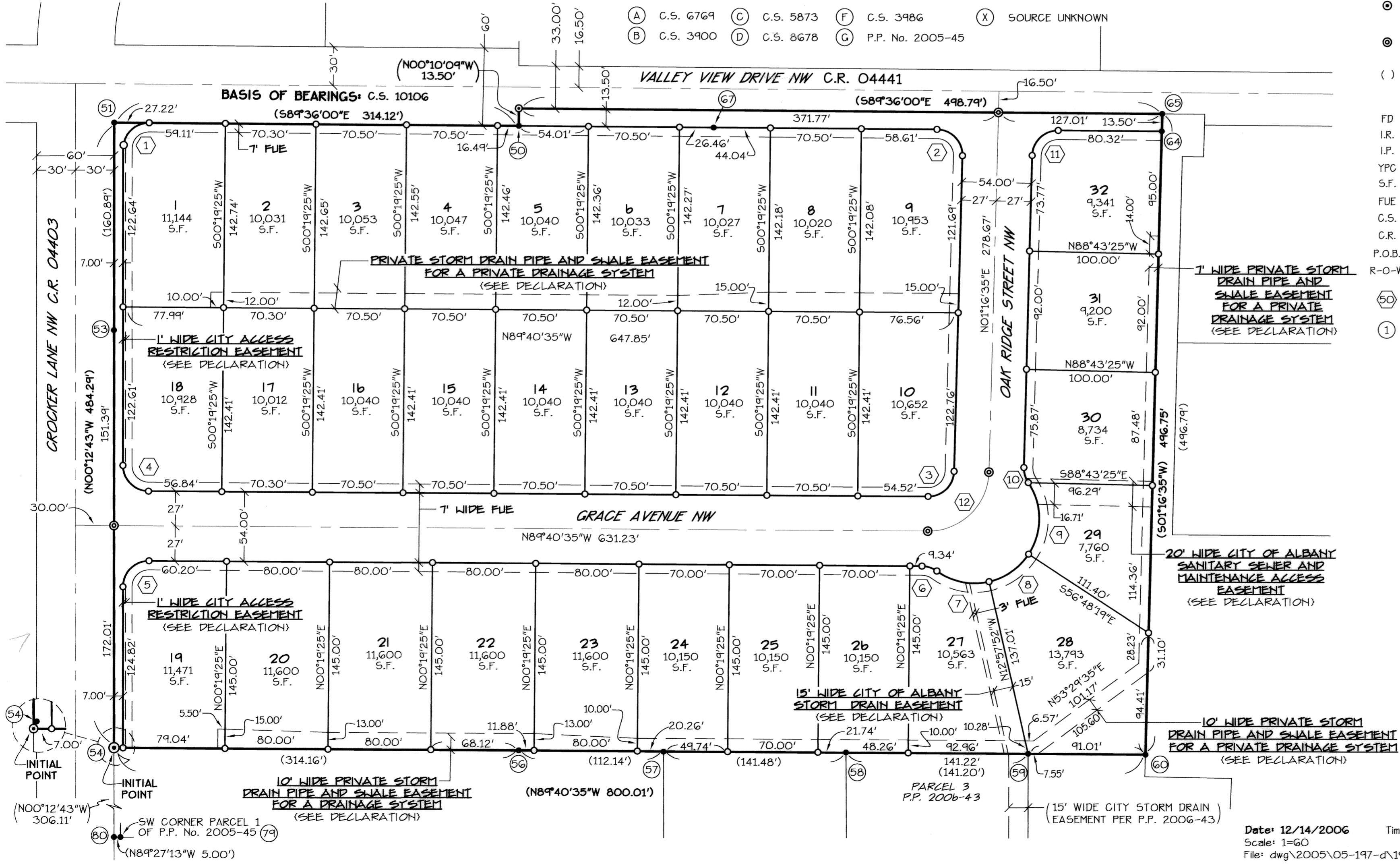
CURVE	RADIUS	LENGTH	CHORD	DELTA
①	20.00'	31.63'	S45°05'39"W 28.43'	90°36'43"
②	20.00'	31.72'	N44°09'42"W 28.50'	90°52'35"
③	20.0'	31.08'	N45°48'00"E 28.05'	89°02'50"
④	20.00'	31.23'	S44°56'39"E 28.15'	89°27'52"
⑤	20.00'	31.60'	S45°03'21"W 28.42'	90°32'08"
⑥	20.00'	12.39'	N71°56'05"W 12.19'	35°29'00"
⑦	50.00	42.56'	N78°34'43"W 41.29'	48°46'17"
⑧	50.00'	38.26'	S55°06'55"W 37.33'	43°50'27"
⑨	50.00'	58.82'	S00°30'22"E 55.49'	67°24'06"
⑩	20.00'	12.39'	N16°27'55"W 12.19'	35°29'00"
⑪	20.00'	31.11'	S45°50'18"W 28.07'	89°07'25"
⑫	47.00'	73.05'	S45°48'00"W 65.91'	89°02'50"

FOUND MONUMENT LIST:

- ⑤① FD 5/8" I.R. (A) FLUSH HELD.
- ⑤② FD 5/8" I.R. (A) DOWN 0.50' FROM TOP OF ASPHALT AND 3' SOUTHEAST OF EDGE OF PAVEMENT. HELD FOR BASIS OF BEARINGS AND INTERSECTION OF RIGHT-OF-WAYS.
- ⑤③ FD 5/8" I.R. (A) DOWN 0.10' AND ON LINE
- ⑤④ FD 5/8" I.R. (B) DOWN 0.30' THAT IS NOG°40'01"E 1.04' OF TRUE CORNER AT INITIAL POINT. NOT HELD
- ⑤⑥ FD 5/8" I.R. (A) FLUSH HELD.
- ⑤⑦ FD 3/4" I.P. (B) DOWN 0.30' AND 0.20' NORTH OF FENCE AND 0.24' SOUTH OF LINE.
- ⑤⑧ FD 1/2" I.R. (C) DOWN 0.30' AND 0.80' NORTH OF FENCE AND 0.10' NOO°13'09"W OF TRUE CORNER. HELD FOR WEST LINE OF DENOS TRACT.
- ⑤⑨ FD 1/2" I.R. (C) BENT FLUSH AND 0.15' NORTH OF FENCE AND 0.05' NOO°13'49"W OF TRUE CORNER TIED SPIN HOLE. HELD FOR EAST LINE OF DENOS TRACT.
- ⑤⑩ FD 5/8" I.R. (D) FLUSH AND 0.85' NORTHEAST OF FENCE CORNER. HELD.
- ⑤⑪ FD 5/8" I.R. (A) DOWN 0.40'. HELD.
- ⑤⑫ FD 5/8" I.R. (A) BENT EASTERLY DOWN 0.30' AND 6.20' SOUTH OF EDGE OF PAVEMENT. TIED SPIN HOLE, STRAIGHTENED AND RE-SET IN SPIN HOLE. FOUND MONUMENT IS S01°16'35"W 0.04' OF TRUE CORNER.
- ⑤⑬ FD 5/8" I.R. (X) THAT IS ON LINE.
- ⑤⑭ FD 5/8" I.R. (G) W/YPC STAMPED "LS 1084" AT THE SOUTHWEST CORNER OF PARCEL 1 OF P.P. No. 2005-45
- ⑤⑮ FD 1/2" I.P. (F)

SURVEY REFERENCE LIST:

- (A) C.S. 6769 (C) C.S. 5873 (F) C.S. 3986 (X) SOURCE UNKNOWN
- (B) C.S. 3900 (D) C.S. 8678 (G) P.P. No. 2005-45



Date: 12/14/2006 Time: 14:05  
Scale: 1"=60'  
File: dwg\2005\05-197-d\197d-sp.dwg (Brian E)

BOOK 10 P 598

**ST. JAMES ESTATES**

A SUBDIVISION

LOCATED IN

SW 1/4 SEC. 25, T. 10 S., R. 4 W., W.M.

CITY OF ALBANY, BENTON COUNTY, OREGON

DECEMBER 14, 2006

CITY CASE FILE No. SD-10-0G

AFFIDAVIT OF CONSENT PER 2006-414830

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO COMPLETE A SUBDIVISION OF A PORTION OF THE PROPERTY THAT HAS BEEN APPROVED BY THE CITY OF ALBANY UNDER CASE FILE No. SD-10-0G

**BOUNDARY DETERMINATION:**

THE BOUNDARY OF THIS SUBDIVISION WAS DETERMINED BY HOLDING CORNERS FOUND AND SET BY RECORD OF SURVEY C.S. 1010G FILED IN THE BENTON COUNTY, OREGON SURVEYOR'S OFFICE.

**SURVEYOR'S CERTIFICATE:**

I, JOE J. COTA, 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 5/8" X 30" ROD THAT IS NORTH 89°27'13" WEST 5.00 FEET AND NORTH 00°12'43" WEST 306.11 FEET FROM THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT No. 2005-45, A PARTITION OF RECORD IN BENTON COUNTY, OREGON AND WHICH POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF CROCKER LANE (A 60.00 FOOT WIDE RIGHT-OF-WAY ALSO KNOWN AS COUNTY ROAD No. 04403); THENCE NORTH 00°12'43" WEST, ALONG SAID RIGHT-OF-WAY LINE, 484.29 FEET TO A 5/8 INCH ROD AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE (A 60.00' WIDE RIGHT-OF-WAY ALSO KNOWN AS COUNTY ROAD No. 04441); THENCE SOUTH 89°36'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 314.12 FEET TO A 5/8" ROD; THENCE NORTH 00°10'09" WEST 13.50 FEET TO A 5/8" ROD; THENCE SOUTH 89°36'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 498.79 FEET TO A 5/8 INCH ROD; THENCE SOUTH 01°16'35" WEST 496.75 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°40'35" WEST 800.01 FEET TO A 5/8 INCH ROD; TO THE POINT OF BEGINING; CONTAINING 9.11 ACRES, MORE OR LESS.

**POST-MONUMENTATION CERTIFICATE:**

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE INTERIOR CORNERS FOR THIS SUBDIVISION WILL BE MONUMENTED WITH IN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREETS AND UTILITY IMPROVEMENTS.

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

POST-MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETE THE 1st DAY OF JUNE, 2007 AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH BENTON COUNTY RECORDS OFFICE IN DOCUMENT NUMBER 2007-422139

Ray Wilson  
BENTON COUNTY SURVEYOR

**TITLE REPORT EASEMENT:**

FIRST AMERICAN TITLE GUARANTEE REPORT No. 7109-937093 DATED NOVEMBER 3, 2006 REFERS TO THE FOLLOWING EASEMENT THAT IS NOT SPECIFIC AS TO LOCATION BUT MAY AFFECT THE PROPERTY:

- 1) USE OF WELL WATER EASEMENT PER BOOK 40, PAGE 275, DEED RECORDS.

**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 LOT UPON WHICH THEY ARE LOCATED. THE OWNERS 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 BENEFITING OWNERS OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH THAT SPECIFIC EASEMENT.

**FRANCHISE UTILITY EASEMENT STATEMENT:**

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

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

Date: 12/14/2006 Time: 14:05  
Scale: 1=60  
File: dwg\2005\05-197-d\197d-sp.dwg (Brian E)

**DECLARATION:**

**ESTATES**

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

**A) THE FOLLOWING LANDS ARE BEING DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:**

- 1) **STREETS** IDENTIFIED AS GRACE AVENUE NW AND OAK RIDGE STREET NW AS SHOWN ON THE MAP.
- 2) **ADDITIONAL STREET RIGHT-OF-WAY** ALONG CROCKER LANE AND VALLY VIEW DRIVE AS SHOWN ON THE MAP.

**B) THE FOLLOWING FRANCHISE UTILITY EASEMENTS ARE BEING GRANTED TO THE FRANCHISE UTILITY COMPANIES. THESE FRANCHISE UTILITY EASEMENTS ARE SUBJECT TO THE TERMS OF THE "FRANCHISE UTILITY EASEMENT STATEMENT" SHOWN HEREON.**

- 1) A **7' WIDE FRANCHISE UTILITY EASEMENT** ALONG STREET RIGHT-OF-WAYS AS SHOWN ON THE MAP.
- 2) A **3' WIDE FRANCHISE UTILITY EASEMENT** IN LOT 27 THAT IS ALONG THE WEST LINE OF THE 15' WIDE CITY STORM DRAIN EASEMENT SHOWN IN LOT 27, AS SHOWN ON THE MAP.

**C) THE FOLLOWING CITY EASEMENTS ARE BEING GRANTED TO THE CITY OF ALBANY FOR THE PURPOSES STATED:**

- 1) A **15' WIDE CITY OF ALBANY STORM DRAIN EASEMENT** ALONG THE EAST LINE OF LOT 27, AS SHOWN ON THE PLAT.
- 2) A **20' WIDE CITY OF ALBANY SANITARY SEWER EASEMENT** ALONG THE NORTH LINE OF LOT 29, AS SHOWN ON THE PLAT.
- 3) A **1' WIDE ACCESS RESTRICTION EASEMENT** ALONG THE WESTERLY PROPERTY LINES OF LOTS 1, 18 AND 19. THE PURPOSE OF THIS EASEMENT IS TO PREVENT DIRECT ACCESS FROM SAID LOTS ONTO CROCKER LANE NW, AS SHOWN ON THE PLAT.

**D) THE FOLLOWING PRIVATE STORM DRAIN PIPE AND SWALE EASEMENTS ARE BEING GRANTED. THESE EASEMENTS ARE NECESSARY TO PROTECT A PRIVATE DRAINAGE SYSTEM TO CAPTURE AND CHANNEL GROUND AND SURFACE WATER TO THE STREET VIA A PRIVATE DRAINAGE SYSTEM ACROSS THE LOTS. EACH OWNER SHALL HAVE FULL, JOINT RESPONSIBILITY TO MAINTAIN AND ENSURE PROPER FUNCTIONING OF THE DRAINAGE FACILITIES WITHIN THE SUBDIVISION. THE DRAINAGE SWALE FUNCTIONS MUST BE MAINTAINED. IF FENCES OR LANDSCAPING IS INSTALLED THAT MAY BLOCK THE DRAINAGE IN THE SWALE, A DRAINAGE DEVICE MUST BE INSTALLED TO DIRECT THE DRAINAGE TO THE STORM DRAIN PIPE WITHIN THE EASEMENT. ALL DRAINAGE FROM LOTS UPHILL OF THE SWALE SHALL BE PREVENTED FROM CROSSING THE DOWNHILL PROPERTY LINE. IT IS THE OWNERS' RESPONSIBILITY TO VIEW THE OFFICIAL PLAT OF THE SUBDIVISION TO DETERMINE THE LOCATION OF DRAINAGE FACILITIES. SUCH FACILITIES ARE FOR THE BENEFIT OF ALL OWNERS, TO ENSURE PROPER DRAINAGE OF THE SUBDIVISION, AND NOT FOR THE SOLE BENEFIT OF THE INDIVIDUAL OWNER'S LOT WHERE THE FACILITY IS LOCATED. THESE PRIVATE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "PRIVATE EASEMENT STATEMENT" SHOWN HEREON AND TO THE TERMS OF THE CONDITIONS, COVENANTS AND RESTRICTIONS THAT HAVE BEEN RECORDED WITH THE PLAT.**

- 1) A **VARIABLE WIDTH PRIVATE STORM DRAIN PIPE AND SWALE EASEMENT** ALONG THE SOUTH LINE OF LOTS 19 THROUGH 28, INCLUSIVE, AS SHOWN ON THE PLAT. THIS EASEMENT IS FOR THE BENEFIT OF SAID LOTS.
- 2) A **7' WIDE PRIVATE STORM DRAIN PIPE AND SWALE EASEMENT** ALONG THE EAST LINE OF LOTS 28 THROUGH 31 INCLUSIVE, AND A PORTION OF LOTS 32 AS SHOWN ON THE PLAT. THIS EASEMENT IS FOR THE BENEFIT OF SAID LOTS.
- 3) A **10' WIDE PRIVATE STORM DRAIN PIPE AND SWALE EASEMENT** ALONG A PORTION OF LOT 28 AND OVER THE EASTERLY 15 FEET OF THE SOUTHERLY 10 FEET OF LOT 27, AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 28 THROUGH 32, INCLUSIVE.
- 4) A **VARIABLE WIDTH PRIVATE STORM DRAIN PIPE AND SWALE EASEMENT** OVER A PORTION OF LOTS 1 THROUGH 9, INCLUSIVE, AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF SAID LOTS.

**F) COVENANTS, CONDITIONS AND RESTRICTIONS (CC+R'S) FOR THE "ST. JAMES ESTATES" SUBDIVISION ARE RECORDED IN DOCUMENT No. 2006-414831**

**ACKNOWLEDGEMENT:**

ST. JAMES, LLC.

STATE OF OREGON )  
                          )SS  
COUNTY OF Benton )

BY: Peter A. Martin  
PETER A. MARTIN, MANAGING MEMBER

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF December, 2006, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED **PETER A. MARTIN** AS MANAGING MEMBER OF **ST. JAMES, LLC**, BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED IN BEHALF OF SAID LLC. \* **ESTATES**

Lori Stutzman  
NOTARY PUBLIC FOR OREGON  
(SIGNATURE)

Lori Stutzman  
PRINTED NAME

MY COMMISSION EXPIRES: February 8, 2008 COMMISSION No. 377172

**APPROVALS:**

Benton Steffenstein for Dion Teriguudi Dennis 12-19-06  
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

Janet Morris for Helen Evans Sharp 12-15-06  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
CITY OF ALBANY

Revisor 12-22-06  
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

Ray Wilson 12-21-06  
BENTON COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2006-414829 ON THIS 22 DAY OF December 2006 AT 9:58 O' CLOCK AM

BY: Michael J. King  
BENTON COUNTY CLERK

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 2006-2007 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 19th DAY OF December, 2006.

BY: Lami Woodward  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF

June 30, 2007

Joe Teriguudi  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE  
AUDITING AND TAX COLLECTION

REGISTERED PROFESSIONAL SURVEYOR  
Joe J. Cota  
OREGON JULY 9, 2002  
JOE J. COTA #58561LS  
EXPIRES: 12/31/07

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
Joe J. Cota  
JOE J. COTA L.S. 58561