

A SUBDIVISION
LOCATED IN
SE 1/4 AND SW 1/4 SEC. 25, T. 10 S., R. 4 W., WM.
CITY OF ALBANY, BENTON COUNTY OREGON
FEBRUARY 8, 2007
CITY OF ALBANY CASE FILE: 5D-16-06

LEGEND:

- SET 5/8" X 30" ROD W/YPC
STAMPED: "K+D ENGR. L.S. 58561."
- FOUND MONUMENT, AS NOTED.
- FD. FOUND
- FUE FRANCHISE UTILITY EASEMENT
- C.S. COUNTY SURVEY
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- S.F. SQUARE FOOT
- YPC YELLOW PLASTIC CAP
- [] CALCULATED DATA
- W.C. WITNESS CORNER
- () RECORD DATA AS NOTED

SURVEY REFERENCES TABLE

- (A) "TUSCANY ESTATES" SUBDIVISION
- (B) P.P. 2006-21
- (C) C.S. 10106
- (D) C.S. 5700
- (E) C.S. 10105
- (X) UNKNOWN

EASEMENT LINE DATA

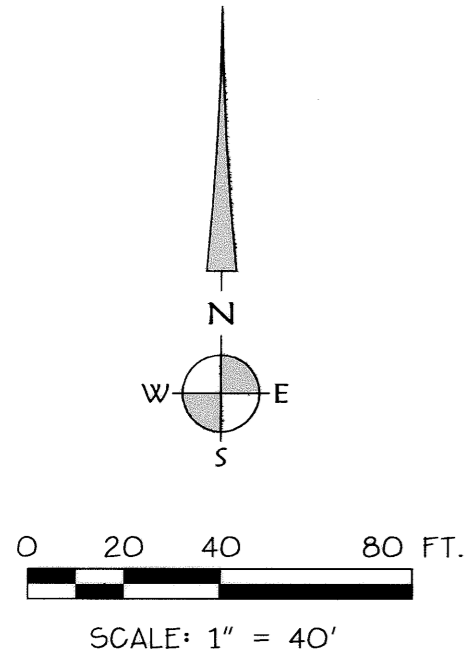
- ① N77°57'53"E 40.93'
- ② N77°57'53"E 20.50'
- ③ N77°57'53"E 20.43'
- ④ N11°14'54"E 80.03'
- ⑤ N00°00'00"E 21.58'

FOUND MONUMENT REFERENCE DATA

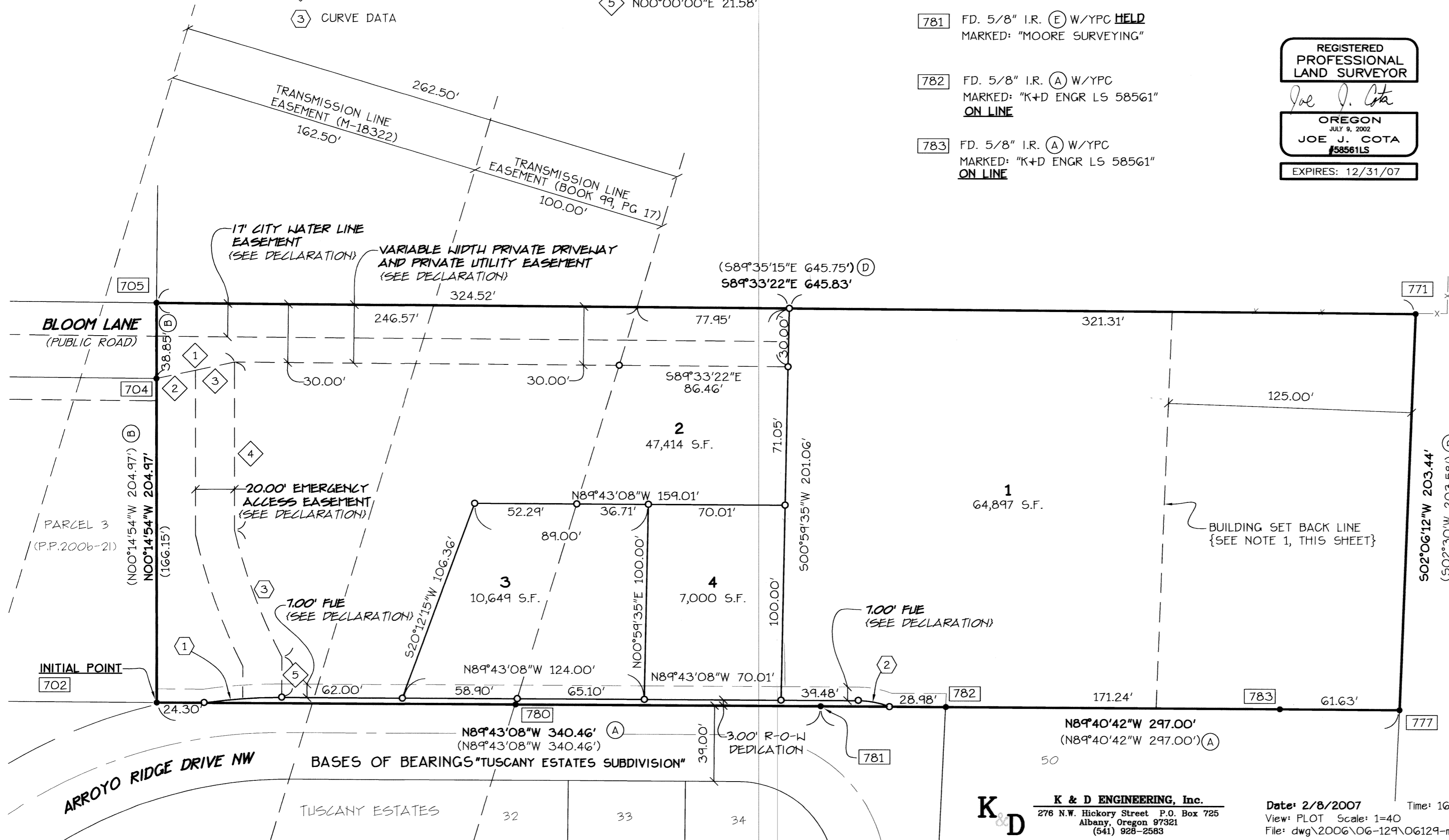
- INITIAL POINT**
- 702 FD. 5/8" I.R. (C) W/YPC
MARKED: "K+D ENGR LS 58561"
HELD
 - 704 FD. 5/8" I.R. (B) W/YPC
MARKED: "K+D ENGR LS 1630"
ON LINE
 - 705 FD. 5/8" I.R. (C) W/YPC
MARKED: "K+D ENGR LS 58561"
HELD
 - 771 FD. 5/8" I.R. (D) **HELD**
 - 777 FD. 3/4" I.P. (X) C.S. 10105 CALLS
FOR 1" I.P. **HELD**
 - 780 FD. 5/8" I.R. (C) W/YPC
MARKED: "K+D ENGR LS 58561"
ON LINE
 - 781 FD. 5/8" I.R. (E) W/YPC **HELD**
MARKED: "MOORE SURVEYING"
 - 782 FD. 5/8" I.R. (A) W/YPC
MARKED: "K+D ENGR LS 58561"
ON LINE
 - 783 FD. 5/8" I.R. (A) W/YPC
MARKED: "K+D ENGR LS 58561"
ON LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
1	39.95'	263.90'	S85°58'15"W	39.91'	8°40'27"
2	16.35'	43.65'	N78°59'30"W	16.25'	21°27'19"
3	69.33'	267.90'	S20°46'15"E	69.13'	14°49'37"



- 702 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT REFERENCE DATA"
- (A) SURVEY REFERENCE; SEE "SURVEY REFERENCE TABLE"
- ① LINE DATA
- ③ CURVE DATA



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 P.L.S. 58561

NOTES:

- 1.) THE BUILDING SET BACK SHOWN ON LOT 1 IS A 125 FOOT SETBACK FROM THE EFU ZONED LAND ON THE EAST SIDE OF THIS SUBDIVISION PLAT. THE SETBACK IS MEASURED FROM THE EAST BOUNDARY LINE OF LOT 1. THIS BUILDING SETBACK IS TO ALL HABITABLE PORTIONS OF RESIDENTIAL BUILDINGS LOCATED ON LOT 1.
- 2.) UNDER THE CITY OF ALBANY'S CURRENT DEVELOPMENT REGULATIONS LOTS 1 AND 2 OF THIS PLAT MAY NOT BE FURTHER DIVIDED.

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

Date: 2/8/2007 Time: 16:36
View: PLOT Scale: 1=40
File: dwg\2006\06-129\06129-mp1.dwg (Paul C)

BLOOM ESTATES

A SUBDIVISION

LOCATED IN SE 1/4 AND SW 1/4 SEC. 25, T. 10 S., R. 4 W., WM. CITY OF ALBANY, BENTON COUNTY OREGON FEBRUARY 8, 2007 CITY OF ALBANY CASE FILE: SD-16-06

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMPLETE AN APPROVED SUBDIVISION PER CITY OF ALBANY CASE FILE: SD-16-06.

BOUNDARY DETERMINATION:

THE PERIMETER BOUNDARY WAS ESTABLISHED BY FOUND MONUMENTS AS SHOWN ON THE MAP.

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 INCH ROD AT THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 2006-21, A PARTITION RECORDED IN BENTON COUNTY, OREGON; THENCE NORTH 00°14'54" WEST 204.97 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°33'22" EAST 645.83 FEET TO A 5/8 INCH ROD; THENCE SOUTH 02°06'12" WEST 203.44 FEET TO A 3/4 INCH PIPE; THENCE NORTH 89°40'42" WEST 297.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°43'08 WEST 340.46 FEET TO THE POINT OF BEGINNING. CONTAINING 3.01 ACRES OF LAND MORE OR LESS

DECLARATION:

LET ALL PERSONS BY THIS DECLARATION KNOW THAT STEVE C BROWN AND ERIN LEE BROWN ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED PLAT DEDICATED AS BLOOM ESTATES AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS, 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: ARROYO RIDGE DRIVE NW AS SHOWN ON THE MAP

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

- 1) A 20' WIDE EMERGENCY ACCESS EASEMENT LOCATED OVER A PORTION OF LOT 2 AS SHOWN ON THE MAP.
2) A 17' WIDE CITY OF ALBANY WATERLINE EASEMENT LOCATED OVER A PORTION OF LOT 2, AS SHOWN ON MAP

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

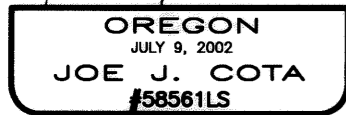
- 1) A VARIABLE WIDTH PRIVATE DRIVEWAY ACCESS AND PRIVATE UTILITY EASEMENT LOCATED OVER THE NORTHERLY PORTION ON LOT 2. AS SHOWN ON THE MAP, FOR THE BENEFIT OF LOT 1.

D) THE FOLLOWING FRANCHISE UTILITY EASEMENTS ARE BEING GRANTED TO 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 NORTH RIGHT-OF-WAY LINE OF ARROYO RIDGE DRIVE NW, AS SHOWN ON THE MAP.



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



JOE J. COTA L.S. 58561

EXPIRES: 12/31/07

BY: STEVEN C BROWN

BY: ERIN LEE BROWN

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENT BEING CREATED BY THIS PLAT IS FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THIS PRIVATE EASEMENT SHALL RUN WITH THE PARCEL UPON WHICH IT IS LOCATED. THE OWNERS OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENT SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENT 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 EASEMENT 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 OR COUNTY. 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 UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF FRANCHISE UTILITY PROVIDED THAT UNDER THE TERMS OF THE 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.

ACKNOWLEDGMENT:

STATE OF OREGON)
)SS
COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF February 2007, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED STEVE C BROWN AND ERIN LEE BROWN, WHOM, BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Nancy L. Mehe
NOTARY PUBLIC FOR OREGON

NANCY L. MEHE
PRINTED NAME
388889
COMMISSION NUMBER

MY COMMISSION EXPIRES: 4-11-09

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR TRUST DEED RECORDED IN DOCUMENT NUMBER 2005-382629 OF BENTON COUNTY, OREGON DEED RECORDS HAS BEEN RECORDED IN DOCUMENT NUMBER 2007-417191.

APPROVALS:

Paul Blain for 2/9/07
PUBLIC WORKS DIRECTOR, DATE
CITY OF ALBANY

DON DONOVAN FOR HELEN BURNS SHARP 2/9/07
COMMUNITY DEVELOPMENT DATE
DIRECTOR, CITY OF ALBANY

Ray Wilson 2-14-07
BENTON COUNTY SURVEYOR DATE
Carmelita Garmel 2/15/07
BENTON COUNTY COMMISSIONER, DATE
CHAIRPERSON

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 417190-07 ON THIS 15 DAY OF FEB 2007 AT 2:42 O' CLOCK P.M.

BY: [Signature]
FOR 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 14th DAY OF FEBRUARY 2007.

BY: [Signature]
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

[Signature]
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE
AUDITING AND TAX COLLECTION

BOOK 11 PAGE 002
BLOOM ESTATES

A SUBDIVISION
LOCATED IN
SE 1/4 AND SW 1/4 SEC. 25, T. 10 S., R. 4 W., WM.
CITY OF ALBANY, BENTON COUNTY OREGON
FEBRUARY 8, 2007
CITY OF ALBANY CASE FILE: SD-16-06

LEGEND:

- o SET 5/8" X 30" ROD W/YPC STAMPED: "K+D ENGR. L.S. 58561."
- FOUND MONUMENT, AS NOTED.
- FD. FOUND
- FUE FRANCHISE UTILITY EASEMENT
- C.S. COUNTY SURVEY
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- S.F. SQUARE FOOT
- YPC YELLOW PLASTIC CAP
- [] CALCULATED DATA
- W.C. WITNESS CORNER
- () RECORD DATA AS NOTED

SURVEY REFERENCES TABLE

- (A) "TUSCANY ESTATES" SUBDIVISION
- (B) P.P. 2006-21
- (C) C.S. 10106
- (D) C.S. 5700
- (E) C.S. 10105
- (X) UNKNOWN

EASEMENT LINE DATA

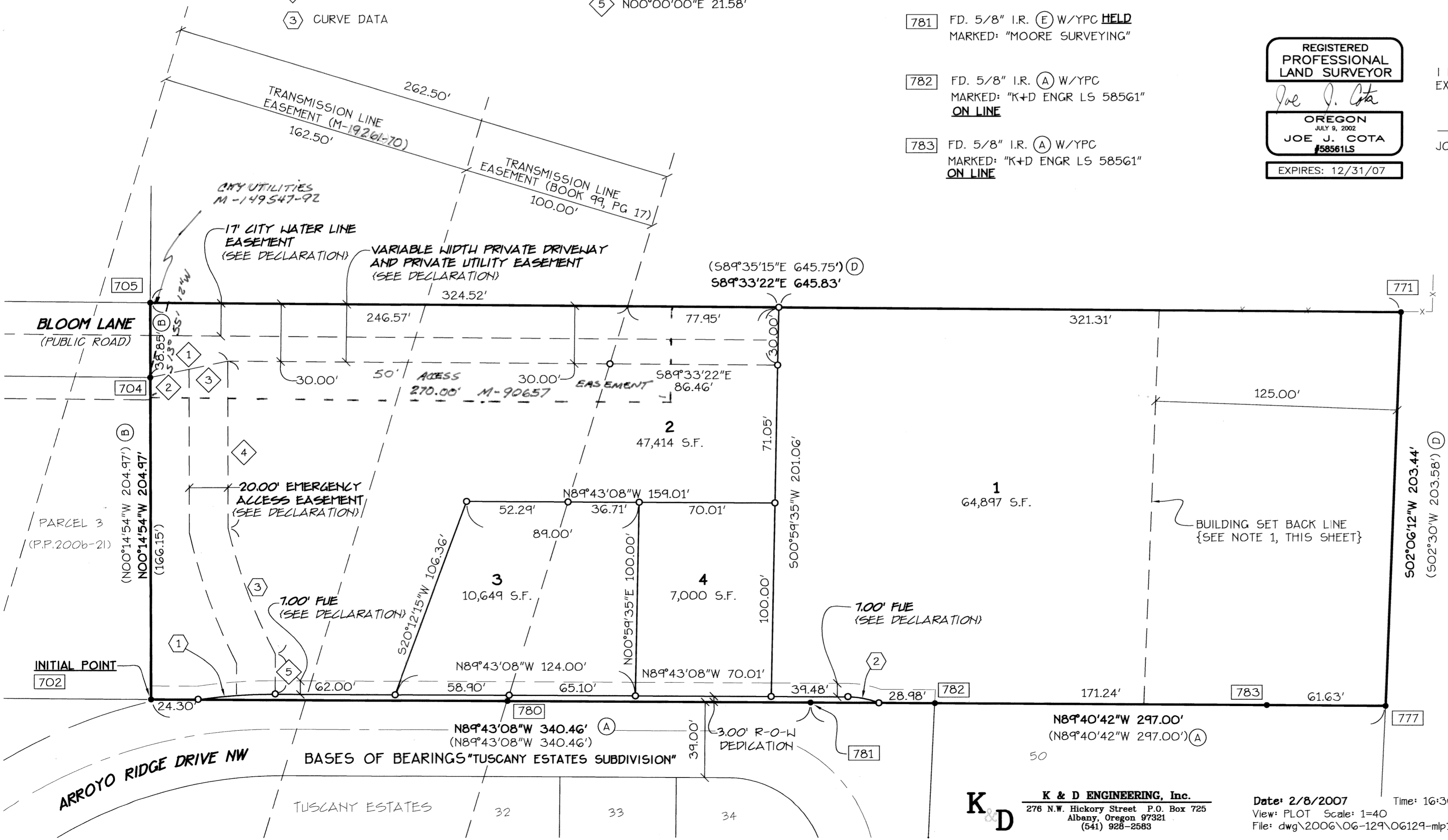
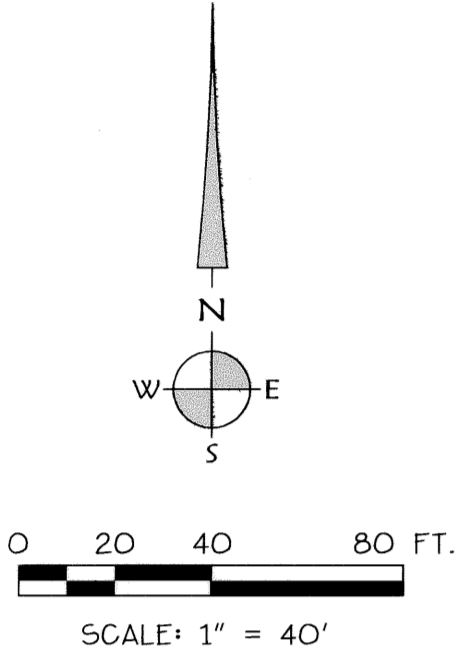
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- 2 N77°57'53"E 20.50'
- 3 N77°57'53"E 20.43'
- 4 N11°14'54"E 80.03'
- 5 N00°00'00"E 21.58'

FOUND MONUMENT REFERENCE DATA

- INITIAL POINT**
- 702 FD. 5/8" I.R. (C) W/YPC MARKED: "K+D ENGR LS 58561" HELD
 - 704 FD. 5/8" I.R. (B) W/YPC MARKED: "K+D ENGR LS 1630" ON LINE
 - 705 FD. 5/8" I.R. (C) W/YPC MARKED: "K+D ENGR LS 58561" HELD
 - 771 FD. 5/8" I.R. (D) HELD
 - 777 FD. 3/4" I.P. (X) CS 10105 CALLS FOR 1" I.P. HELD
 - 780 FD. 5/8" I.R. (C) W/YPC MARKED: "K+D ENGR LS 58561" ON LINE
 - 781 FD. 5/8" I.R. (E) W/YPC HELD MARKED: "MOORE SURVEYING"
 - 782 FD. 5/8" I.R. (A) W/YPC MARKED: "K+D ENGR LS 58561" ON LINE
 - 783 FD. 5/8" I.R. (A) W/YPC MARKED: "K+D ENGR LS 58561" ON LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
1	39.95'	263.90'	S85°58'15"W	39.91'	8°40'27"
2	16.35'	43.65'	N78°59'30"W	16.25'	21°27'19"
3	69.33'	267.90'	S20°46'15"E	69.13'	14°49'37"



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 P.L.S. 58561

NOTES:

- 1.) THE BUILDING SET BACK SHOWN ON LOT 1 IS A 125 FOOT SETBACK FROM THE EFU ZONED LAND ON THE EAST SIDE OF THIS SUBDIVISION PLAT. THE SETBACK IS MEASURED FROM THE EAST BOUNDARY LINE OF LOT 1. THIS BUILDING SETBACK IS TO ALL HABITABLE PORTIONS OF RESIDENTIAL BUILDINGS LOCATED ON LOT 1.
- 2.) UNDER THE CITY OF ALBANY'S CURRENT DEVELOPMENT REGULATIONS LOTS 1 AND 2 OF THIS PLAT MAY NOT BE FURTHER DIVIDED.

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

Date: 2/8/2007 Time: 16:36
View: PLOT Scale: 1=40
File: dwg\2006\06-129\06129-mp1.dwg (Paul C)

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMPLETE AN APPROVED SUBDIVISION PER CITY OF ALBANY CASE FILE: 5D-16-06.

BOUNDARY DETERMINATION:

THE PERIMETER BOUNDARY WAS ESTABLISHED BY FOUND MONUMENTS AS SHOWN ON THE MAP.

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 INCH ROD AT THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 2006-21, A PARTITION RECORDED IN BENTON COUNTY, OREGON; THENCE NORTH 00°14'54" WEST 204.97 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°33'22" EAST 645.83 FEET TO A 5/8 INCH ROD; THENCE SOUTH 02°06'12" WEST 203.44 FEET TO A 3/4 INCH PIPE; THENCE NORTH 89°40'42" WEST 297.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°43'08" WEST 340.46 FEET TO THE POINT OF BEGINNING. CONTAINING 3.01 ACRES OF LAND MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 L.S. 58561

DECLARATION:

LET ALL PERSONS BY THIS DECLARATION KNOW THAT STEVE C BROWN AND ERIN LEE BROWN ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED PLAT DEDICATED AS BLOOM ESTATES AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS, 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:** ARROYO RIDGE DRIVE NW AS SHOWN ON THE MAP

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

1) A **20' WIDE EMERGENCY ACCESS EASEMENT** LOCATED OVER A PORTION OF LOT 2 AS SHOWN ON THE MAP.
2) A **17' WIDE CITY OF ALBANY WATERLINE EASEMENT** LOCATED OVER A PORTION OF LOT 2, AS SHOWN ON MAP

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

1) A VARIABLE WIDTH PRIVATE DRIVEWAY ACCESS AND PRIVATE UTILITY EASEMENT LOCATED OVER THE NORTHERLY PORTION ON LOT 2. AS SHOWN ON THE MAP, FOR THE BENEFIT OF LOT 1.

D) THE FOLLOWING **FRANCHISE UTILITY EASEMENTS** ARE BEING GRANTED TO 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 NORTH RIGHT-OF-WAY LINE OF ARROYO RIDGE DRIVE NW, AS SHOWN ON THE MAP.

BY: Steven C Brown
STEVEN C BROWN

BY: Erin Lee Brown
ERIN LEE BROWN

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF February 2007, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED **STEVE C BROWN AND ERIN LEE BROWN**, WHOM, BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Nancy L. Mehr
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 4-11-09

NANCY L. MEHR
PRINTED NAME
388889
COMMISSION NUMBER

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR TRUST DEED RECORDED IN DOCUMENT NUMBER 2005-382629 OF BENTON COUNTY, OREGON DEED RECORDS HAS BEEN RECORDED IN DOCUMENT NUMBER 2007-417191.

BOOK 11 PAGE 002

BLOOM ESTATES

A SUBDIVISION

LOCATED IN

SE 1/4 AND SW 1/4 SEC. 25, T. 10 S., R. 4 W., WM.

CITY OF ALBANY, BENTON COUNTY OREGON

FEBRUARY 8, 2007

CITY OF ALBANY CASE FILE: 5D-16-06

APPROVALS:

Jeff Blain for 2/9/07
PUBLIC WORKS DIRECTOR, DATE
CITY OF ALBANY

DON DONOVAN FOR HELEN BURNS SHARP 2/9/07
COMMUNITY DEVELOPMENT DATE
DIRECTOR, CITY OF ALBANY

Ray Wilson 2-14-07
BENTON COUNTY SURVEYOR DATE

Annabelle Jordan 2/15/07
BENTON COUNTY COMMISSIONER, DATE
CHAIRPERSON

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 417190-07 ON THIS 15 DAY OF FEB 2007 AT 2:42 O' CLOCK PM

BY: Paul D. Kinn
FOR 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 14th DAY OF FEBRUARY 2007.

BY: David Hill
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

T. J. Rida
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE
AUDITING AND TAX COLLECTION

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENT BEING CREATED BY THIS PLAT IS FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THIS PRIVATE EASEMENT SHALL RUN WITH THE PARCEL UPON WHICH IT IS LOCATED. THE OWNERS OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENT SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENT 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 EASEMENT 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 OR COUNTY. 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 UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF FRANCHISE UTILITY PROVIDED THAT UNDER THE TERMS OF THE 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.