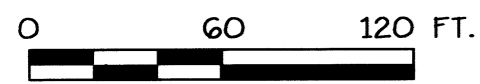


LAUREL HIGHLANDS

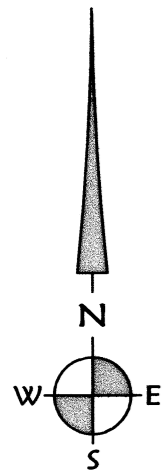
A SUBDIVISION
 LOCATED IN THE
 GALATIN ADKINS D.L.C. No. 43 IN
 THE E 1/2 SEC. 36, T. 10 S., R. 4 W., W.M.
 IN THE
 CITY OF ALBANY, BENTON COUNTY, OREGON

AUGUST 9, 2017

CITY OF ALBANY CASE No.: 5D-04-14



SCALE: 1" = 60'



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.

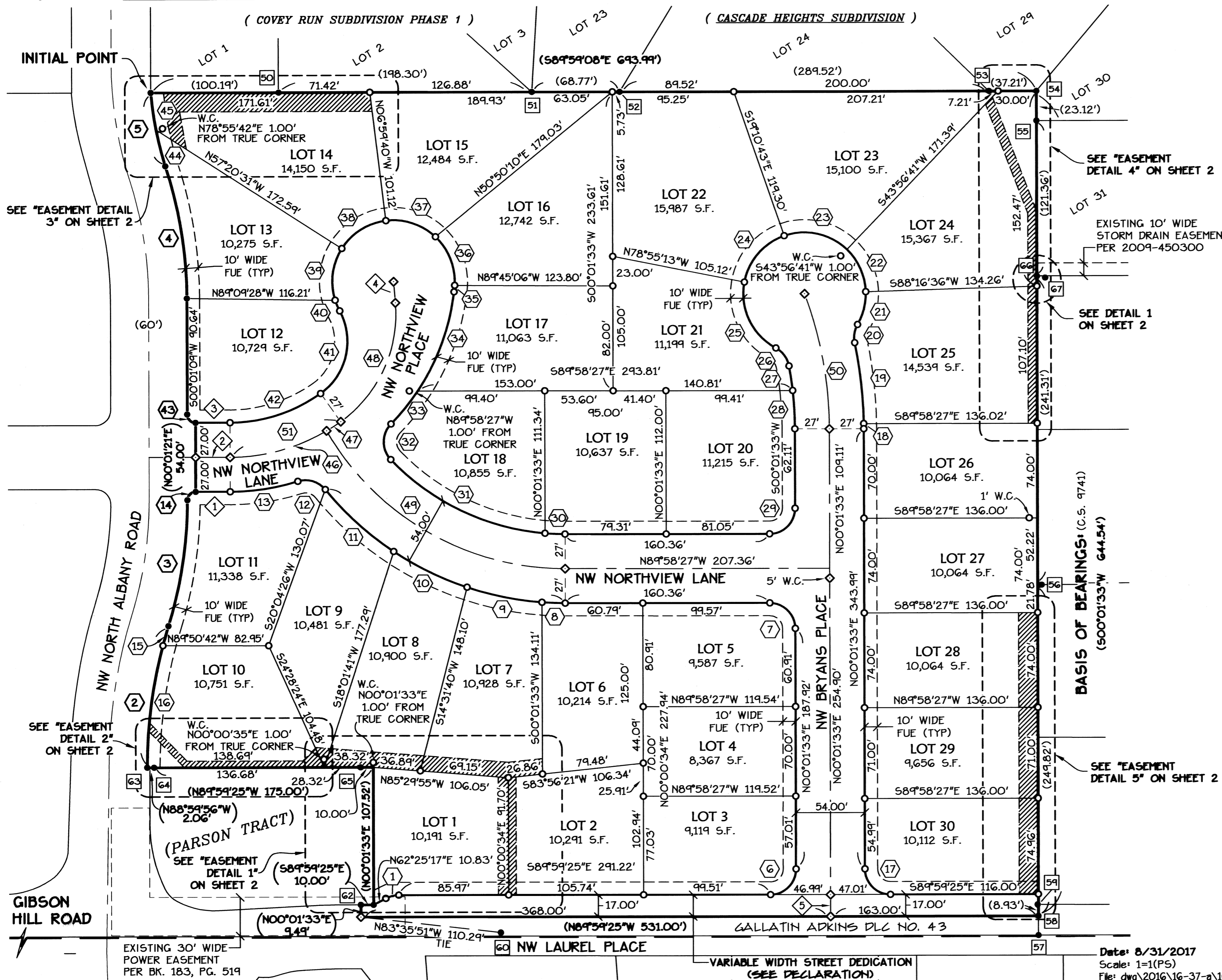
JOE J. COTA P.L.S. 58561

LINE DATA TABLE:

LINE	BEARING + DIST.
1	N8°59'41"W 27.10'
2	N8°59'41"W 27.09'
3	N8°59'41"W 27.08'
4	N04°51'14"W 16.62'
5	N00°01'33"E 17.00'

LEGEND:

- FOUND MONUMENT, 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561" PER C.S. 10841, OR AS NOTED IN "FOUND MONUMENT LIST" ON SHEET 2.
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- ◇ SET 5/8" X 30" ROD W/ALUM CAP MARKED: "K+D ENGR. LS 58561"
- CALCULATED POINT FROM RECORD DATA
- ⑤ FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- Ⓐ RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST" ON SHEET 2.
- ① CURVE DATA; SEE "CURVE DATA TABLE"
- ⓧ LINE DATA; SEE "LINE DATA TABLE"
- DONATION LAND CLAIM BOUNDARY LINE
- () RECORD DATA PER C.S. 10841 SAME AS MEASURED, UNLESS OTHERWISE NOTED
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- FUE FRANCHISE UTILITY EASEMENT
- P.P. PARTITION PLAT
- S.F. SQUARE FEET
- Ⓢ CENTERLINE
- R-O-W RIGHT OF WAY
- W.C. WITNESS CORNER



CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	22.00'	10.59'	N76°12'56"E 10.49'	27°35'17"
2	37.00'	112.31'	N08°42'53"E 111.88'	17°23'28"
3	330.00'	100.03'	N08°43'34"E 99.65'	17°22'06"
4	330.00'	105.16'	N0°06'35"W 104.71'	18°15'28"
5	269.39'	58.64'	N11°04'18"W 58.53'	12°28'22"
6	20.00'	31.41'	N45°01'04"E 28.28'	89°59'01"
7	20.00'	31.42'	N44°58'27"W 28.28'	90°00'00"
8	242.00'	18.22'	N87°49'00"W 18.22'	04°18'53"
9	242.00'	59.90'	N78°34'08"W 59.75'	14°10'53"
10	242.00'	64.09'	N63°53'27"W 63.91'	15°10'28"
11	242.00'	72.61'	N47°42'29"W 72.34'	17°11'28"
12	20.00'	23.83'	N73°15'11"W 22.45'	68°16'53"
13	177.00'	53.75'	S81°18'21"W 53.54'	17°23'57"
14	6.50'	10.21'	N45°01'25"E 9.19'	89°57'48"
15	370.00'	15.96'	S16°10'30"W 15.96'	02°28'15"
16	370.00'	96.35'	S07°28'45"W 96.08'	14°55'13"
17	20.00'	31.42'	S44°58'56"E 28.29'	90°00'59"
18	327.00'	4.00'	N00°19'28"W 4.00'	00°42'03"
19	327.00'	63.69'	S06°15'19"E 63.59'	11°09'37"
20	20.00'	14.68'	S09°11'55"W 14.36'	42°04'05"
21	48.00'	26.77'	S14°15'17"W 26.43'	31°57'22"
22	48.00'	37.14'	N23°53'22"W 36.22'	44°19'55"
23	48.00'	52.88'	N77°37'01"W 50.25'	63°07'24"
24	48.00'	50.05'	S40°57'02"W 47.81'	59°44'30"
25	48.00'	61.18'	N25°26'04"W 57.12'	73°01'41"
26	20.00'	18.02'	N36°08'33"W 17.41'	51°36'42"
27	273.00'	19.42'	N08°17'55"W 19.42'	04°04'34"
28	273.00'	29.95'	S03°07'02"E 29.94'	06°17'11"
29	20.00'	31.42'	S45°01'33"W 28.28'	90°00'00"
30	188.00'	15.71'	N87°34'50"W 15.70'	04°47'14"
31	188.00'	136.75'	N64°20'55"W 133.75'	41°40'35"
32	20.00'	30.75'	N00°32'26"E 27.81'	88°06'08"
33	177.00'	33.19'	N39°13'10"E 33.14'	10°44'40"
34	177.00'	86.69'	S19°48'59"W 85.83'	28°03'42"
35	48.00'	1.73'	S04°45'11"W 1.73'	02°03'54"
36	48.00'	42.19'	N21°27'30"W 40.84'	50°21'27"
37	48.00'	42.19'	S71°48'56"E 40.84'	50°21'27"
38	48.00'	42.19'	N57°49'37"E 40.84'	50°21'27"
39	48.00'	42.07'	N07°32'29"E 40.73'	50°12'49"
40	48.00'	9.03'	N22°57'21"W 9.02'	10°46'51"
41	50.00'	72.51'	N13°11'48"E 66.32'	83°05'09"
42	123.00'	75.71'	N72°22'21"E 74.52'	35°15'57"
43	6.50'	10.21'	N44°39'16"W 9.19'	90°00'50"
44	269.39'	29.32'	S14°11'23"E 29.31'	06°14'11"
45	269.39'	29.32'	S07°57'13"E 29.31'	06°14'11"
46	150.00'	79.25'	N74°52'08"E 78.34'	30°16'22"
47	150.00'	13.21'	N57°12'37"E 13.20'	05°02'40"
48	103.00'	107.04'	N24°55'01"E 102.29'	59°32'31"
49	215.00'	225.81'	S59°53'09"E 215.57'	60°10'35"
50	300.00'	107.84'	N10°16'20"W 107.26'	20°35'47"
51	150.00'	92.46'	N72°20'48"E 91.00'	35°19'03"

BASIS OF BEARINGS: (C.S. 9741)
 (500°01'33"W 644.54')

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

Date: 8/31/2017 Time: 16:13
 Scale: 1"=165'
 File: dwg\2016\16-37-a\16-37A-5P.dwg (Brian)

LAUREL HIGHLANDS

A SUBDIVISION
 LOCATED IN THE
 GALATIN ADKINS D.L.C. No. 43 IN
 THE E 1/2 SEC. 36, T. 10 S., R. 4 W., W.M.
 IN THE
 CITY OF ALBANY, BENTON COUNTY, OREGON
 AUGUST 9, 2017

CITY OF ALBANY CASE No.: SD-04-14

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

EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED BY A PUBLIC
 RECORD REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY,
 ORDER No. 7109-2870830, DATED MAY 19, 2017.

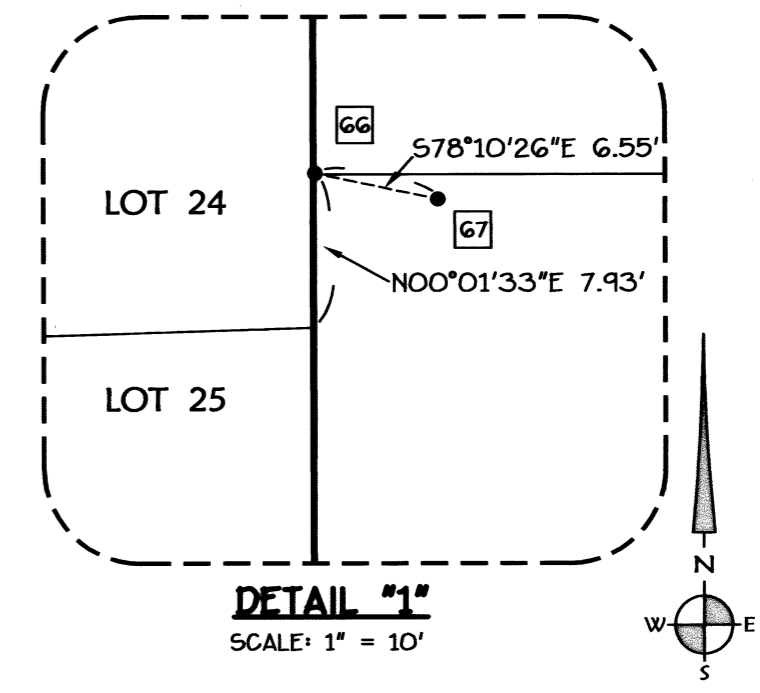
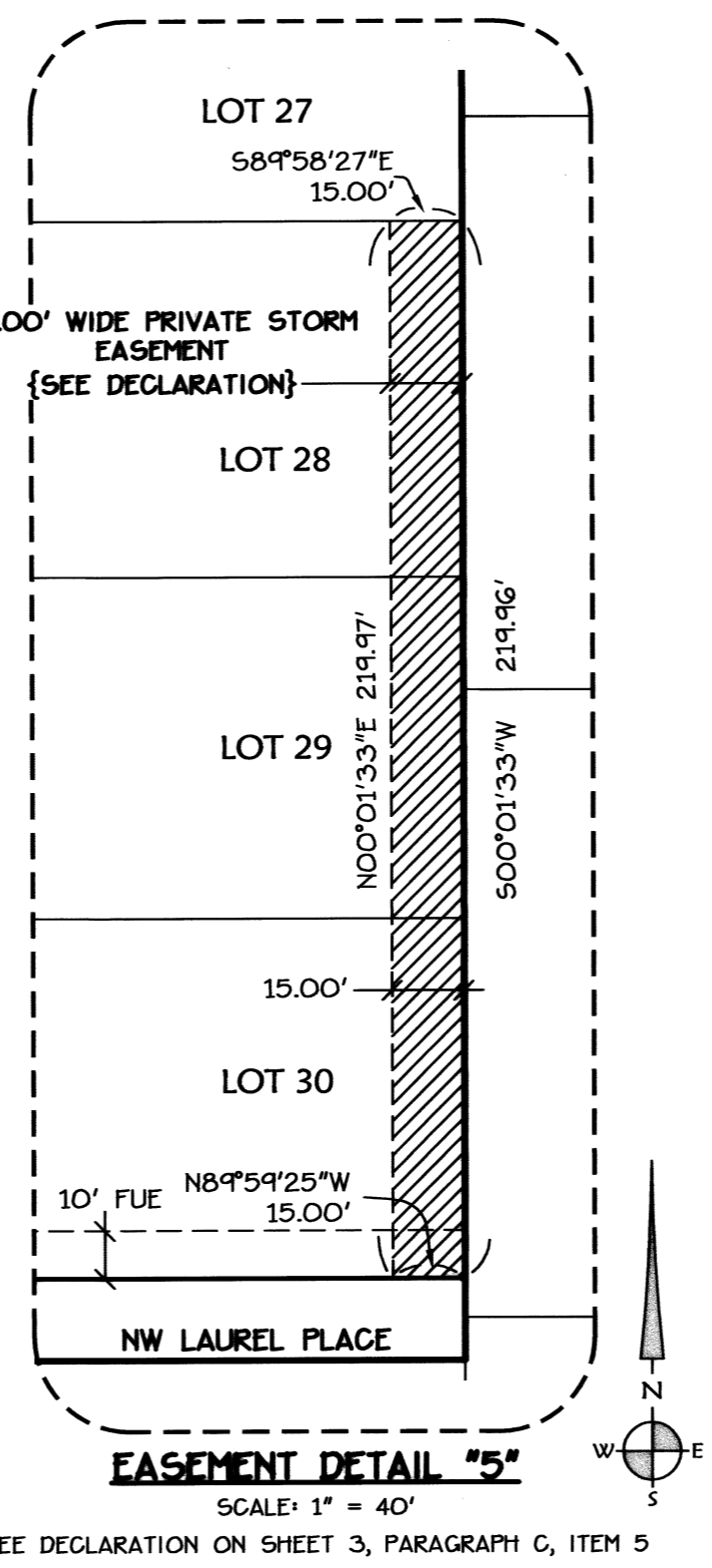
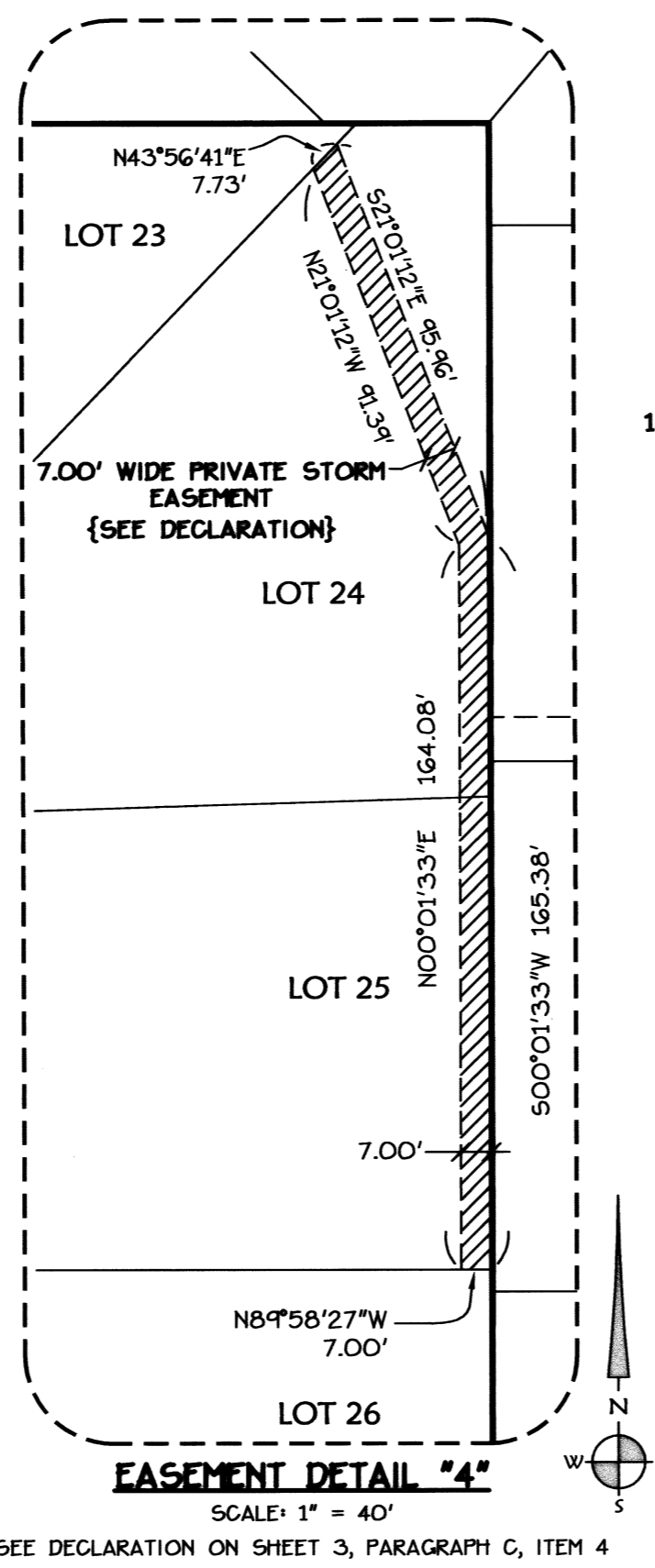
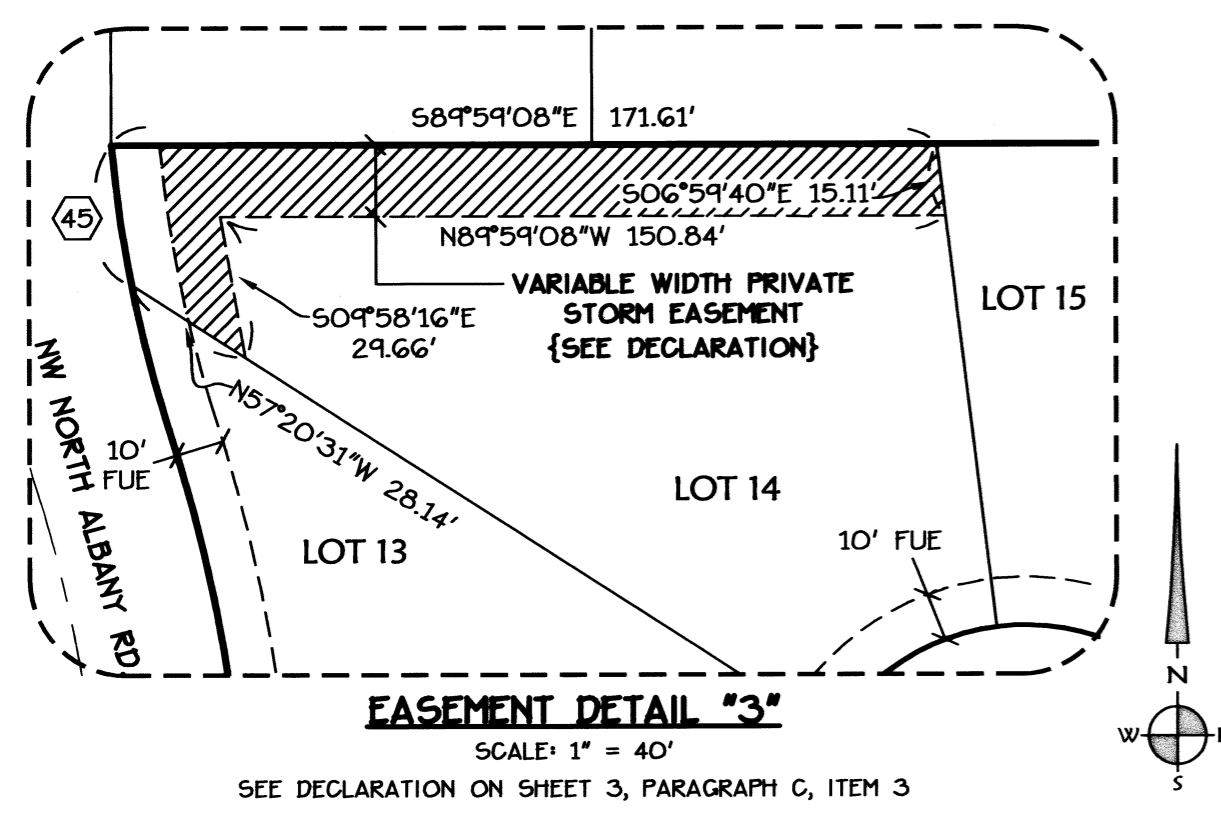
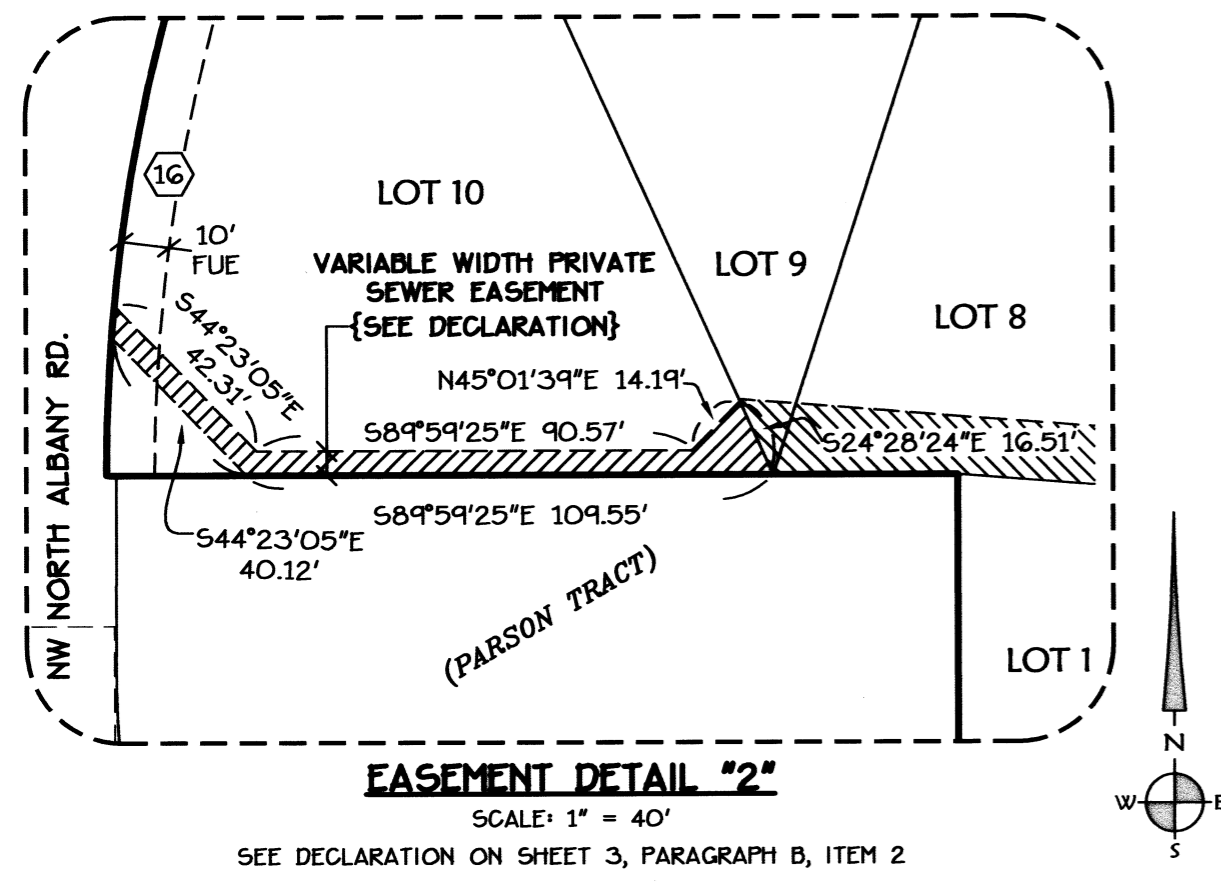
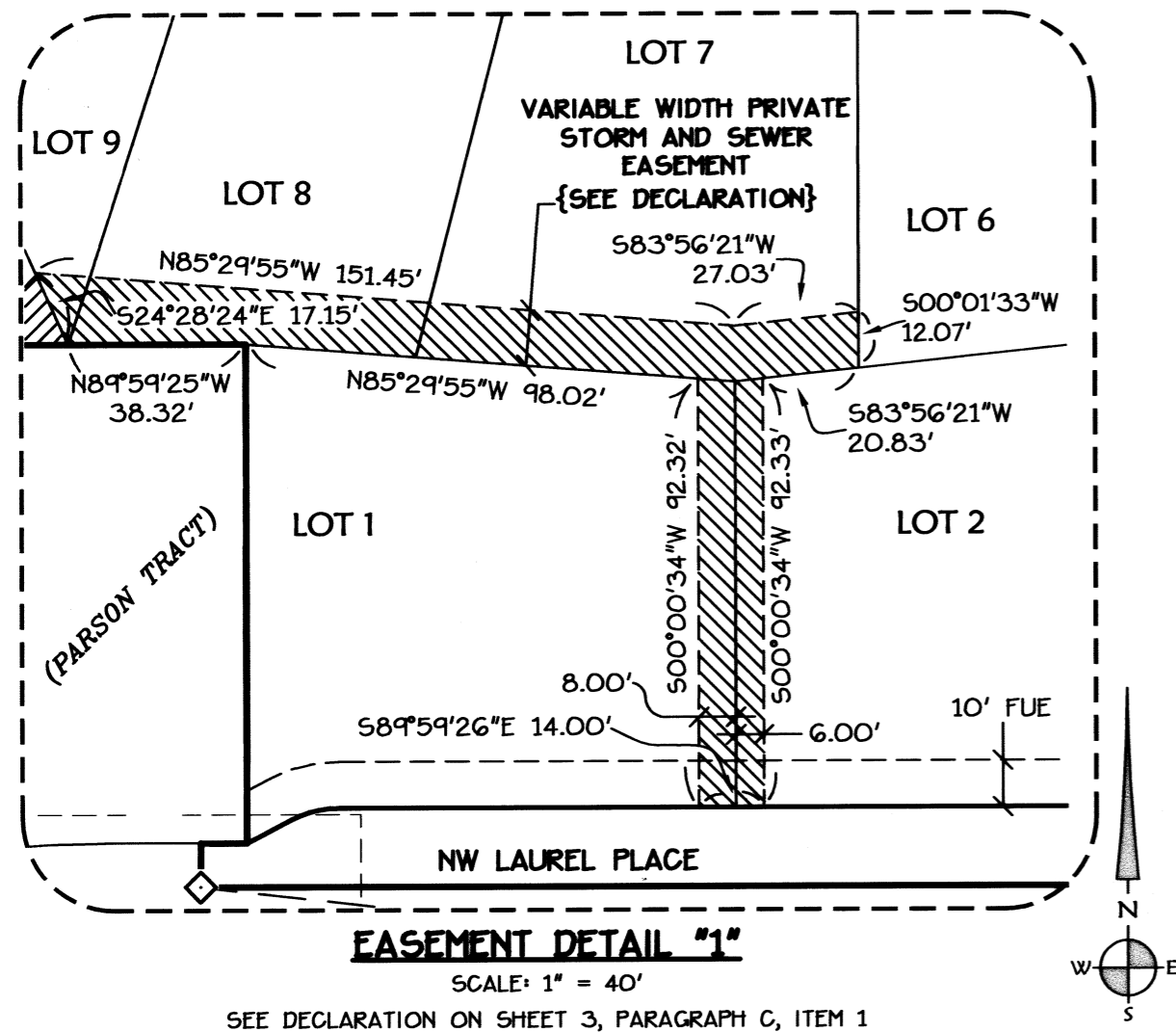
ITEM No.	EASEMENT DOCUMENT #	OWNER OF RIGHT	REMARKS
5	BK 133, PG 656	RUSSEL H. PARKER AND JESSIE E. PARKER	NOT LOCATED ON SUBDIVISION PLAT
6	BK 183, PG 519	PACIFIC POWER AND LIGHT COMPANY	AS SHOWN ON SUBDIVISION PLAT
7	M-149567.92	THE CITY OF ALBANY	NOT LOCATED ON SUBDIVISION PLAT
8	2009-450300	DUANE A. DRUSHELLA + RB5M, LLC.	AS SHOWN ON SUBDIVISION PLAT

RECORD REFERENCE LIST:

- | | |
|---------------------------------------|--------------------|
| (A) C.S. 9741 | (F) C.S. 2612 |
| (B) "CASCADE HEIGHTS SUBDIVISION" | (G) C.S. 6878 |
| (C) "COVEY RUN SUBDIVISION - PHASE 1" | (H) C.S. 3099 |
| (D) SPO009-082 | (X) SOURCE UNKNOWN |
| (E) C.S. 3338 | |
| (E) C.S. 2784 | |

FOUND MONUMENT LIST:

- | | |
|--|--|
| 50 FOUND 5/8" I.R. (C) W/YPC STAMPED: "LULAY L5 1827" | 59 FOUND 3/4" I.P. (F) |
| 51 FOUND 5/8" I.R. (C) W/YPC STAMPED: "LULAY L5 1827" | 60 FOUND 1/2" I.R. (X) W/RPC |
| 52 FOUND 5/8" I.R. (B) W/YPC STAMPED: "K+D ENGR L.S. 1630" | 61 FOUND 5/8" I.R. (X) W/YPC STAMPED: "K+D ENGR L.S. 58561" |
| 53 FOUND 5/8" I.R. (B) W/YPC STAMPED: "K+D ENGR L.S. 1630" | 62 FOUND 5/8" I.R. (A) W/YPC STAMPED: "K+D ENGR L.S. 1630" |
| 54 FOUND 1/2" I.P. (E) N85°21'24"E 0.15' FROM TRUE CORNER, DISTURBED PER C.S. 9741 | 63 FOUND 5/8" I.R. (X) W/YPC STAMPED: "K+D ENGR L.S. 58561" |
| 55 FOUND 5/8" I.R. (B) W/YPC STAMPED: "K+D ENGR L.S. 1630" | 64 FOUND 5/8" I.R. (A) W/YPC STAMPED: "K+D ENGR L.S. 1630" |
| 56 FOUND 3/4" I.P. (H) S89°58'27"E 3.20' FROM EAST PROPERTY LINE. | 65 FOUND 5/8" I.R. (A) W/YPC STAMPED: "K+D ENGR L.S. 1630" |
| 57 FOUND 5/8" I.R. (G) | 66 FOUND 5/8" I.R. (B) W/YPC STAMPED: "K+D ENGR L.S. 1630" |
| 58 FOUND 5/8" I.R. (A) W/YPC STAMPED: "K+D ENGR L.S. 1630" | 67 FOUND 3/4" I.P. (D) S78°10'26"E 6.55' FROM TRUE POSITION. |



NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND SUBDIVISION PER CITY OF ALBANY CASE FILE # SD-04-14.

BOUNDARY DETERMINATION:

THE FOUND MONUMENTS AS SHOWN WERE HELD TO ESTABLISH THE BOUNDARY.

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

BEGINNING AT THE INITIAL POINT, A 5/8 INCH ROD AT THE SOUTHWEST CORNER OF LOT 1 OF "COVEY RUN SUBDIVISION PHASE 1", A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON; THENCE SOUTH 89°59'08" EAST 693.99 FEET TO A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF LOT 29 OF "CASCADE HEIGHTS", A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON; THENCE SOUTH 00°01'33" WEST 644.54 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°59'25" WEST 531.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°01'33" EAST 9.49 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°59'25" EAST 10.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°01'33" EAST 107.52 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°59'25" WEST 175.00 FEET TO A 5/8 INCH ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ALBANY ROAD AS DESCRIBED BY DEED RECORDED IN DOCUMENT NUMBER 2005-385517 IN THE BENTON COUNTY, OREGON DEED RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) ALONG THE ARC OF A 370 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 08°42'53" EAST 111.88 FEET) A DISTANCE OF 112.31 FEET TO A 5/8 INCH ROD; 2) THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD OF WHICH BEARS NORTH 08°43'34" EAST 99.64 FEET) A DISTANCE OF 100.03 FEET TO A 5/8 INCH ROD; 3) THENCE ALONG THE ARC OF A 6.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 44°59'16" WEST 9.19 FEET) A DISTANCE OF 10.21 FEET TO A 5/8 INCH ROD; 4) THENCE NORTH 00°01'21" EAST 54.00 FEET TO A 5/8 INCH ROD; 5) THENCE ALONG THE ARC OF A 6.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 44°59'16" WEST 9.19 FEET) A DISTANCE OF 10.21 FEET TO A 5/8 INCH ROD; 6) THENCE NORTH 00°01'09" EAST 90.64 FEET TO A 5/8 INCH ROD; 7) THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD OF WHICH BEARS NORTH 09°06'35" WEST 104.71 FEET) A DISTANCE OF 105.16 FEET TO A 5/8 INCH ROD; 8) THENCE ALONG THE ARC OF A 269.39 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 11°04'18" WEST 58.53 FEET) A DISTANCE OF 58.64 FEET TO THE POINT OF BEGINNING. CONTAINING 9.58 ACRES OF LAND MORE OR LESS.

POINT THAT IS 5'00" OF 33" IN 1.00 FOOT FROM A



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

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT RVAUB LLC., IS THE OWNER 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 STREETS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92. THE STREETS ARE BEING GRANTED TO THE PUBLIC WITHOUT RESERVATION.

- A. THE FOLLOWING LANDS ARE BEING DEDICATED TO THE PUBLIC WITHOUT ANY RESERVATIONS OR RESTRICTIONS WHATSOEVER FOR THE FOLLOWING PURPOSES:
 1. STREETS: IDENTIFIED AS NW NORTHVIEW LANE, NW NORTHVIEW PLACE, NW BRYANS PLACE AND A VARIABLE WIDTH STRIP ALONG NW LAUREL PLACE, AS SHOWN ON THIS MAP, ARE HEREBY DEDICATED TO THE PUBLIC.
 - B) THE FOLLOWING FRANCHISE UTILITY EASEMENTS ARE BEING GRANTED TO THE PUBLIC UTILITY COMPANIES. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "FRANCHISE UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET.
 - 1) A 10' WIDE FRANCHISE UTILITY EASEMENT: ALONG STREET RIGHT-OF-WAYS AS SHOWN ON SHEET 1² OF THE PLAT.
 - 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) VARIABLE WIDTH PRIVATE STORM DRAIN AND SEWER EASEMENT LOCATED OVER LOTS 1, 2, 7, 8, AND 9 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 1" ON SHEET 2 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF PRIVATE STORM DRAIN AND SEWER LATERALS. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 6, 7, 8, 9, AND 10.
 - 2) VARIABLE WIDTH PRIVATE SEWER EASEMENT LOCATED OVER LOT 10 AS SHOWN ON SHEET 2 AND IN "EASEMENT DETAIL 2" ON SHEET 2 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE SEWER LATERAL. THIS EASEMENT IS FOR THE BENEFIT OF LOT 9.
 - 3) VARIABLE WIDTH PRIVATE STORM DRAIN EASEMENT LOCATED OVER LOT 14 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 3" ON SHEET 2 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 13, 14, AND 15.
 - 4) 7' WIDE PRIVATE STORM DRAIN EASEMENT LOCATED OVER LOTS 24, AND 25 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 4" ON SHEET 2 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 23, 24, 25, AND 26.
 - 5) 15' WIDE PRIVATE STORM DRAIN EASEMENT LOCATED OVER LOTS 28, 29, AND 30 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 5" ON SHEET 2 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 27, 28, 29, AND 30.

BY: *Ricky A. Vauble*
RICKY A. VAUBLE, MEMBER OF RVAUB LLC.

BY: *Tamara L. Vauble*
TAMARA L. VAUBLE, MEMBER OF RVAUB LLC.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Washington } s.s.

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED RICKY A. VAUBLE, AS MEMBER OF THE RVAUB LLC., 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: *Amber Harklerud*
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: *Amber Harklerud*
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: Dec. 04, 2017

MY COMMISSION No.: 922722

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Washington } s.s.

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED TAMARA L. VAUBLE, AS MEMBER OF THE RVAUB LLC., 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: *Amber Harklerud*
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: *Amber Harklerud*
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: Dec. 04, 2017

MY COMMISSION No.: 922722

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.

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 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.

LAUREL HIGHLANDS

A SUBDIVISION
LOCATED IN THE
GALATIN ADKINS D.L.C. No. 43 IN
THE E 1/2 SEC. 36, T. 10 S., R. 4 W., W.M.
IN THE
CITY OF ALBANY, BENTON COUNTY, OREGON

AUGUST 9, 2017
CITY OF ALBANY CASE No.: SD-04-14

APPROVALS:

Dorothy Steffenovic for Jeff Blaine 8-15-2017
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

Robert Richardson 8-17-2017
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

Joe Mandis 9-6-17
BENTON COUNTY SURVEYOR DATE

Anna Schuler 9-7-17
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

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

BY: *Lami Gray* 9/5/17
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: *Debbie Bauer* 09/05/17
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

RECORDER'S STATEMENT:

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

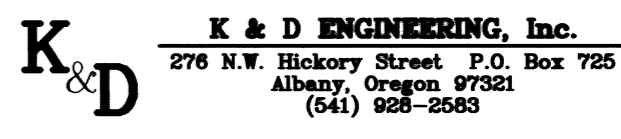
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS SUBDIVISION PLAT No. _____, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2017-561737 ON THIS 7th DAY OF September, 2017 AT 2:30 O'CLOCK P.M.

BY: *[Signature]*
BENTON COUNTY CLERK

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR LINE OF CREDIT MORTGAGE DATED AUGUST 16, 2016 AND RECORDED ON AUGUST 18, 2016 IN RECORDER'S NO. 2016-548004, HAS BEEN RECORDED AS DOCUMENT NO. 2017-561738

Date: 8/10/2017 Time: 13:16
Scale: 1"=1(P5)
File: dwg\2016\16-37-a\16-37A-5P.dwg (George)



BOOK 12 PAGE 19

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND SUBDIVISION PER CITY OF ALBANY CASE FILE # SD-04-14.

BOUNDARY DETERMINATION:

THE FOUND MONUMENTS AS SHOWN WERE HELD TO ESTABLISH THE BOUNDARY.

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

BEGINNING AT THE INITIAL POINT, A 5/8 INCH ROD AT THE SOUTHWEST CORNER OF LOT 1 OF "COVEY RUN SUBDIVISION PHASE 1", A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON; THENCE SOUTH 89°59'08" EAST 693.99 FEET TO A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF LOT 2 OF "CASCADE HEIGHTS", A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON; THENCE SOUTH 00°01'33" WEST 644.54 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°59'25" WEST 531.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°01'33" EAST 9.49 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°59'25" EAST 10.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°01'33" EAST 107.52 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°59'25" WEST 175.00 FEET TO A 5/8 INCH ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ALBANY ROAD AS DESCRIBED BY DEED RECORDED IN DOCUMENT NUMBER 2005-385517 IN THE BENTON COUNTY, OREGON DEED RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) ALONG THE ARC OF A 370 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 08°42'53" EAST 111.88 FEET) A DISTANCE OF 112.31 FEET TO A 5/8 INCH ROD; 2) THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD OF WHICH BEARS NORTH 08°43'34" EAST 99.64 FEET) A DISTANCE OF 100.03 FEET TO A 5/8 INCH ROD; 3) THENCE ALONG THE ARC OF A 6.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 45°01'25" EAST 9.19 FEET) A DISTANCE OF 10.21 FEET TO A 5/8 INCH ROD; 4) THENCE NORTH 00°01'21" EAST 54.00 FEET TO A 5/8 INCH ROD; 5) THENCE ALONG THE ARC OF A 6.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 44°59'16" WEST 9.19 FEET) A DISTANCE OF 10.21 FEET TO A 5/8 INCH ROD; 6) THENCE NORTH 00°01'09" EAST 90.64 FEET TO A 5/8 INCH ROD; 7) THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD OF WHICH BEARS NORTH 09°06'35" WEST 104.71 FEET) A DISTANCE OF 105.16 FEET TO A 5/8 INCH ROD; 8) THENCE ALONG THE ARC OF A 269.39 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS NORTH 11°04'18" WEST 58.53 FEET) A DISTANCE OF 58.64 FEET TO THE POINT OF BEGINNING. CONTAINING 9.58 ACRES OF LAND MORE OR LESS.

POINT THAT IS 9.00' 01'33" W FROM A

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT RVAUB LLC, IS THE OWNER 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 STREETS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92. THE STREETS ARE BEING GRANTED TO THE PUBLIC WITHOUT RESERVATION.

A. THE FOLLOWING LANDS ARE BEING DEDICATED TO THE PUBLIC WITHOUT ANY RESERVATIONS OR RESTRICTIONS WHATSOEVER FOR THE FOLLOWING PURPOSES:

1. **STREETS:** IDENTIFIED AS NW NORTHVIEW LANE, NW NORTHVIEW PLACE, NW BRYANS PLACE AND A VARIABLE WIDTH STRIP ALONG NW LAUREL PLACE, AS SHOWN ON THIS MAP, ARE HEREBY DEDICATED TO THE PUBLIC.
2. THE FOLLOWING **FRANCHISE UTILITY EASEMENTS** ARE BEING GRANTED TO THE PUBLIC UTILITY COMPANIES. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "FRANCHISE UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET.
 - 1) A 10' WIDE FRANCHISE UTILITY EASEMENT ALONG STREET RIGHT-OF-WAYS AS SHOWN ON SHEET 1² OF THE PLAT.
3. THE FOLLOWING **PRIVATE EASEMENTS** ARE BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
 - 1) **VARIABLE WIDTH PRIVATE STORM DRAIN AND SEWER EASEMENT** LOCATED OVER LOTS 1, 2, 7, 8, AND 9 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 1" ON SHEET 2 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF PRIVATE STORM DRAIN AND SEWER LATERALS. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 6, 7, 8, 9, AND 10.
 - 2) **VARIABLE WIDTH PRIVATE SEWER EASEMENT** LOCATED OVER LOT 10 AS SHOWN ON SHEET 2 AND IN "EASEMENT DETAIL 2" ON SHEET 2 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE SEWER LATERAL. THIS EASEMENT IS FOR THE BENEFIT OF LOT 9.
 - 3) **VARIABLE WIDTH PRIVATE STORM DRAIN EASEMENT** LOCATED OVER LOT 14 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 3" ON SHEET 2 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 13, 14, AND 15.
 - 4) **7' WIDE PRIVATE STORM DRAIN EASEMENT** LOCATED OVER LOTS 24, AND 25 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 4" ON SHEET 2 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 23, 24, 25, AND 26.
 - 5) **15' WIDE PRIVATE STORM DRAIN EASEMENT** LOCATED OVER LOTS 28, 29, AND 30 AS SHOWN ON SHEET 1 AND IN "EASEMENT DETAIL 5" ON SHEET 2 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 27, 28, 29, AND 30.

BY: Ricky A. Vauble
RICKY A. VAUBLE, MEMBER OF RVAUB LLC.

BY: Tamara L. Vauble
TAMARA L. VAUBLE, MEMBER OF RVAUB LLC.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Washington } S.S.

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED RICKY A. VAUBLE, AS MEMBER OF THE RVAUB LLC., 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: Amber Harklerud
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: Amber Harklerud
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: Dec 04, 2017
MY COMMISSION No.: 922722

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Washington } S.S.

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED TAMARA L. VAUBLE, AS MEMBER OF THE RVAUB LLC., 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: Amber Harklerud
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: Amber Harklerud
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: Dec 04, 2017
MY COMMISSION No.: 922722

REGISTERED PROFESSIONAL LAND SURVEYOR
Joe J. Cota
OREGON JULY 9, 2002
JOE J. COTA #58581LS
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

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.

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 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.

LAUREL HIGHLANDS
A SUBDIVISION
LOCATED IN THE
GALATIN ADKINS D.L.C. No. 43 IN
THE E 1/2 SEC. 36, T. 10 S., R. 4 W., W.M.
IN THE
CITY OF ALBANY, BENTON COUNTY, OREGON
AUGUST 9, 2017
CITY OF ALBANY CASE No.: SD-04-14

APPROVALS:

Robert Stiffenmaier for Jeff Blaine 8-15-2017
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE
Robert Richardson 8-17-2017
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE
Joe J. Cota 9-6-17
BENTON COUNTY SURVEYOR DATE
Ann Schuler 9-7-17
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.045 HAVE BEEN PAID THROUGH THIS 20th DAY OF June, 2017. 2017.
BY: Lami Tracy 9/5/17
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: Debbie Bauer 09/05/17
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

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 AS SUBDIVISION PLAT No. _____, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2017-561737 ON THIS 7th DAY OF September, 2017 AT 2:32 O'CLOCK P.M.
BY: [Signature]
BENTON COUNTY CLERK

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR LINE OF CREDIT MORTGAGE DATED AUGUST 16, 2016 AND RECORDED ON AUGUST 18, 2016 IN RECORDER'S NO. 2016-548004, HAS BEEN RECORDED AS DOCUMENT NO. 2017-561738

AFFIDAVIT OF CORRECTION PER DOCUMENT 2018-566926 * THENCE NORTH 88°59'56" WEST 2.06 FEET TO A 5/8 INCH ROD AT AN ANGLE POINT ON SAID EASTERLY RIGHT-OF-WAY LINE.