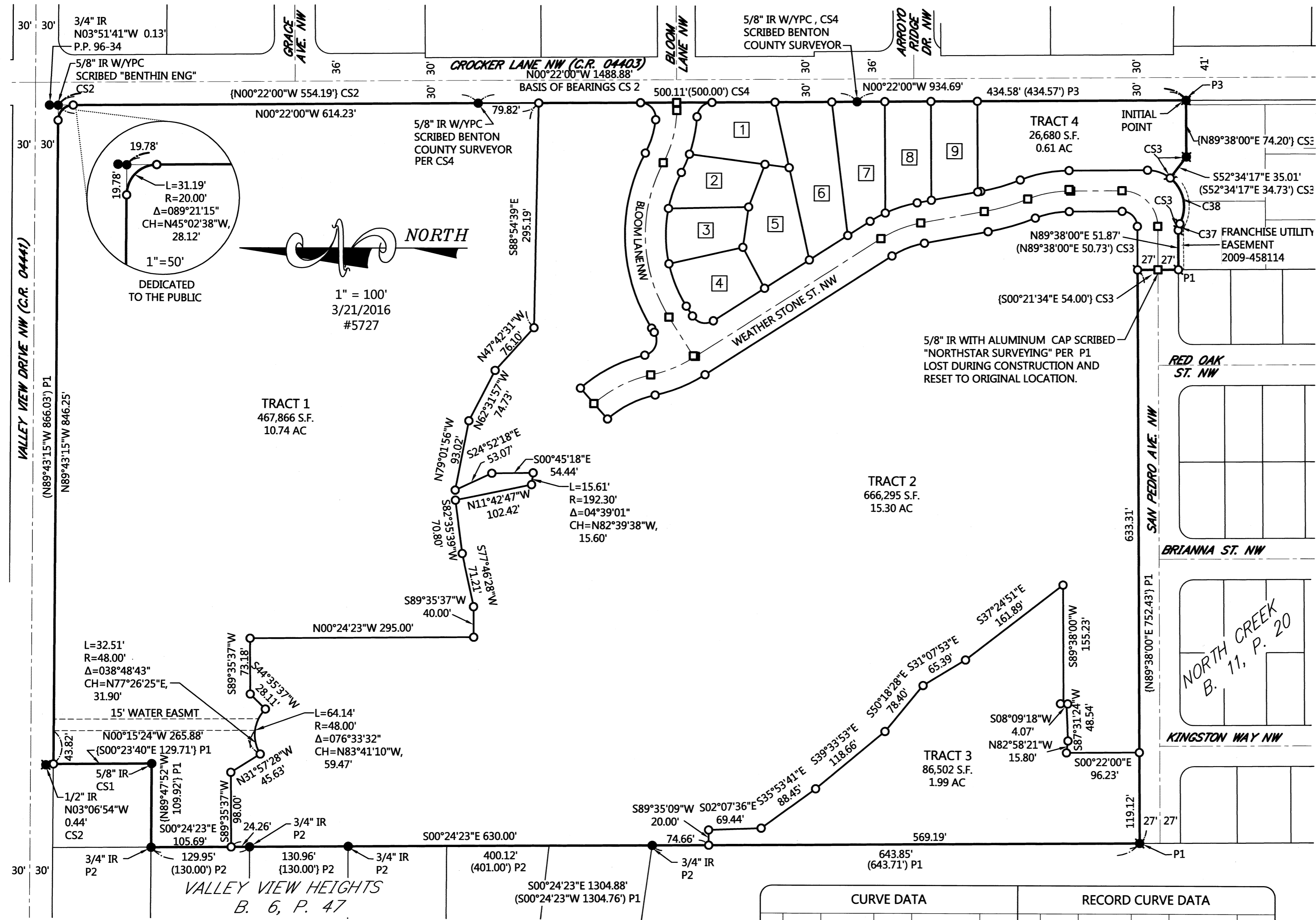


ALBANY HEIGHTS PHASE I

A REPLAT OF A PORTION OF THE REMAINDER TRACT OF NORTH CREEK IN THE SW 1/4 SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



- NOTES:**
- ALL MONUMENTS WERE FOUND IN GOOD CONDITION WITHIN 0.2' OF SURFACE UNLESS NOTED.
- = 5/8" IR W/YPC SCRIBED "NORTHSTAR SURVEYING" PER SURVEY NOTED.
 - ⊠ = 5/8" IR W/YPC SCRIBED "NORTHSTAR SURVEYING" PER SURVEY NOTED, LOST DURING CONSTRUCTION, SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT SAME LOCATION.
 - = MONUMENT FOUND AS NOTED
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
 - ⊞ = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."
- CS = BENTON COUNTY SURVEY RECORD
 BOTP = BOOK OF TOWN PLATS
 W/YPC = WITH YELLOW PLASTIC CAP
 IP = IRON PIPE
 IR = IRON ROD
 P. = PAGE
 V. = VOLUME
 R. = REEL
 {} = RECORD & MEASURED BEARING & DISTANCE AS LABELED
 () = RECORD BEARING & DISTANCE AS LABELED
 F.U.E. = FRANCHISE UTILITY EASEMENT

- REFERENCE SURVEYS AND PLATS**
- CS1 CS 4632
 - CS2 CS 10146
 - CS3 CS 10391
 - CS4 CS 8093
- P1 = NORTH CREEK, B. 11, P. 20
 P2 = VALLEY VIEW HEIGHTS, B. 6, P. 47
 P3 = PP 96-34

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Hamman

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2017

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

Robert D. Hamman
ROBERT D. HAMMAN

SHEET 1 - OVERALL BOUNDARY
 SHEET 2 - LOTS AND EASEMENTS
 SHEET 3 - APPROVALS / CITY AND COUNTY SIGNATURES, OWNER SIGNATURES

CURVE DATA					RECORD CURVE DATA						
#	RADIUS	DELTA	ARC DIST.	CHORD BEARING	DIST.	CS	RADIUS	DELTA	ARC DIST.	CHORD BEARING	DIST.
C37	18.00'	28°11'24"	8.86'	S76°16'18"E	8.77'	CS3	18.00'	29°13'58"	9.18'	S75°45'01"E	9.08'
C38	48.00'	79°45'03"	66.81'	N77°57'48"E	61.55'	CS3	48.00'	81°22'25"	68.17'	N78°10'45"E	62.58'

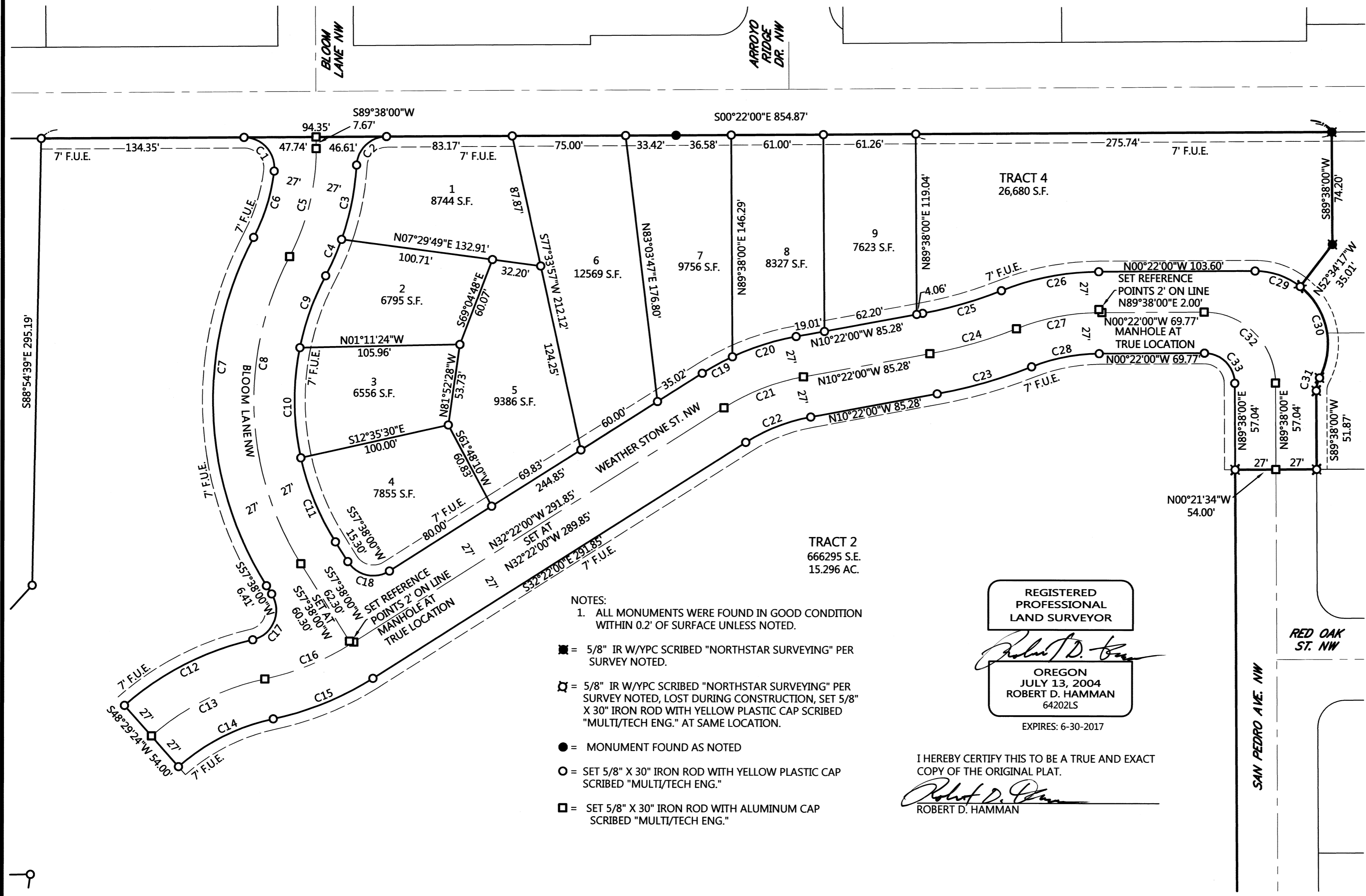
ALBANY HEIGHTS PHASE I

A REPLAT OF A PORTION OF THE REMAINDER TRACT OF NORTH CREEK
IN THE SW 1/4 SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST, OF
THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



1" = 50'
3/21/2016
#5727



CURVE DATA					
#	RADIUS	DELTA	ARC DIST.	CHORD BEARING	DIST.
C1	20.00'	96°52'34"	33.82'	N48°04'17"E	29.93'
C2	20.00'	86°24'40"	30.16'	N43°34'20"W	27.38'
C3	177.00'	16°15'12"	50.21'	S78°39'04"E	50.04'
C4	177.00'	8°29'49"	26.25'	S66°16'34"E	26.22'
C5	150.00'	28°20'21"	74.19'	S76°11'50"E	73.44'
C6	123.00'	21°27'47"	46.08'	S72°45'33"E	45.81'
C7	229.00'	60°20'21"	241.16'	S87°48'10"W	230.17'
C8	202.00'	60°20'21"	212.73'	S87°48'10"W	203.03'
C9	175.00'	16°33'16"	50.56'	N70°18'17"W	50.39'
C10	175.00'	24°00'35"	73.33'	S89°24'47"W	72.80'
C11	175.00'	19°46'30"	60.40'	N67°31'15"E	60.10'
C12	192.30'	28°42'29"	96.35'	N27°09'22"W	95.35'
C13	165.30'	29°26'56"	84.96'	N26°47'08"W	84.03'
C14	138.30'	29°26'56"	71.08'	N26°47'08"W	70.30'
C15	202.00'	20°18'20"	71.59'	S22°12'50"E	71.21'
C16	175.00'	20°18'20"	62.02'	S22°12'50"E	61.70'
C17	20.00'	109°33'53"	38.25'	S67°35'04"E	32.68'
C18	20.00'	90°00'00"	31.42'	S12°38'00"W	28.28'
C19	175.00'	7°27'58"	22.80'	N28°38'01"W	22.79'
C20	175.00'	14°32'02"	44.39'	N17°38'01"W	44.27'
C21	148.00'	22°00'00"	56.83'	N21°22'00"W	56.48'
C22	121.00'	22°00'00"	46.46'	N21°22'00"W	46.18'
C23	327.00'	11°24'19"	65.09'	S16°04'09"E	64.98'
C24	300.00'	11°24'19"	59.72'	S16°04'09"E	59.62'
C25	273.00'	11°24'19"	54.34'	S16°04'09"E	54.25'
C26	177.00'	21°24'19"	66.13'	N11°04'09"W	65.74'
C27	150.00'	21°24'19"	56.04'	N11°04'09"W	55.71'
C28	123.00'	21°24'19"	45.95'	N11°04'09"W	45.68'
C29	48.00'	38°28'13"	32.23'	N18°52'06"E	31.63'
C30	48.00'	79°43'11"	66.79'	N77°57'48"E	61.53'
C31	18.00'	28°11'24"	8.86'	N76°16'18"W	8.77'
C32	47.00'	90°00'00"	73.83'	N44°38'00"E	66.47'
C33	20.00'	90°00'00"	31.42'	N44°38'00"E	28.28'

- NOTES:
1. ALL MONUMENTS WERE FOUND IN GOOD CONDITION WITHIN 0.2' OF SURFACE UNLESS NOTED.
- = 5/8" IR W/YPC SCRIBED "NORTHSTAR SURVEYING" PER SURVEY NOTED.
 - = 5/8" IR W/YPC SCRIBED "NORTHSTAR SURVEYING" PER SURVEY NOTED, LOST DURING CONSTRUCTION, SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT SAME LOCATION.
 - = MONUMENT FOUND AS NOTED
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
 - = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Hamman

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2017

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

Robert D. Hamman
ROBERT D. HAMMAN

ALBANY HEIGHTS PHASE I

A REPLAT OF A PORTION OF THE REMAINDER TRACT OF NORTH CREEK IN THE SW 1/4 SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227
3/21/2016

SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WEST RIGHT OF WAY OF CROCKER LANE NORTHWEST (C.R. 04403) BEING THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT 96-34, AS RECORDED IN BENTON COUNTY BOOK OF PARTITIONS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON; THENCE ALONG SAID RIGHT OF WAY NORTH 00°22'00" WEST 1488.88 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF VALLEY VIEW DRIVE NORTHWEST; THENCE ALONG SAID RIGHT OF WAY NORTH 89°43'15" WEST 866.03 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°23'40" EAST 129.71 FEET TO A 5/8" IRON ROD; THENCE N89°47'52"W 109.92 FEET TO A 5/8" IRON ROD ON THE EAST BOUNDARY OF VALLEY VIEW HEIGHTS AS RECORDED IN BOOK 6, PAGE 47, BOOK OF TOWN PLATS; THENCE ALONG SAID PLAT AND AN EXTENSION OF SAID EAST LINE SOUTH 00°24'23" EAST 1304.88 FEET TO A 5/8" IRON ROD AT THE INTERSECTION OF THE WEST LINE OF THE PLAT OF NORTH CREEK AND THE NORTH RIGHT OF WAY LINE OF SAN PEDRO AVENUE NORTHWEST; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89°38'00" EAST 752.43 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°21'34" EAST 54.00 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 59, OF THE PLAT OF NORTH CREEK; THENCE ALONG THE NORTH LINE OF THE PROPERTY LINE ADJUSTMENT OF PARCEL 2, PARTITION PLAT 96-34, AS RECORDED IN CS 10391 THE FOLLOWING FIVE CALLS, NORTH 89°38'00" EAST 51.87 FEET TO A 5/8" IRON ROD; 8.86 FEET ALONG AN 18 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 76°16'18" EAST 8.77 FEET) TO A 5/8" IRON ROD; 66.81 FEET ALONG A 48.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 77°57'48" EAST 61.55 FEET) TO A 5/8" IRON ROD; SOUTH 52°34'17" EAST 35.01 FEET TO A 5/8" IRON ROD; NORTH 89°38'00" EAST 74.20 FEET TO THE POINT OF BEGINNING.

MULTI/TECH ENGINEERING SERVICES, INC.
BY:

Robert D. Hamman
ROBERT D. HAMMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 64202LS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2017

APPROVALS

PLANNING FILE No. SD-101-14 & SP-01-15

Robert Richardson 4-12-2016
COMMUNITY DEVELOPMENT DIRECTOR, DATE
CITY OF ALBANY

Brandon Steffenamer for Jeff Bleine 4-11-2016
PUBLIC WORKS DIRECTOR, DATE
CITY OF ALBANY

Annabelle Jaramila 4/18/2016
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

Jim Maudsley 4-18-16
BENTON COUNTY SURVEYOR DATE

TAX COLLECTIONS AND ASSESSOR'S STATEMENT

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID IN FULL TO JUNE 30, 2016

Lami Aron 4-15-16
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

T. J. Ridd 4-18-16
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, DATE
AUDITING, AND TAX COLLECTION

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT MBBH DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF RECORD OF THE LANDS REPRESENTED ON THIS SUBDIVISION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND HEREBY DEDICATED TO THE PUBLIC WITHOUT RESERVATION OR RESTRICTION WHATSOEVER THE STREETS, EASEMENTS, AND FRANCHISE UTILITY EASEMENTS AS SHOWN.

BY:

Myles M. Breadner
MYLES M. BREADNER, MEMBER
MBBH DEVELOPMENT, LLC

STATE OF OREGON }
COUNTY OF Marion } S.S.

ON THIS 29th DAY OF March, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Brian M. Grenz
NOTARY SIGNATURE

Brian M Grenz
NOTARY PUBLIC FOR OREGON

COMMISSION NO. 922480

MY COMMISSION EXPIRES: 11/19/2017

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PLAT THE LANDS SHOWN HEREON AND ALLOWED BY ALBANY PLANNING DEPARTMENT IN PLANNING FILE No. SD-101-14 & SP-01-15.

THE BASIS OF BEARINGS IS ALONG CROCKER LANE NW BETWEEN THE MONUMENTS ON THE WEST RIGHT OF WAY WITH THE OVERALL BEARING AND DISTANCE MATCHING CS 10146.

THE NORTHWEST CORNER WAS CREATED FROM RECORD INFORMATION OF COUNTY SURVEY 10146 AND THE MONUMENTS FOUND AT THE NORTHEAST AND A FOUND MONUMENT SOUTHEAST OF THE CORNER. THERE APPEARS TO BE A BLUNDER OR THE MONUMENT HAS BEEN MOVED AT THIS LOCATION. THE WEST LINE FOUND MONUMENTS MATCHED BEARING, BUT THE OVERALL DISTANCES WITH THE PLAT OF NORTH CREEK, B. 11, P. 20, BOTP CAME OUT LONGER THAN PLAT RECORD. I HELD THE LOCATION OF THE MONUMENTS AND HAVE SHOWN THE MEASURED AND RECORD DISTANCES.

ON THE EAST LINE, ALL THE RECORD MONUMENTS WERE FOUND PER THE PLAT OF NORTH CREEK, B. 11, P. 20, BOTP, AND CLOSELY MATCHED RECORD BEARINGS AND DISTANCES. WHEN GOING FROM THE PLAT TO THE PROPERTY LINE ADJUSTMENT AS RECORDED IN CS 10391, THE RECORD OF SURVEY AND DEED BEARINGS AND DISTANCES DID NOT MATCH. I HELD THE MONUMENTS CALLED TO IN THE DEED, AND HAVE SHOWN MEASURED AND RECORD BEARINGS AND DISTANCES HEREON.

ALL MONUMENTS WERE HELD UNLESS NOTED OTHERWISE.

FRANCHISE UTILITY EASEMENT STATEMENT

PERPETUAL EASEMENTS ARE RESERVED FOR THE 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 EASEMENTS 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.

STATE OF OREGON }
COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2016-543279, ON THIS 18th DAY OF April, 2016, AT 1:45 O'CLOCK P.M.

Robert D. Hamman
BY: BENTON COUNTY CLERK

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Robert D. Hamman
ROBERT D. HAMMAN