

MACHUGH SUBDIVISION

A SUBDIVISION
 LOCATED IN THE
 SW 1/4 SEC. 25, T. 10 S., R. 04 W., W.M.
 IN THE
 CITY OF ALBANY, BENTON COUNTY, OREGON
 DECEMBER 1, 2016

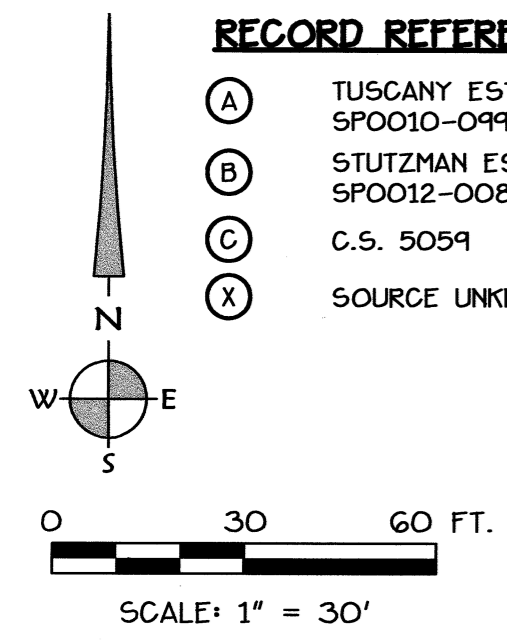
CITY OF ALBANY CASE No.: SD-02-16

RECORD REFERENCE LIST:

- (A) TUSCANY ESTATES SUBDIVISION SPO010-099
- (B) STUTZMAN ESTATES SUBDIVISION SPO012-008
- (C) C.S. 5059
- (X) SOURCE UNKNOWN

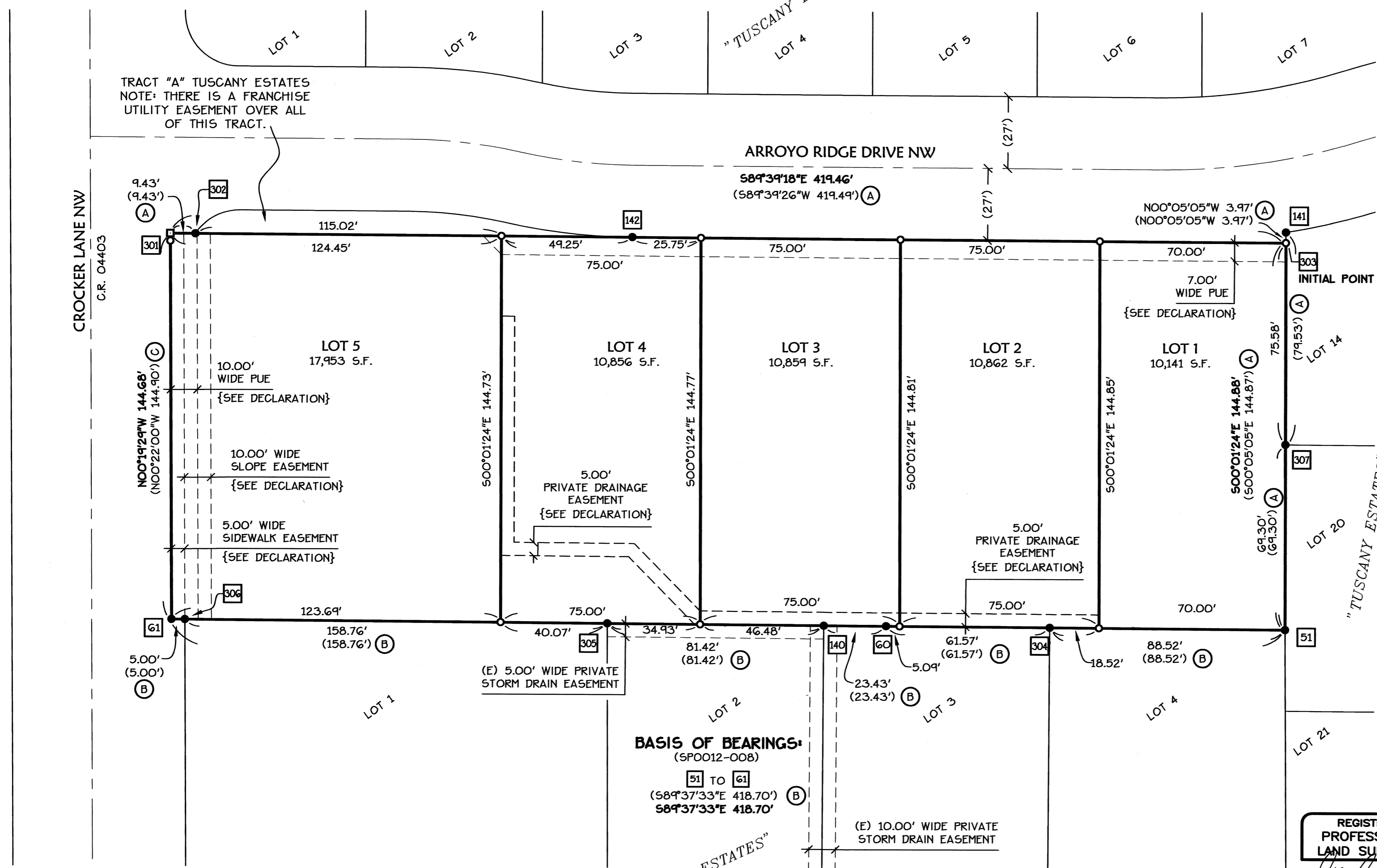
LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- CALCULATED POINT FROM RECORD DATA
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- 1 CURVE DATA; SEE "CURVE DATA TABLE"
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- C.R. COUNTY ROAD
- C.S. COUNTY SURVEY
- PUE PUBLIC UTILITY EASEMENT
- P.P. PARTITION PLAT
- S.F. SQUARE FEET
- Ⓢ CENTERLINE
- R-O-W RIGHT OF WAY



FOUND MONUMENT LIST:

- 51 FOUND 3/4" BOLT (X); HELD; MONUMENT IS SHOWN AS FOUND IN (A)
- 60 FOUND 1/2" I.R. (C); ON-LINE.
- 61 FOUND 1/2" I.P. (X); HELD; MONUMENT SHOWN AS FOUND IN (C)
- 140 FOUND 5/8" I.R. (A); W/YPC STAMPED: "K+D ENGR LS 58561"; ON-LINE.
- 141 FOUND 5/8" I.R. (A); W/YPC STAMPED: "K+D ENGR LS 58561"; HELD; NW CORNER OF LOT 14 (A)
- 142 FOUND 5/8" I.R. (A); W/YPC STAMPED: "K+D ENGR LS 58561"; ON-LINE.
- 301 FOUND 1/2" I.P. (X); SHOWN AS FOUND IN (C); MONUMENT DESTROYED BY CONSTRUCTION ACTIVITIES; SET 5/8" I.R. W/YPC STAMPED: "K+D ENGR. LS 58561" WITNESS CORNER 500°19'29"E 1.00'
- 302 FOUND 5/8" I.R. (A); W/YPC STAMPED: "K+D ENGR LS 58561"; ON-LINE.
- 303 INITIAL POINT 3/4" BOLT (X); SHOWN AS FOUND IN (C); MONUMENT DESTROYED BY CONSTRUCTION ACTIVITIES; SET 5/8" I.R. W/YPC STAMPED: "K+D ENGR. LS 58561" AT ORIGINAL LOCATION PER (A)
- 304 FOUND 5/8" I.R. (B); W/YPC STAMPED: "K+D ENGR LS 58561"; ON-LINE.
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- 306 FOUND 5/8" I.R. (B); W/YPC STAMPED: "K+D ENGR LS 58561"; ON-LINE.
- 307 FOUND 5/8" I.R. (A); W/YPC STAMPED: "K+D ENGR LS 58561"; 0.08' EAST OF LINE.



BASIS OF BEARINGS:
 (SPO012-008)
 51 TO 61
 (S89°37'33"E 418.70') (B)
 (S89°37'33"E 418.70')

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

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

Date: 2/23/2017 Time: 13:17
 Scale: 1"=1(P5)
 File: dwg\2016\16-89\16-89-SP.dwg (George)

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND SUBDIVISION PER CITY OF ALBANY CASE NUMBER SD-02-16

BOUNDARY DETERMINATION:

FOUND AND SET MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE PLAT AND FURTHER DESCRIBED BELOW:

POINT 303 WAS SET AT THE LOCATION OF A 3/4" BOLT THAT WAS DESTROYED BY CONSTRUCTION ACTIVITIES. RECORD INFORMATION PER "TUSCANY ESTATES" SUBDIVISION WAS HELD TO ESTABLISH THE ORIGINAL LOCATION OF THE BOLT.

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 SET A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE LOTS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD ON THE WEST LINE OF LOT 14 OF TUSCANY ESTATES, A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER 2007-415620, SAID ROD BEING SOUTH 00°01'24" EAST 3.97 FEET FROM THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 00°01'24" EAST 144.88 FEET TO A 3/4" BOLT; THENCE NORTH 89°37'33" WEST 418.70 FEET TO A 1/2" IRON PIPE ON THE EAST RIGHT-OF-WAY OF CROCKER LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°19'29" WEST 144.68 FEET TO A 1/2" IRON PIPE; THENCE LEAVING SAID EAST RIGHT-OF-WAY SOUTH 89°39'18" EAST 419.46 FEET TO THE POINT OF BEGINNING. CONTAINING 60,671 SQUARE FEET MORE OR LESS.



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

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 PUBLIC UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. FOR PURPOSES OF THIS STATEMENT, PUBLIC UTILITIES ARE DEFINED AS: POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE PUBLIC 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 PUBLIC 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.

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT WILLIAM H. MACHUGH AND AIMEE J. MACHUGH ARE THE OWNER'S 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 AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

- A) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE BEING GRANTED TO THE PUBLIC 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 ALONG STREET RIGHT-OF-WAYS AS SHOWN ON SHEET 1 OF THE PLAT.
 - 2) A 10' WIDE PUBLIC UTILITY EASEMENT ALONG STREET RIGHT-OF-WAYS AS SHOWN ON SHEET 1 OF THE PLAT.
- B) THE FOLLOWING PRIVATE STORM DRAIN EASEMENT IS 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 OVER LOTS 2, 3, AND 4 AS SHOWN ON SHEET 1 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE STORM DRAIN. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 1, 2, 3, 4, AND 5.
- C) THE FOLLOWING EASEMENTS ARE BEING GRANTED TO THE CITY OF ALBANY FOR THE PURPOSES STATED:
 - 1) A 10' WIDE SLOPE EASEMENT THAT RUNS ALONG THE WEST LINE OF LOT 5 AS SHOWN ON THE MAP.
 - 2) A 5' WIDE SIDEWALK EASEMENT THAT RUNS ALONG THE WEST LINE OF LOT 5 AS SHOWN ON THE MAP.

BY: [Signature]
WILLIAM H. MACHUGH, OWNER
BY: [Signature]
AIMEE J. MACHUGH, OWNER

ACKNOWLEDGMENT:

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

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED WILLIAM H. MACHUGH, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES: January 18, 2020
MY COMMISSION No.: 946249

ACKNOWLEDGMENT:

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

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED AIMEE J. MACHUGH, WHO, BEING DULY SWORN, DID SAY THAT SHE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES: January 18, 2020
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MACHUGH SUBDIVISION

A SUBDIVISION

LOCATED IN THE

SW 1/4 SEC. 25, T. 10 S., R. 04 W., W.M.
IN THE
CITY OF ALBANY, BENTON COUNTY, OREGON

DECEMBER 1, 2016

CITY OF ALBANY CASE No.: SD-02-16

APPROVALS:

- [Signature] 3-20-2017
PUBLIC WORKS DIRECTOR,
CITY OF ALBANY
- [Signature] 3-21-2017
COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF ALBANY
- [Signature] 3-23-17
BENTON COUNTY SURVEYOR
- [Signature] 3-23-17
CHAIR, BENTON COUNTY BOARD OF
COMMISSIONERS

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH THIS 30th DAY OF June, 2017.

- BY: [Signature] 3-22-17
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT
- BY: [Signature] 3-22-17
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 WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2017-556764 ON THIS 27 DAY OF March, 2017 AT 1:34 O'CLOCK P.M.

BY: [Signature]
BENTON COUNTY CLERK

MACHUGH SUBDIVISION

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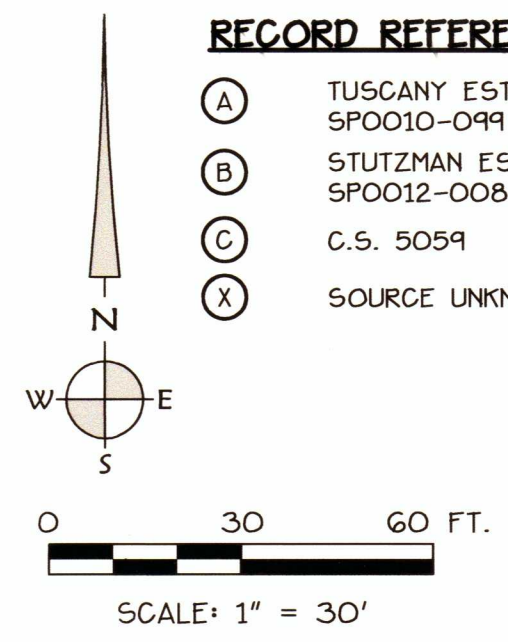
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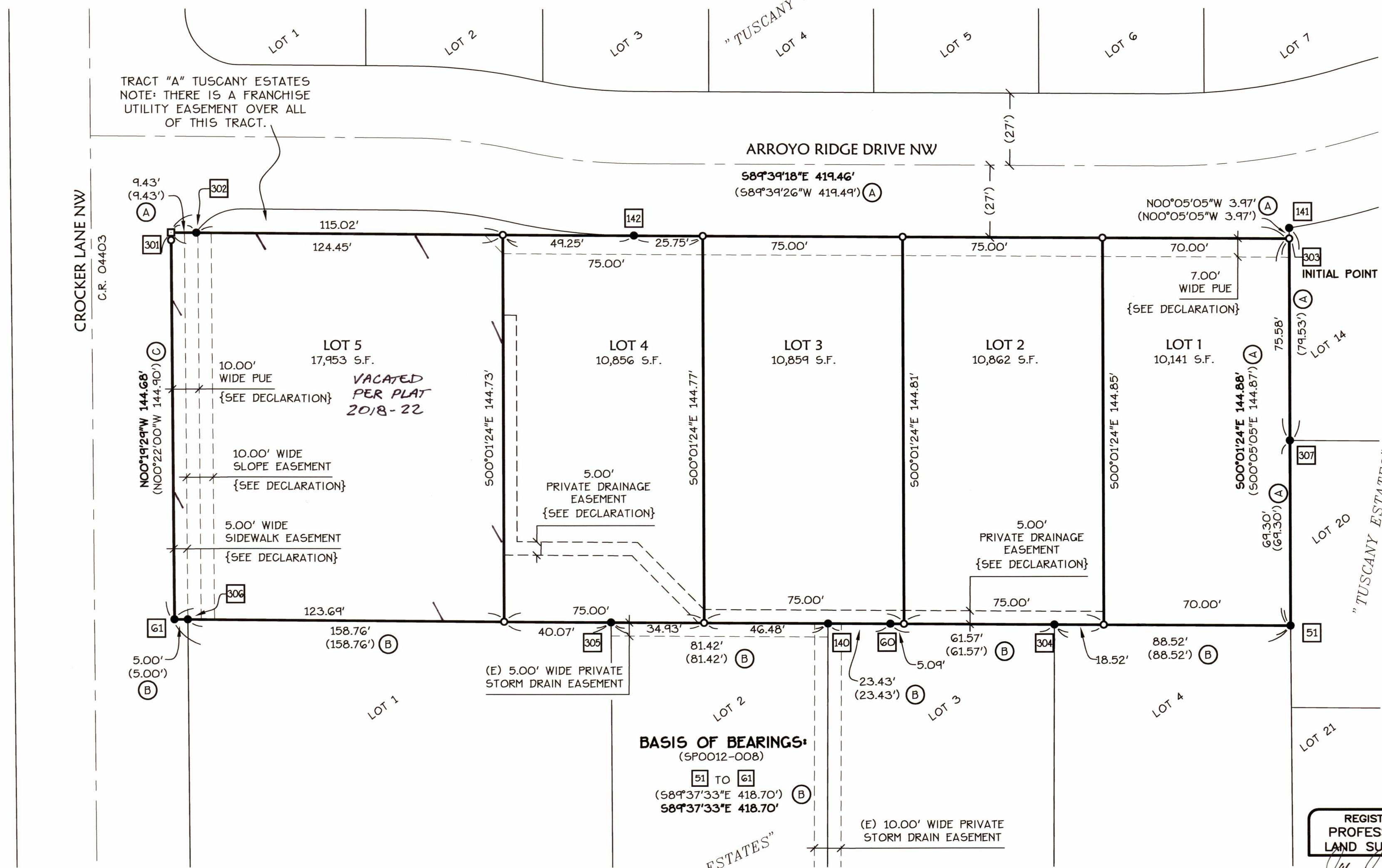
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LAND SURVEYOR

OREGON
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JOE J. COTA
#58561LS

Renewal: 12/31/17

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Joe J. Cota

JOE J. COTA

P.L.S. 58561

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

Date: 2/23/2017 Time: 13:17
Scale: 1=1(P.S)
File: dwg\2016\16-89\16-89-SP.dwg (George)