

TUSCANY ESTATES

A SUBDIVISION

LOCATED IN

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

JANUARY 3, 2007

CITY OF ALBANY CASE FILE: SD-12-04

LEGEND:

- FD. 5/8" I.R. W/YPC MARKED "K+D ENGR. LS 58561". PER C.S. 10250.
- SET 5/8"x 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- ⊙ FD. MONUMENT AS NOTED ON SHEET 1; SEE "FOUND MONUMENT LIST"
- FD FOUND
- IR IRON ROD
- SF SQUARE FEET
- FUE FRANCHISE UTILITY EASEMENT
- C.S. COUNTY SURVEY
- C.R. COUNTY ROAD
- ⊕ CENTERLINE
- W.C. WITNESS CORNER
- R-O-W RIGHT-OF-WAY
- () RECORD DATA PER C.S. 10205; EXCEPT AS NOTED. RECORD DATA SAME AS MEASURED, EXCEPT AS NOTED.
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- (50) FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST" ON SHEET 1
- (1) CURVE DATA REFERENCE; SEE "CURVE DATA TABLE"
- E1 EASEMENT REFERENCE SEE "EASEMENT TABLE"
- R1 EASEMENT REFERENCE SEE "ACCESS RESTRICTION TABLE"
- T-PRO. TREE PROTECTION AND BUILDING ENVELOPE; SEE "TREE PROTECTION AND BUILDING ENVELOPE TABLE" IN CONDITIONS, COVENANTS AND RESTRICTIONS (CC+R'S) AS PER DOCUMENT No. 2007-415621

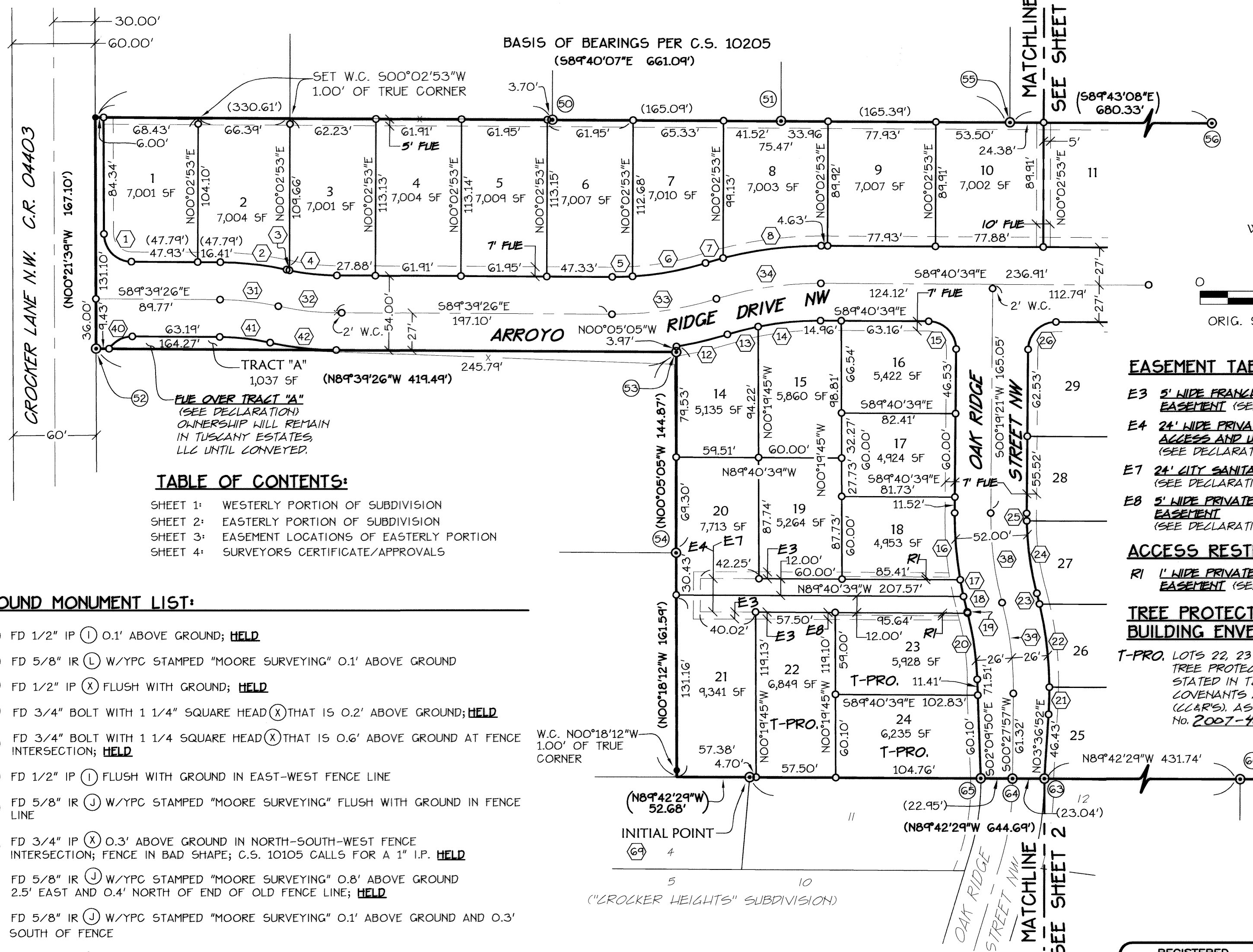
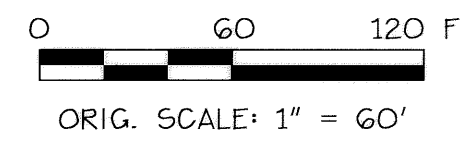


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- SHEET 4: SURVEYORS CERTIFICATE/APPROVALS

FOUND MONUMENT LIST:

- 50 FD 1/2" IP (1) 0.1' ABOVE GROUND; HELD
- 51 FD 5/8" IR (L) W/YPC STAMPED "MOORE SURVEYING" 0.1' ABOVE GROUND
- 52 FD 1/2" IP (X) FLUSH WITH GROUND; HELD
- 53 FD 3/4" BOLT WITH 1 1/4" SQUARE HEAD (X) THAT IS 0.2' ABOVE GROUND; HELD
- 54 FD 3/4" BOLT WITH 1 1/4" SQUARE HEAD (X) THAT IS 0.6' ABOVE GROUND AT FENCE INTERSECTION; HELD
- 55 FD 1/2" IP (1) FLUSH WITH GROUND IN EAST-WEST FENCE LINE
- 56 FD 5/8" IR (J) W/YPC STAMPED "MOORE SURVEYING" FLUSH WITH GROUND IN FENCE LINE
- 57 FD 3/4" IP (X) 0.3' ABOVE GROUND IN NORTH-SOUTH-WEST FENCE INTERSECTION; FENCE IN BAD SHAPE; C.S. 10105 CALLS FOR A 1" I.P. HELD
- 58 FD 5/8" IR (J) W/YPC STAMPED "MOORE SURVEYING" 0.8' ABOVE GROUND 2.5' EAST AND 0.4' NORTH OF END OF OLD FENCE LINE; HELD
- 59 FD 5/8" IR (J) W/YPC STAMPED "MOORE SURVEYING" 0.1' ABOVE GROUND AND 0.3' SOUTH OF FENCE
- 60 FD 1/2" IR (E) FLUSH WITH GROUND AND 0.9' SOUTH OF FENCE; HELD
- 61 FD 5/8" IR (C) W/YPC STAMPED "LS 1084" FLUSH WITH GROUND 0.5' SOUTH AND NORTH OF A DOUBLE FENCE LINE
- 62 FD 5/8" IR (C) W/YPC STAMPED "LS 1084" FLUSH WITH GROUND AND 1.2' SOUTH OF LINE
- 63 FD 5/8" IR (C) W/YPC STAMPED "LS 1084" FLUSH WITH GROUND THAT IS 0.4' NORTH OF WOODEN FENCE AND 2.2' SOUTH OF WIRE FENCE
- 64 FD 5/8" IR (C) W/YPC STAMPED "LS 1084" 0.1' BELOW GROUND THAT IS 2.0' SOUTH OF WIRE FENCE AND 4.5' NORTH OF EDGE OF PAVEMENT AT END OF ROAD
- 65 FD 5/8" IR (C) BENT SOUTH-WESTERLY 1.4' ABOVE GROUND W/YPC STAMPED "LS 1084" THAT IS 0.7' NORTHEAST OF END OF BLOCK RETAINING WALL; TIED SPIN HOLE
- 68 FD 5/8" IR (C) W/YPC STAMPED "LS 1084" 0.4' SOUTH-WEST OF POWER EASEMENT R-O-W PADDLE MARKER
- 69 INITIAL POINT FD 5/8" IR (C) W/YPC STAMPED "LS 1084" FLUSH WITH GROUND THAT IS 1.6' SOUTH OF WIRE FENCE AND 0.4' NORTH OF WOOD FENCE; HELD; THIS MONUMENT IS THE NORTHWEST CORNER OF LOT 11 OF "CROCKER HEIGHTS" SUBDIVISION.
- 100 FD. 5/8" I.R. W/YPC MARKED "K+D ENGR. LS 58561" (K)

EASEMENT TABLE:

- E3 5' WIDE FRANCHISE AND UTILITY EASEMENT (SEE DECLARATION)
- E4 24' WIDE PRIVATE DRIVEWAY ACCESS AND UTILITY EASEMENT (SEE DECLARATION)
- E7 24' CITY SANITARY SEWER EASEMENT (SEE DECLARATION)
- E8 5' WIDE PRIVATE DRAINAGE SWALE EASEMENT (SEE DECLARATION)

ACCESS RESTRICTION TABLE:

- R1 1' WIDE PRIVATE ACCESS RESTRICTION EASEMENT (SEE DECLARATION)

TREE PROTECTION AND BUILDING ENVELOPE TABLE:

T-PRO. LOTS 22, 23 AND 24 HAVE SPECIFIC TREE PROTECTION MEASURES AS STATED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS (CC+R'S), AS PER DOCUMENT No. 2007-415621

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	20.00'	31.17'	28.11'	S45°00'32"E	89°17'47"
2	227.00'	48.24'	48.15'	S83°34'07"E	12°10'38"
3	173.00'	2.16'	2.16'	S77°50'18"E	00°43'01"
4	173.00'	34.60'	34.55'	S83°55'37"E	11°27'37"
5	223.00'	14.63'	14.62'	N88°27'50"E	03°45'28"
6	223.00'	53.68'	53.55'	N7°41'20"E	13°47'31"
7	277.00'	13.16'	13.16'	N74°09'13"E	02°43'17"
8	277.00'	71.59'	71.39'	N82°55'07"E	14°48'29"
12	277.00'	37.93'	37.90'	S76°42'56"W	07°50'42"
13	223.00'	22.92'	22.91'	S75°44'15"W	05°53'20"
14	223.00'	45.31'	45.23'	S84°30'08"W	11°38'26"
15	20.00'	31.42'	28.28'	N44°40'39"W	90°00'00"
16	271.00'	48.74'	48.68'	N04°49'49"W	10°18'20"
17	271.00'	12.25'	12.25'	N11°16'41"W	02°35'25"
18	271.00'	11.53'	11.53'	N13°47'33"W	02°26'18"
19	219.00'	0.85'	0.85'	N14°54'04"W	03°13'17"
20	219.00'	48.26'	48.16'	N08°28'38"W	12°37'35"
21	271.00'	19.67'	19.67'	S01°32'05"W	04°09'34"
22	271.00'	60.43'	60.30'	S06°55'58"E	12°46'31"
23	271.00'	8.00'	8.00'	S14°09'58"E	01°41'29"
24	219.00'	53.13'	53.00'	S08°03'40"E	13°54'04"
25	219.00'	5.48'	5.48'	S00°23'38"E	01°25'59"
26	20.00'	31.42'	28.28'	S45°19'21"W	90°00'00"
31	200.00'	42.51'	42.43'	S83°34'07"E	12°10'38"
32	200.00'	42.51'	42.43'	S83°34'07"E	12°10'38"
33	250.00'	76.58'	76.28'	N81°34'05"E	17°32'59"
34	250.00'	76.49'	76.19'	N81°33'28"E	17°31'46"
38	245.00'	65.57'	65.37'	S07°20'40"E	15°20'03"
39	245.00'	66.18'	65.98'	S07°16'23"W	15°28'39"
40	20.00'	19.77'	18.97'	S62°01'35"W	56°37'58"
41	173.00'	36.77'	36.70'	N83°34'07"W	12°10'38"
42	227.00'	48.24'	48.15'	N83°34'07"W	12°10'38"

SURVEY REFERENCE LIST:

- (C) "CROCKER HEIGHTS" SUBDIVISION
- (E) C.S. 4512
- (I) C.S. 3986
- (J) C.S. 10105
- (K) C.S. 10106
- (L) C.S. 9507
- (X) SOURCE UNKNOWN

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

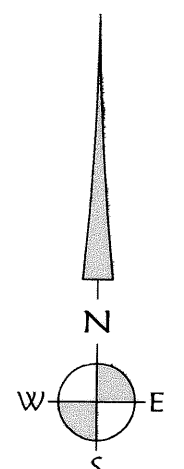
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 Joe J. Cota
 JOE J. COTA L.S. 58561

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

Date: 1/3/2007 Time: 10:08
 Scale: 1=60(P5)
 File: dwg\2004\04-114-D\114d-sp.DWG (Paul C)

LEGEND:

- FD. 5/8" I.R. W/YPC MARKED "K+D ENGR. L.S. 58561" PER C.S. 10205.
- SET 5/8"x 30" ROD W/YPC MARKED: "K+D ENGR. L.S. 58561"
- ⊙ FD. MONUMENT AS NOTED ON SHEET 1; SEE "FOUND MONUMENT LIST"
- FD FOUND
- IR IRON ROD
- SF SQUARE FEET
- FUE FRANCHISE UTILITY EASEMENT
- C.S. COUNTY SURVEY
- VAR. VARIABLE
- C.R. COUNTY ROAD
- W.C. WITNESS CORNER
- ⊕ CENTERLINE
- R-O-W RIGHT-OF-WAY
- () RECORD DATA PER C.S. 10205; EXCEPT AS NOTED. RECORD DATA SAME AS MEASURED, EXCEPT AS NOTED.
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- (50) FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST" ON SHEET 1
- (1) CURVE DATA REFERENCE; SEE "CURVE DATA TABLE"
- EI EASEMENT REFERENCE SEE "EASEMENT TABLE"
- RI EASEMENT REFERENCE SEE "ACCESS RESTRICTION TABLE"



0 60 120 FT.
ORIG. SCALE: 1" = 60'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
9	196.00'	52.07'	51.92'	N82°42'41"E	15°13'21"
10	196.00'	55.56'	55.38'	N66°58'44"E	16°14'32"
11	265.00'	168.40'	165.58'	N72°04'34"E	36°24'35"
21	271.00'	19.67'	19.67'	S01°32'05"W	04°09'34"
22	271.00'	60.43'	60.30'	S06°55'58"E	12°46'31"
23	271.00'	8.00'	8.00'	S14°09'58"E	01°41'29"
24	219.00'	53.13'	53.00'	S08°03'40"E	13°54'04"
25	219.00'	5.48'	5.48'	S00°23'38"E	01°25'59"
26	20.00'	31.42'	28.28'	S45°19'21"W	90°00'00"
27	277.00'	33.49'	33.47'	S86°51'33"W	06°55'36"
28	277.00'	148.94'	147.15'	N67°59'34"E	30°48'23"
29	226.00'	148.67'	146.01'	S71°26'07"W	37°41'30"
30	50.00'	80.51'	72.09'	N43°35'24"W	92°15'29"
35	250.00'	162.69'	159.83'	N71°40'46"E	37°17'09"
36	250.00'	162.51'	159.66'	N71°39'32"E	37°14'40"
37	74.00'	119.16'	106.69'	S43°35'24"E	92°15'29"
43	277.00'	64.32'	64.18'	S59°14'30"W	13°18'16"
44	196.00'	17.06'	17.05'	S56°21'52"E	04°59'11"

TUSCANY ESTATES

A SUBDIVISION

LOCATED IN

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

JANUARY 3, 2007

CITY OF ALBANY CASE FILE: SD-12-04

REGISTERED PROFESSIONAL LAND SURVEYOR
JOE J. COTA
JULY 9, 2002
#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

EASEMENT TABLE:

- E1 7' WIDE CITY OF ALBANY SIDE WALK EASEMENT AS DEPICTED BY HATCHING LOCATED IN LOT 13. (SEE DECLARATION)
- E2 24' WIDE CITY UTILITY AND EMERGENCY VEHICLE EASEMENT (SEE DECLARATION)
- E3 5' WIDE FRANCHISE AND UTILITY EASEMENT (SEE DECLARATION)
- E4 24' WIDE PRIVATE DRIVEWAY ACCESS AND UTILITY EASEMENT (SEE DECLARATION)
- E5 VARIABLE WIDTH CITY UTILITY EASEMENT AND MAINTENANCE ACCESS EASEMENT AS DEPICTED BY HATCHING (SEE DECLARATION)
- E6 CITY OF ALBANY DRAINAGE SWALE EASEMENT AS DEPICTED BY HATCHING (SEE DECLARATION)
- E8 5' WIDE PRIVATE DRAINAGE SWALE EASEMENT (SEE DECLARATION)

ACCESS RESTRICTION TABLE:

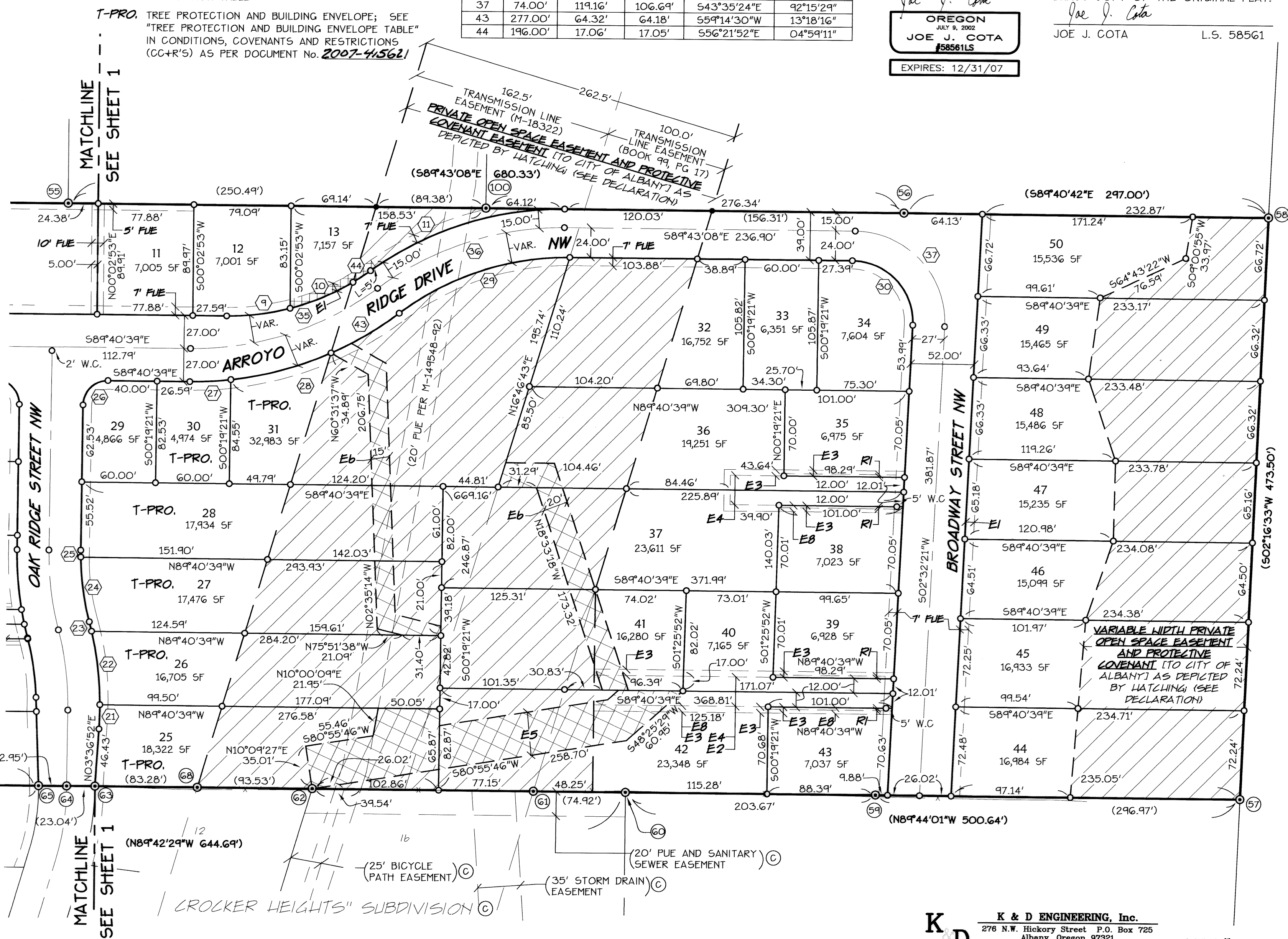
- RI 1' WIDE PRIVATE ACCESS RESTRICTION STRIP (SEE DECLARATION)

TREE PROTECTION AND BUILDING ENVELOPE TABLE:

T-PRO. LOTS 25 THROUGH 28, INCLUSIVE, AND LOTS 30 AND 31 HAVE SPECIFIC TREE PROTECTION MEASURES AS STATED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) AS PER DOCUMENT No. 2007-415621

FD. WITNESS CORNER NO0°18'12"W 1.00' OF TRUE CORNER

SW CORNER LOT 21 (N89°42'29"W 52.68')



TUSCANY ESTATES

A SUBDIVISION

LOCATED IN

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

CITY OF ALBANY, BENTON COUNTY, OREGON

JANUARY 3, 2007

CITY OF ALBANY CASE FILE: SD-12-04

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMPLETE AN APPROVED SUBDIVISION PER CITY OF ALBANY CASE FILE: SD-12-04.

BOUNDARY DETERMINATION:

THE PERIMETER BOUNDARY WAS ESTABLISHED IN BENTON COUNTY SURVEY FILE

No. 10205. 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 LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE TRACTS OF LAND UPON WHICH THE LOTS, STREETS AND TRACTS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" X 30" ROD AT THE NORTHWEST CORNER OF LOT 11 OF "CROCKER HEIGHTS" SUBDIVISION; THENCE NORTH 89°42'29" WEST 52.68 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°18'12" WEST 161.59 FEET TO A 3/4 INCH BOLT; THENCE NORTH 00°05'05" WEST 144.87 FEET TO A 3/4 INCH BOLT; THENCE NORTH 89°39'26" WEST 419.49 FEET TO A 1/2 INCH PIPE ON THE EAST RIGHT-OF-WAY LINE OF CROCKER LANE; THENCE NORTH 00°21'39" WEST, ALONG SAID RIGHT-OF-WAY LINE, 167.10 FEET; THENCE SOUTH 89°40'07" EAST 330.61 FEET TO A 1/2 INCH PIPE; THENCE SOUTH 89°40'07" EAST 330.48 FEET TO A 1/2 INCH PIPE; THENCE SOUTH 89°43'08" EAST 680.33 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°40'42" EAST 297.00 FEET TO A 5/8 INCH ROD; THENCE SOUTH 02°16'33" WEST 473.50 FEET TO A 3/4 INCH PIPE; THENCE NORTH 89°44'01" WEST 500.64 FEET TO A 1/2 INCH ROD; THENCE NORTH 89°42'29" WEST 644.69 FEET TO THE POINT OF BEGINNING; CONTAINING 14.74 ACRES MORE OR LESS.



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2002 JOE J. COTA #585615

EXPIRES: 12/31/07

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

JOE J. COTA L.S. 58561

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 PARCEL UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE PARCEL 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 PRACTICAL 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 ARE 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 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.

BY: GEORGE SUNIGA, MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON))SS COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF January, 2006, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED GEORGE SUNIGA, WHO, 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, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: February 8, 2008

Date: 1/3/2007 Scale: 1"=60'(P5) File: dwg\2004\04-114-D\114d-sp.DWG (Paul C)

DECLARATION:

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

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

1) STREETS: IDENTIFIED AS ARROYO RIDGE DRIVE NW, OAK RIDGE STREET NW, AND BROADWAY STREET NW AND CROCKER LANE NW AS SHOWN ON THE MAP.

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

- 1) A 7' WIDE FRANCHISE UTILITY EASEMENT ALONG THE STREET RIGHT-OF-WAYS, AS SHOWN ON THE MAP.
2) A 5' WIDE FRANCHISE UTILITY EASEMENT {LABELED AS E3} ALONG THE SOUTH LINE OF LOTS 18, 19, 35, 39 AND 40 AND ALONG THE NORTH LINE OF LOTS 22, 23, 38 AND 43, AND PORTIONS OF LOTS 20, 21, 36, 37, 41, AND 42 AS SHOWN ON THE MAP.
3) A FRANCHISE UTILITY EASEMENT OVER ALL OF TRACT "A", AS SHOWN ON THE MAP.
4) A 10' WIDE FRANCHISE UTILITY EASEMENT LOCATED ON THE COMMON PROPERTY LINE OF LOTS 10 AND 11 AS SHOWN ON THE MAP.

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

- 1) A 1' WIDE ACCESS RESTRICTION EASEMENT {LABELED AS R1} THAT RUNS ALONG THE NORTH LINE OF LOTS 23, 38, AND 43, AND ALONG THE SOUTH LINE OF LOTS 18, 35, AND 39, AS SHOWN ON THE MAP. THE PURPOSE OF THIS EASEMENT IS TO RESTRICT SAID LOTS FROM USING THE ADJOINING DRIVEWAY ON ABUTTING PROPERTY.
2) A DRAINAGE SWALE EASEMENT {LABELED AS E6} THAT RUNS THROUGH LOTS 27, 28, 31, 36, 37 AND 41, AS SHOWN ON THE MAP.
3) A 7' WIDE SIDEWALK EASEMENT THAT RUNS ALONG THE RIGHT-OF-WAY OF LOT 13, AS SHOWN ON THE MAP.
4) A 24' WIDE CITY UTILITY AND EMERGENCY VEHICLE EASEMENT {LABELED AS E2} LOCATE OVER PORTIONS OF LOTS 40, 41 AND 42 AS SHOWN ON THE MAP. THE FRANCHISE UTILITY COMPANIES HAVE THE RIGHT TO CROSS OVER OR UNDER THE CITY SEWER LINE, SUBJECT TO THE CONDITIONS GIVEN IN THE "FRANCHISE UTILITY EASEMENT" STATEMENT. THE FRANCHISE UTILITY COMPANIES MAY NOT INTERFERE WITH THE USE OF SAID SEWER LINE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE SEWER BY SAID FRANCHISE UTILITY COMPANY.
5) A 24' WIDE SANITARY SEWER EASEMENT {LABELED AS E7} OVER PORTIONS OF LOTS 20 AND 21 AS SHOWN ON THE MAP. THE FRANCHISE UTILITY COMPANIES HAVE THE RIGHT TO CROSS OVER OR UNDER THE CITY SEWER LINE, SUBJECT TO THE CONDITIONS GIVEN IN THE "FRANCHISE UTILITY EASEMENT" STATEMENT. THE FRANCHISE UTILITY COMPANIES MAY NOT INTERFERE WITH THE USE OF SAID SEWER LINE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE SEWER BY SAID FRANCHISE UTILITY COMPANY.
6) A VARIABLE WIDTH CITY UTILITY EASEMENT AND MAINTENANCE ACCESS EASEMENT {LABELED AS E5} OVER PORTIONS OF LOT 25 AND 42 AS SHOWN ON THE MAP.

D) A PRIVATE OPEN SPACE EASEMENT AND PROTECTIVE COVENANT EASEMENT IS HEREBY GRANTED TO THE CITY OF ALBANY OVER PORTIONS OF THE FOLLOWING LOTS AND PORTIONS OF LOTS, AS SHOWN ON THE MAP:

LOT 13, LOTS 25 THROUGH 28, INCLUSIVE, LOT 31, LOT 32, LOT 36, LOT 37, LOT 41, LOT 42, AND LOTS 44 THROUGH 50, INCLUSIVE. THIS OPEN SPACE PROTECTION PROHIBITS PLACEMENT OF STRUCTURES OR IMPERVIOUS SURFACES, ALTERATION OF GROUND CONTOURS, OR ANY OTHER ACTIVITY OR USE INCONSISTENT WITH THE PURPOSE OF THE ALBANY DEVELOPMENT CODE CLUSTER DEVELOPMENT PROVISIONS, EXCEPT FOR USES ALLOWED IN THOSE PROVISIONS. THIS EASEMENT AND ALLOWED USES THEREIN MAY BE ALTERED UNDER THE REVIEW AND APPROVAL AUTHORITY OF THE CITY OF ALBANY PLANNING DEPARTMENT. THE RIGHT TO USE THE PORTIONS OF THE PROPERTY AFFECTED BY THIS EASEMENT IS FOR THE INDIVIDUAL PROPERTY OWNERS FOR THAT PORTION OF THE LOT WHICH THEY OWN. THIS EASEMENT ALSO GIVES THE RIGHT TO THE CITY OF ALBANY TO ENTER LANDS COVERED BY SAID EASEMENT FOR THE PURPOSE OF MAINTAINING STORM DRAINAGE.

F) THE FOLLOWING PRIVATE EASEMENTS ARE BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:

- 1) 24' WIDE PRIVATE DRIVEWAY ACCESS AND UTILITY EASEMENTS AS FOLLOWS:
a) {LABELED AS E4} LOCATED OVER PORTIONS OF LOTS 20 AND 21 AS SHOWN ON THE MAP. FOR THE BENEFIT OF LOTS 19, 20, 21 AND 22; NO PARKING ALLOWED IN THIS EASEMENT.
b) {LABELED AS E4} LOCATED OVER PORTIONS OF LOTS 36 AND 37 AS SHOWN ON THE PLAT. FOR THE BENEFIT OF SAID LOTS. NO PARKING ALLOWED IN THIS EASEMENT.
c) {LABELED AS E4} LOCATED OVER PORTIONS OF LOTS 40, 41 AND 42 AS SHOWN ON MAP FOR THE BENEFIT OF SAID LOTS. NO PARKING ALLOWED IN THIS EASEMENT.
2) 5' WIDE PRIVATE DRAINAGE SWALE EASEMENTS, AS FOLLOWS:
A) {LABELED AS E8} LOCATED OVER THE NORTHERLY 5 FEET OF EVEN WIDTH OF LOTS 22 AND 23, AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 18 THROUGH 23, INCLUSIVE.
B) {LABELED AS E8} LOCATED OVER THE NORTHERLY 5 FEET OF EVEN WIDTH OF LOT 38 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 35, 36, 37 AND 38.
C) {LABELED AS E8} LOCATED OVER THE NORTHERLY 5 FEET OF EVEN WIDTH OF LOT 43 AND PORTION OF LOT 42 AS SHOWN ON THE MAP. THIS EASEMENT FOR THE BENEFIT OF LOTS 39 THROUGH 43, INCLUSIVE.

APPROVALS:

PUBLIC WORKS DIRECTOR, CITY OF ALBANY: 1-4-07
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY: 1/5/07
BENTON COUNTY SURVEYOR: 1-5-07
BENTON COUNTY COMMISSIONER, CHAIRPERSON: 1/9/07

RECORDERS CERTIFICATION:

STATE OF OREGON))SS COUNTY OF BENTON)
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2007-415620 ON THIS 10th DAY OF JANUARY 2006 AT 9:02 O' CLOCK A.M.

BY: Senior Deputy 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 5th DAY OF JAN, 2006: 2007

BY: Sami 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

BY: Velola Holseth DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE AUDITING AND TAX COLLECTION

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