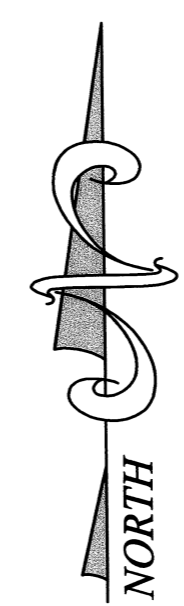
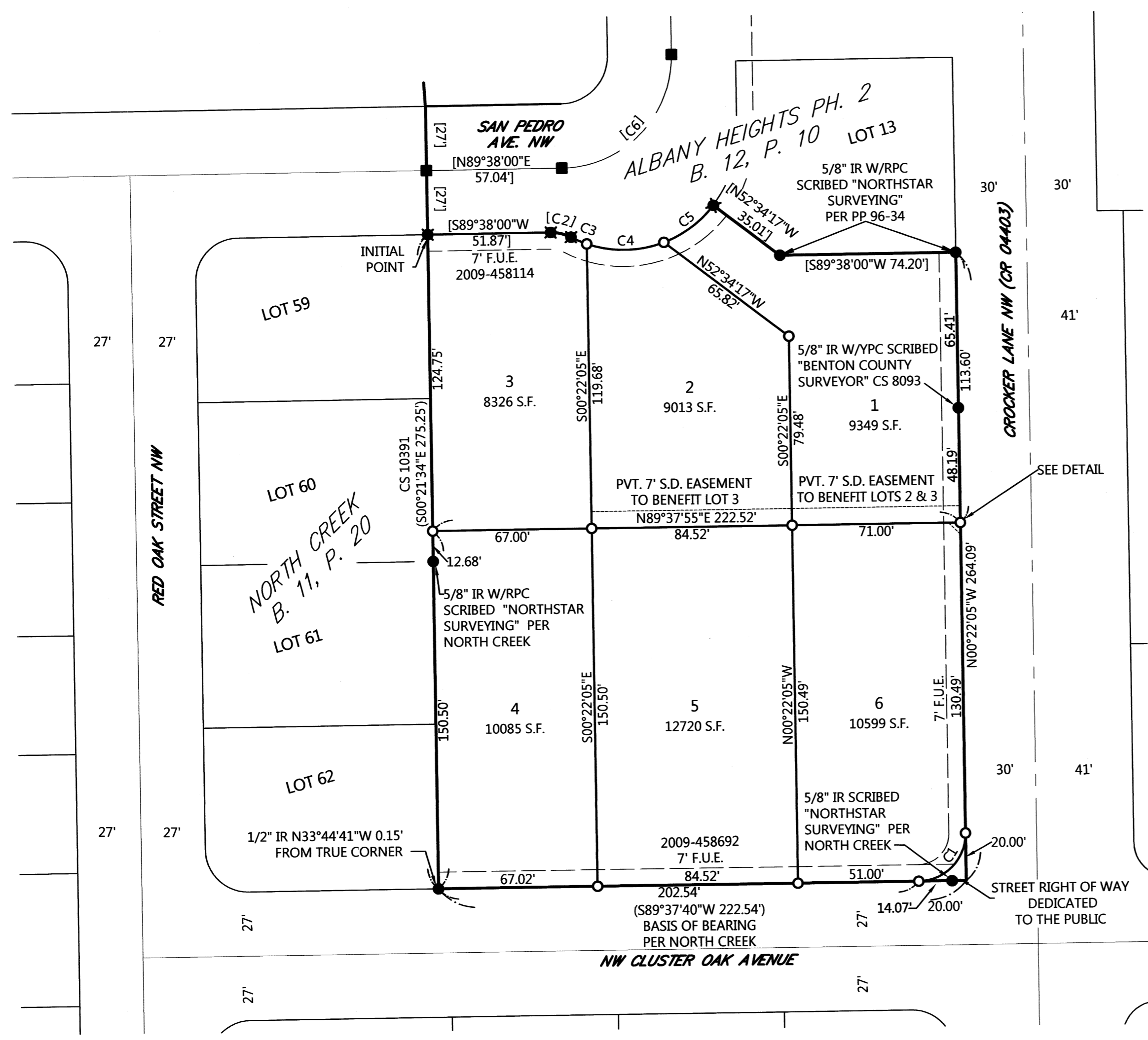


# WILLIAMSON ADDITION

A REPLAT OF PARCEL 2, PARTITION PLAT 96-34, ALONG WITH A PORTION OF THE REMINDER TRACT OF NORTH CREEK, PROPERTY LINE ADJUSTMENT COUNTY SURVEY 10391 SW 1/4 SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

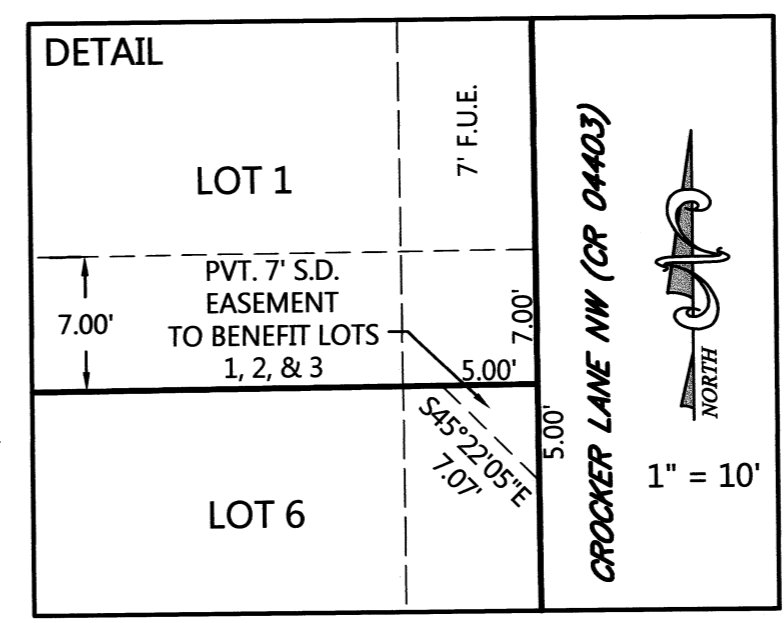
BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



1" = 40'  
8/24/2016  
#6121

- ALL MONUMENTS WERE FOUND IN GOOD CONDITION WITHIN 0.2' OF SURFACE UNLESS NOTED
- = 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." PER ALBANY HEIGHTS PHASE 2
  - = 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG." PER ALBANY HEIGHTS PHASE 1
  - = MONUMENT FOUND AS NOTED.
  - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
- CS = BENTON COUNTY SURVEY  
BOTP = BOOK OF TOWN PLATS  
W/YPC = WITH YELLOW PLASTIC CAP  
W/RPC = WITH RED PLASTIC CAP  
IR = IRON ROD  
P. = PAGE  
V. = VOLUME  
R. = REEL  
S.D. = STORM DRAIN  
F.U.E. = FRANCHISE UTILITY EASEMENT
- ( ) = RECORD & MEASURED BEARING & DISTANCE AS NOTED  
[ ] = RECORD & MEASURED BEARING & DISTANCE PER ALBANY HEIGHTS PHASE 2

REFERENCE SURVEYS AND PLATS  
CS 8093  
CS 10391  
PARTITION PLAT 96-34  
ALBANY HEIGHTS PHASE 2, B 12, P. 10  
NORTH CREEK, B. 11, P. 20  
VALLEY VIEW HEIGHTS, B. 6, P.47



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

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	20.00'	89°59'45"	31.41'	N44°37'47"E	28.28'
C2	18.00'	28°11'24"	8.86'	N76°16'18"W	8.77'
C3	48.00'	8°37'48"	7.23'	N66°29'31"W	7.22'
C4	48.00'	39°34'56"	33.16'	N89°24'07"E	32.50'
C5	48.00'	31°30'26"	26.40'	N53°51'26"E	26.06'
C6	47.00'	90°00'00"	73.83'	N44°38'00"E	66.47'

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert D. Hamman*  
OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2017

# WILLIAMSON ADDITION

A REPLAT OF PARCEL 2, PARTITION PLAT 96-34, ALONG WITH A PORTION OF THE REMINDER TRACT OF NORTH CREEK, PROPERTY LINE ADJUSTMENT COUNTY SURVEY 10391 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

### 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, KNOWN AS PARCEL 2, PARTITION PLAT 96-34 AND A PORTION OF NORTH CREEK, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 59 OF NORTH CREEK, AS RECORDED IN BENTON COUNTY BOOK OF TOWN PLATS, BOOK 11, PAGE 20, 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 THE EAST LINE OF NORTH CREEK SOUTH 00°21'34" EAST 275.25 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY OF CLUSTER OAK AVENUE NW; THENCE ALONG SAID RIGHT OF WAY NORTH 89°37'40" EAST 222.54 FEET TO THE WEST RIGHT OF WAY OF CROCKER LANE NW; THENCE ALONG SAID RIGHT OF WAY NORTH 00°22'07" WEST 264.09 FEET TO A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF LOT 13, ALBANY HEIGHTS PHASE 2, AS RECORDED IN BENTON COUNTY BOOK OF TOWN PLATS, BOOK 12, PAGE 10; THENCE ALONG THE SOUTH LINE OF LOT 13 THE FOLLOWING TWO CALLS: SOUTH 89°38'00" WEST 74.20 FEET TO A 5/8" IRON ROD, NORTH 52°34'17" WEST 35.01 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF SAN PEDRO AVENUE NW; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE CALLS: 66.79 FEET ALONG A 48.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 77°57'48" EAST 61.55 FEET) TO A 5/8" IRON ROD; 8.86 FEET ALONG A 18.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 76°16'18" WEST 8.77 FEET) TO A 5/8" IRON ROD; SOUTH 89°38'00" WEST 51.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.380 ACRES MORE OR LESS.

MULTI/TECH ENGINEERING SERVICES, INC.  
BY:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO FURTHER DIVIDE PARCEL 2, OF PARTITION PLAT 96 - 34 AND A PORTION OF THE REMINDER TRACT OF NORTH CREEK AS RECORDED IN PROPERTY LINE ADJUSTMENT CS 10391. THIS SUBDIVISION IS APPROVED BY THE CITY OF ALBANY PLANNING DEPARTMENT IN PLANNING FILE NUMBER SD-05-15 AND SP-17-15.

THE BASIS OF BEARING WAS HELD FROM NORTH CREEK ALONG THE MONUMENTS FOUND ON THE RIGHT OF WAY OF CLUSTER OAK AVENUE AND EXTENDED TO THE RIGHT OF WAY OF CROCKER LANE. THE MONUMENTS FOUND ON THE EAST LINE OF NORTH CREEK CREATED THE WEST LINE OF THE PLAT.

ON THE NORTH LINE I HELD THE MONUMENTS SET ON THE SOUTH BOUNDARY OF ALBANY HEIGHTS 1 & 2. FROM THE SOUTHEAST CORNER OF LOT 13 ALBANY HEIGHTS PHASE 2, I HELD THAT CORNER TO AN EXTENSION OF THE BASIS OF BEARING TO CREATE THE WEST RIGHT OF WAY OF CROCKER LANE.

MONUMENTS WERE SET ON JULY 29, 2016.

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

*Robert D. Hamman*  
ROBERT D. HAMMAN

### APPROVALS

PLANNING FILE No. SD-05-15 AND SP-17-15

*Robert Richardson* 8-25-2016  
COMMUNITY DEVELOPMENT DIRECTOR, DATE  
CITY OF ALBANY

*Brandon Dellenor for Jeff Blaine* 8-25-2016  
PUBLIC WORKS DIRECTOR, DATE  
CITY OF ALBANY

*Annabelle Jaramila* 9-8-2016  
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

*Jim Maudis* 9-7-16  
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, 2017.

*Denise Y. Nolan* 8-30-16  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

*T. Al Ridd* 8-30-16  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, DATE  
AUDITING, AND TAX COLLECTION

### 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.

### SUBDIVISION CONSENT

SAGE STREET, LLC, BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED AS DOCUMENT NO. 2015-533621 BENTON COUNTY RECORDS, HAS GIVEN CONSENT TO THIS SUBDIVISION VIA AFFIDAVIT RECORDED AS DOCUMENT NO. 2016-548158.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT HUDSON CAPITAL CORP., 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, EASEMENTS, STREET RIGHT OF WAY, AND HEREBY CREATE FRANCHISE UTILITY EASEMENTS AS SHOWN.

BY:

*Myles M. Breadner*  
MYLES M. BREADNER, PRESIDENT  
HUDSON CAPITAL CORP.

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

ON THIS 24<sup>th</sup> DAY OF August, 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

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 2016-548728 ON THIS 8 DAY OF Sept 2016, AT 2:09 O'CLOCK P.M.

*[Signature]*  
BY: BENTON COUNTY CLERK