

FOUND MONUMENT LIST:

- 50 FOUND 1/2" I.P. (X) HELD. MONUMENT IS SHOWN AS FOUND IN (G) MONUMENT WAS PULLED AND RESET WITH A 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. L5 58561" IN FOUND LOCATION.
- 51 FOUND 3/4" BOLT (X) HELD. MONUMENT IS SHOWN AS FOUND IN (H)
- 52 FOUND 5/8" I.R. (H) MONUMENT IS MISSING IT'S YPC. MONUMENT IS N89°39'23"E 0.11' OF TRUE CORNER.
- 55 FOUND 5/8" I.R. (D) ON-LINE. MONUMENT WAS HELD TO ESTABLISH OAK GLEN R-O-W. DESTROYED BY CONSTRUCTION AND RESET IN THE FOUND LOCATION WITH A 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. L5 58561"
- 56 FOUND 5/8" I.R. (I) W/ YPC MARKED: "LS 1084" ON-LINE. MONUMENT WAS HELD TO ESTABLISH OAK GLEN R-O-W DESTROYED BY CONSTRUCTION AND RESET IN THE FOUND LOCATION WITH A 5/8" X 30" ROD W/ AN ALUMINUM CAP MARKED: "K+D ENGR. L5 58561"
- 57 FOUND 5/8" I.R. (I) W/ YPC MARKED: "K+D ENGR L5 58561" HELD AT N00°20'37"W 1.00' FROM TRUE CORNER
- 59 FOUND 1/2" I.R. (F) ON-LINE. DESTROYED BY CONSTRUCTION AND RESET IN THE FOUND LOCATION WITH A 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. L5 58561"
- 60 FOUND 1/2" I.R. (F) ON-LINE.
- 61 FOUND 1/2" I.P. (X) HELD. MONUMENT SHOWN AS FOUND IN (F)
- 62 FOUND 5/8" I.R. (C) MONUMENT IS S52°02'13"W 0.07' OF TRUE CORNER.

LEGEND:

- FOUND SURVEY MONUMENT, SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. L5 58561"
- () RECORD DATA, SEE "RECORD REFERENCE LIST"
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- FUE FRANCHISE UTILITY EASEMENT
- S.F. SQUARE FEET
- R-O-W RIGHT-OF-WAY
- W.C. WITNESS CORNER
- 50 MONUMENT REFERENCE, "SEE FOUND MONUMENT LIST"
- (A) RECORD REFERENCE, "SEE RECORD REFERENCE LIST"

RECORD REFERENCE LIST:

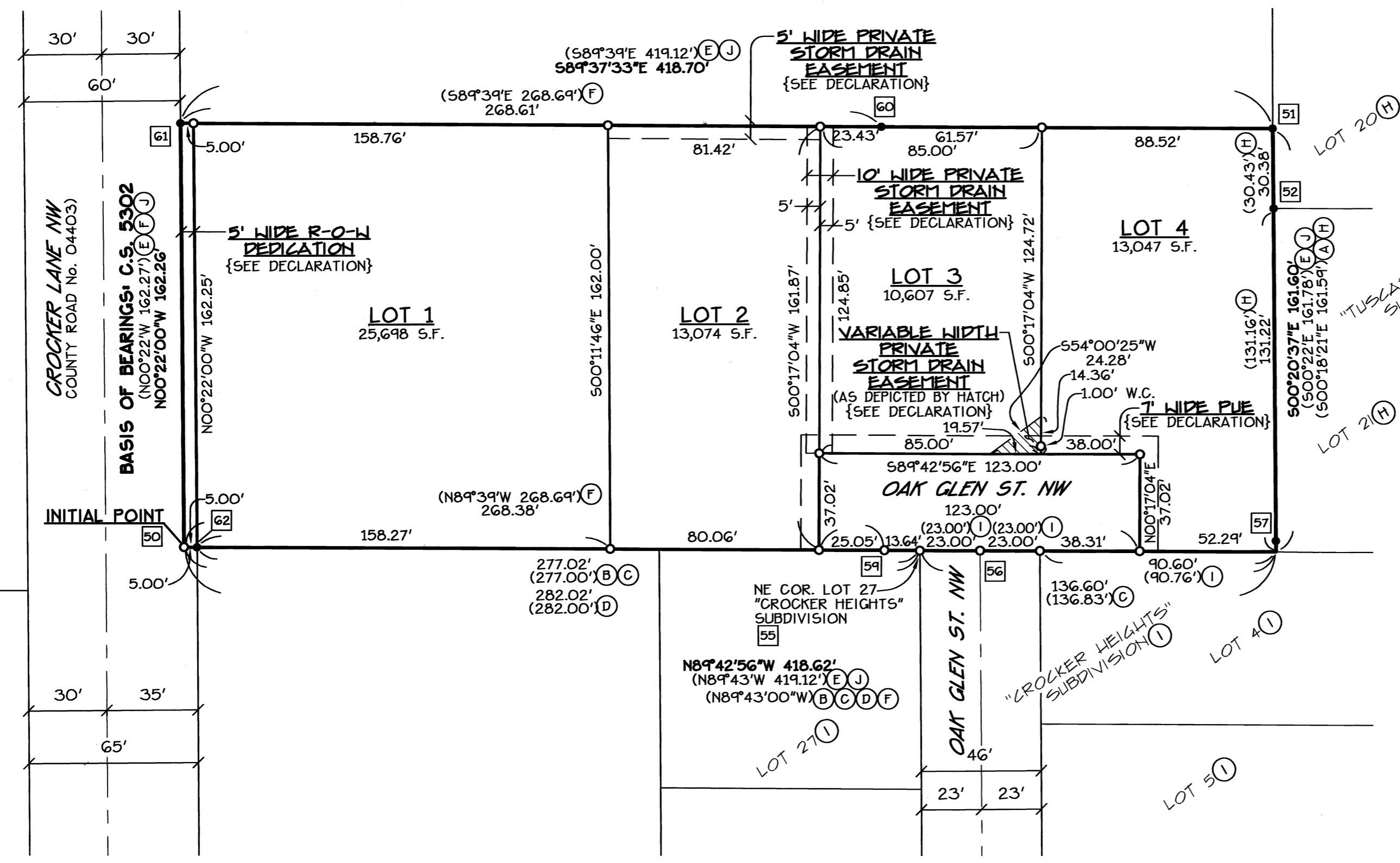
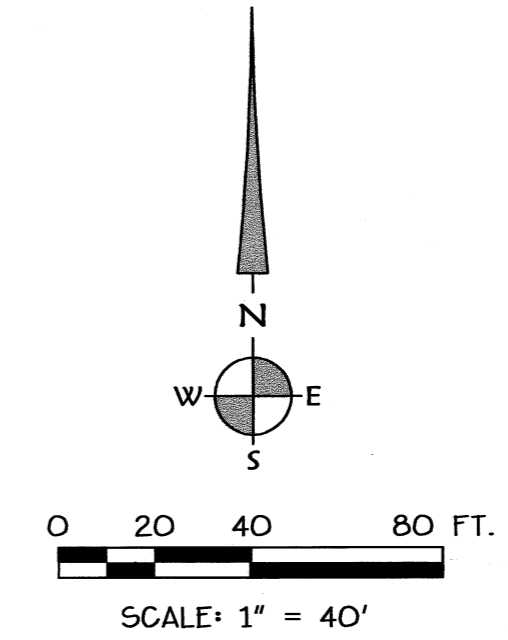
- (A) C.S. 10205
- (B) C.S. 9482
- (C) C.S. 7312
- (D) C.S. 6856
- (E) C.S. 5302
- (F) C.S. 5059
- (G) C.S. 1945
- (H) "TUSCANY ESTATES" SUBDIVISION
- (I) "CROCKER HEIGHTS" SUBDIVISION
- (J) BENTON COUNTY DEED REF. 2005-393370
- (X) SOURCE UNKNOWN

STUTZMAN ESTATES SUBDIVISION

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

JANUARY 27, 2016

CITY OF ALBANY CASE No.: 5D-08-14



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Joe J. Cota
OREGON
JULY 9, 2002
JOE J. COTA
#58561LS
Renewal: 12/31/17

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT.
Joe J. Cota
JOE J. COTA P.L.S. 58561

STUTZMAN ESTATES SUBDIVISION
LOCATED IN THE
SW 1/4 OF SEC. 25, T. 10 S., R. 4 W., W.M.
IN THE
CITY OF ALBANY, BENTON COUNTY, OREGON
JANUARY 27, 2016

CITY OF ALBANY CASE No.: SD-08-14

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMPLETE A SUBDIVISION OF THE PARENT TRACT. THIS PLANNING ACTION HAS BEEN APPROVED BY THE CITY OF ALBANY UNDER CASE No. SD-08-14.

BOUNDARY DETERMINATION:

THE EXTERIOR BOUNDARY OF THE PARENT PARCEL WAS ESTABLISHED BY HOLDING FOUND MONUMENTS [50], [51], [57] + [61]. POINT [57] IS A WITNESS CORNER, THE SOUTHEAST CORNER WAS ESTABLISHED BY PROJECTING THE LINE FROM [51] THROUGH [57] 1.00'.

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 LAND UPON WHICH THE LOTS AND STREET ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH ROD THAT IS NORTH 89°42'56" WEST 282.02 FEET FROM THE NORTHEAST CORNER OF LOT 27 OF "CROCKER HEIGHTS", A SUBDIVISION OF RECORD IN BENTON COUNTY OREGON, SAID INITIAL POINT BEING ON THE EAST RIGHT-OF-WAY LINE CROCKER LANE NW (COUNTY ROAD No. 04403); THENCE NORTH 00°22'00" WEST 162.26 FEET TO A 1/2 INCH PIPE ON SAID EAST RIGHT-OF-WAY; THENCE SOUTH 89°37'33" EAST 418.70 FEET TO A 3/4 INCH BOLT; THENCE SOUTH 00°20'37" EAST, 161.60 FEET TO A POINT THAT IS SOUTH 00°20'37" EAST 1.00 FEET FROM A 5/8 INCH ROD; THENCE NORTH 89°42'56" WEST 418.62 FEET TO THE POINT OF BEGINNING. CONTAINING 1.56 ACRES OF LAND, MORE OR LESS.



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

Signature of Joe J. Cota, JOE J. COTA, P.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 PARCELS 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 COST ASSOCIATED WITH THAT SPECIFIC EASEMENT.

PUBLIC UTILITY EASEMENT STATEMENT:

A PERPETUAL EASEMENT IS RESERVED FOR FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE MAP. 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 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 TO INGRESS AND EGRESS FROM ANY AND ALL FRANCHISE UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF THE FRANCHISE UTILITY PROVIDED THAT, UNDER THE TERMS OF THE FRANCHISE AGREEMENT, THE UTILITY SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT BRENT M. STUTZMAN AND AMY K. STUTZMAN, ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS SUBDIVISION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND A STREET AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

- A) THE FOLLOWING LANDS ARE BEING GRANTED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:
1) STREETS: IDENTIFIED AS OAK GLEN ST. NW AND A 5' STRIP OF CROCKER LANE NW AS SHOWN ON THE MAP.
B) THE FOLLOWING PUBLIC UTILITY EASEMENT IS BEING GRANTED TO THE CITY OF ALBANY FOR THE USE OF FRANCHISE UTILITY COMPANIES. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "PUBLIC UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET:
1) A 7' WIDE PUBLIC UTILITY EASEMENT LOCATED ALONG THE PORTION OF LOTS 2, 3 + 4 THAT ABUTS THE OAK GLENN STREET RIGHT-OF-WAY.
C) THE FOLLOWING PRIVATE EASEMENTS ARE BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
1) A 5' WIDE PRIVATE STORM DRAIN EASEMENT LOCATED ALONG THE NORTHERLY 5' OF LOT 2, AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF LOT 1.
2) A 10' WIDE PRIVATE STORM DRAIN EASEMENT LOCATED ALONG A PORTION OF THE EASTERLY 5' OF LOT 2 AND ALONG THE WESTERLY 5' OF LOT 3, AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 1, 2 + 3, ADDITIONALLY THIS EASEMENT BENEFITS THE PROPERTY TO THE NORTH OF THE SUBJECT PROPERTY BY A SEPERATE DOCUMENT RECORDED IN 2016-542131.
3) A VARIABLE WIDTH PRIVATE STORM DRAIN EASEMENT LOCATED IN THE SOUTHEAST CORNER OF LOT 3, AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF LOT 4.

BY: Brent M. Stutzman 2/18/16 DATE
Brent M. Stutzman
BY: Amy K. Stutzman 2/18/16 DATE
Amy K. Stutzman

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } s.s.

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF February, 2016, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED BRENT M. STUTZMAN AND AMY K. STUTZMAN, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE PERSONS NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BY: Lori A. Stutzman NOTARY PUBLIC FOR OREGON (SIGNATURE)
Lori A. Stutzman NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: January 18, 2020

MY COMMISSION No.: 946249

APPROVALS:

Approvals table with signatures and dates: Gordon Steffensen for Jeff Blaine (3-9-2016), Paul M... (3-9-2016), Joe M... (3-14-16), Annabelle J... (3-18-16)

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2016.

BY: Jamie Woodward 3-10-16 DATE
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT
BY: T... 3-10-16 DATE
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } s.s.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2016-542127 ON THIS 14 DAY OF March, 2016 AT 8:57 O'CLOCK A.M.

BY: [Signature] BENTON COUNTY CLERK

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR TRUST DEED RECORDED IN DOCUMENT NUMBER 2015-537746 OF BENTON COUNTY, OREGON DEED RECORDS HAS BEEN RECORDED IN DOCUMENT NUMBER 2016-542130.



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

Date: 2/16/2016 Time: 8:52
Scale: 1"=1(P5)
File: dwg\2006\06-26\06-26-sp.dwg (1an)