

CURVE	RADIUS	LENGTH	CHORD	DELTA	NOTE
1	5699.65' (5699.65') (5699.65')	315.16' (315.16') (317.11')	528°35'24"W 315.12' (528°35'24"W 315.12') (528°37'49"W 317.06')	3°10'06" (3°10'06")	(C) (A)
3	622.96' (622.96')	451.90' (451.90')	N70°59'54"E 442.06' (N70°59'54"E 442.06')	41°33'46" (41°33'46")	(B)(C)
4	5699.65' (5699.65')	77.88' (77.88')	S26°36'52"W 77.87' (S26°36'52"W 77.87')	0°46'58" (0°46'58")	(B)(C)
5	350.00'	89.85'	S80°24'27"E 89.61'	14°42'32"	
6	350.00'	89.85'	S80°24'27"E 89.61'	14°42'32"	
7	15.50'	24.54'	N46°52'44"E 22.06'	90°43'06"	
8	15.50'	24.15'	S43°07'16"E 21.78'	89°16'54"	
9	15.50'	24.54'	S46°52'44"W 22.06'	90°43'06"	
10	15.50'	24.15'	N43°07'16"W 21.78'	89°16'54"	
11	634.96'	49.86'	N89°31'48"E 49.85'	4°29'57"	
12	375.00'	44.10'	N84°23'35"W 44.07'	6°44'16"	
13	634.96'	50.34'	N85°00'34"E 50.32'	4°32'32"	
14	375.00'	51.04'	N77°07'30"W 51.00'	7°47'53"	
15	375.00'	1.13'	N73°08'22"W 1.13'	0°10'23"	
16	325.00'	46.47'	N77°08'58"W 46.43'	8°11'35"	
17	325.00'	19.28'	N82°56'43"W 19.27'	3°23'53"	
18	18.00'	16.94'	S68°23'53"W 16.32'	53°54'55"	
19	50.75'	20.36'	S52°56'02"W 20.22'	22°59'11"	
20	50.75'	37.23'	S85°26'37"W 36.40'	42°02'00"	
21	50.75'	26.65'	N58°29'49"W 26.34'	30°05'07"	
22	50.75'	28.92'	N27°07'47"W 28.53'	32°38'58"	
23	50.75'	27.34'	N04°37'41"E 27.01'	30°51'59"	
24	5699.65'	74.70'	S28°39'12"W 74.70'	0°45'03"	
25	50.75'	28.31'	N36°02'32"E 27.94'	31°57'42"	
26	5699.65'	74.90'	S29°24'19"W 74.90'	0°45'11"	
27	50.75'	26.34'	N66°53'24"E 26.04'	29°44'01"	
28	5699.65'	39.05'	S29°58'41"W 39.05'	0°23'33"	
29	50.75'	38.44'	S76°32'33"E 37.53'	43°24'06"	
30	50.75'	16.63'	S45°27'18"E 16.55'	18°46'23"	
31	18.00'	15.44'	S60°38'55"E 14.97'	49°09'37"	
32	375.00'	24.76'	S83°20'14"E 24.76'	3°46'49"	
33	375.00'	45.80'	S77°56'49"E 45.77'	6°59'52"	
34	375.00'	9.13'	S73°45'02"E 9.13'	1°23'42"	
35	325.00'	38.66'	S76°27'39"E 38.64'	6°48'57"	
36	325.00'	44.77'	S83°48'55"E 44.74'	7°53'35"	
37	5699.65'	126.52'	S27°38'31"W 126.52'	1°16'19"	

**LEGEND:**

- FOUND MONUMENT PER C.S. 10928
- 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"
- ▲ TO BE SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561", SEE POST-MONUMENTATION STATEMENT ON SHEET 3
- CALCULATED POINT FROM RECORD DATA
- Ⓜ FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- Ⓐ RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- ① CURVE DATA; SEE "CURVE DATA TABLE"
- △ EASEMENTS CREATED BY THIS PLAT, SEE "EASEMENT NOTES"
- ( ) RECORD DATA SEE RECORD REFERENCE LIST
- [ ] CALCULATED DATA, BASED ON RECORD INFORMATION
- FD. FOUND
- I.R. IRON ROD
- Y.P.C. YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- F.U.E. FRANCHISE UTILITY EASEMENT
- S.F. SQUARE FEET
- Ⓧ CENTERLINE
- R-O-W RIGHT OF WAY
- W.C. WITNESS CORNER

**EASEMENT NOTES:**

- △ 10' WIDE PUBLIC UTILITY EASEMENT, SEE DECLARATION.
- △ 10' WIDE PUBLIC STORM DRAIN EASEMENT, SEE DECLARATION.
- △ 10' WIDE PUBLIC SANITARY SEWER EASEMENT, SEE DECLARATION.
- △ 5' WIDE PUBLIC FIRE HYDRANT EASEMENT, SEE DECLARATION.

**DRAWING INDEX:**

- NORTH HALF OF PHASE 1 1 of 4
- SOUTH HALF OF PHASE 1 2 of 4
- EXISTING + PROPOSED EASEMENTS 3 of 4
- DECLARATION + APPROVALS 4 of 4

**ALLOWAY CREEK PHASE I**

A SUBDIVISION

LOCATED IN THE

MARK CAHOON D.L.C. No. 58 IN THE  
SW 1/4 SEC. 29, SE 1/4 SEC. 30,  
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,  
T. 10 S., R. 4 W., W.M.

IN THE

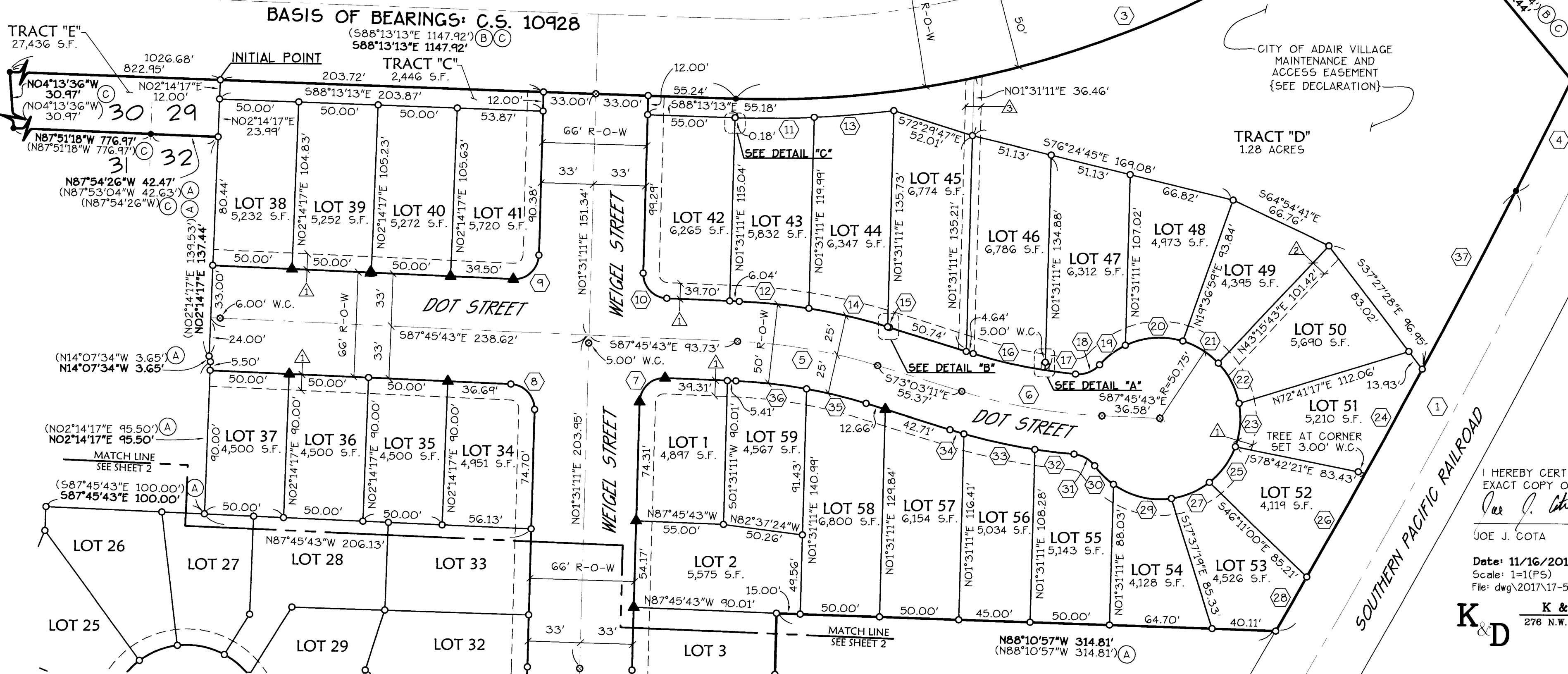
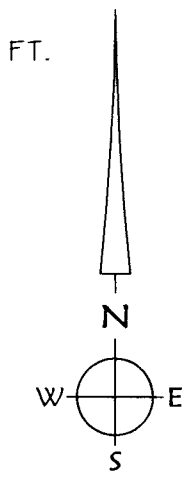
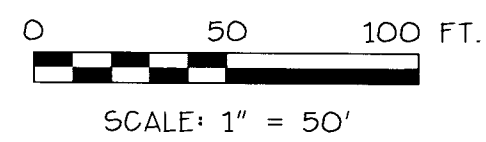
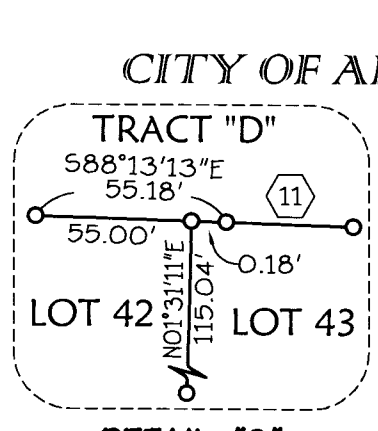
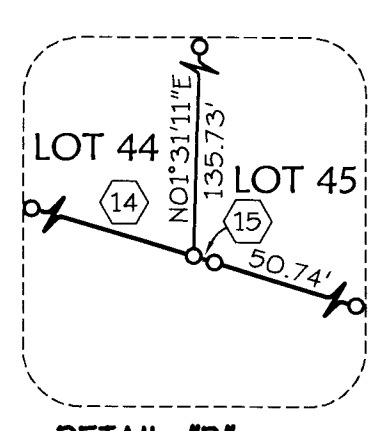
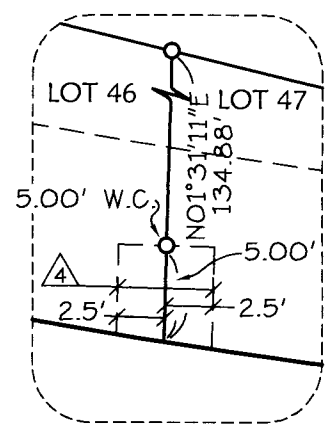
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

NOVEMBER 5, 2018

CITY OF ADAIR VILLAGE CASE No. R-3-PD

**RECORD REFERENCE LIST:**

- (A) D.N. 2018-566395
- (B) D.N. 2018-575343
- (C) C.S. 10928



REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON JULY 9, 2002  
**JOE J. COTA**  
 #58561LS  
 Renewal: 12/31/19

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  
 Date: 11/16/2018 Time: 8:06  
 Scale: 1=1(P.S)  
 File: dwg\2017\17-55\17-55-sp.dwg (lan)  
**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 725  
 Albany, Oregon 97321  
 (541) 928-2583

# CALLOWAY CREEK PHASE I

A SUBDIVISION

LOCATED IN THE

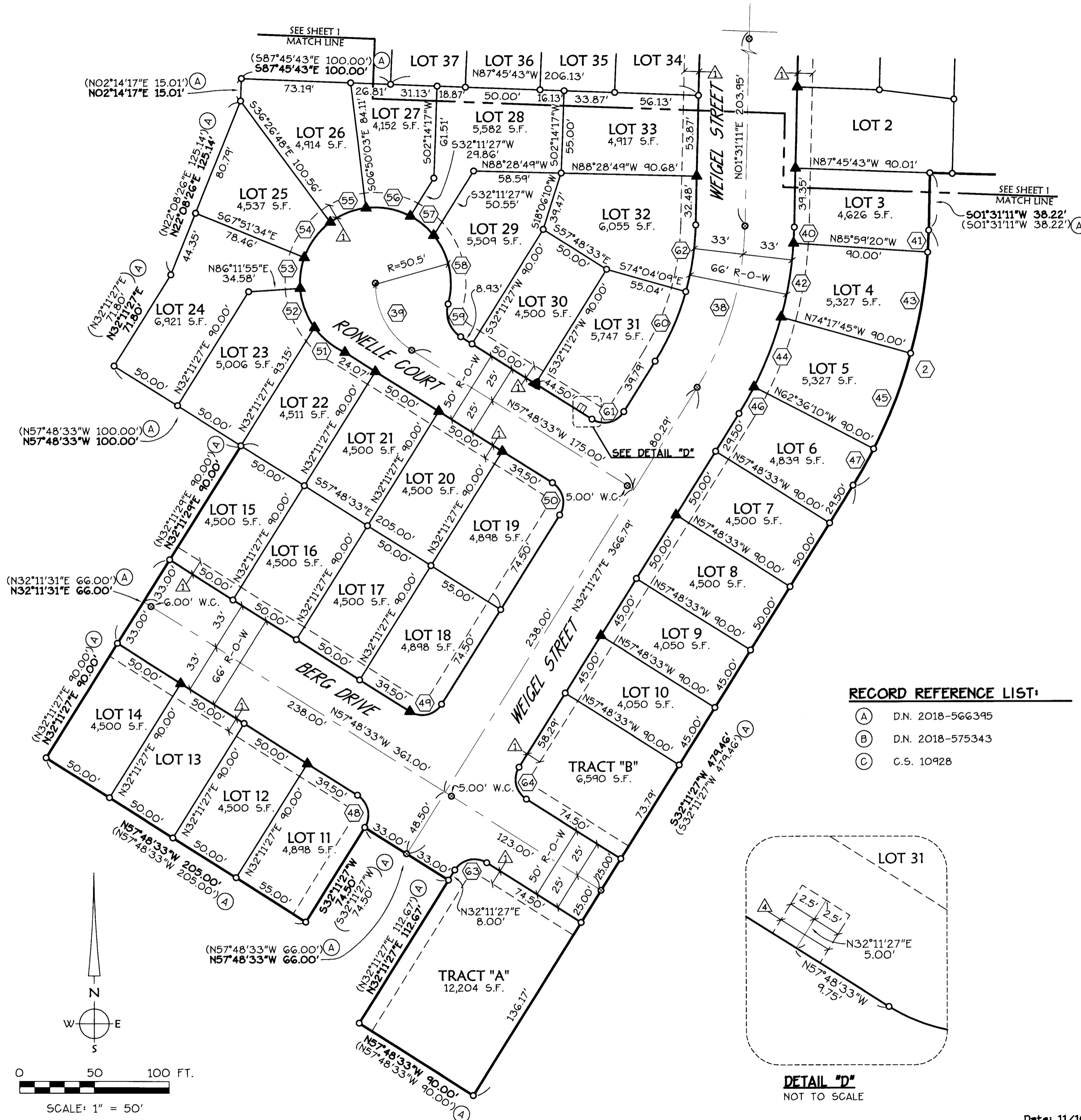
MARK CAHOON D.L.C. No. 58 IN THE  
SW 1/4 SEC. 29, SE 1/4 SEC. 30,  
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,  
T. 10 S., R. 4 W., W.M.

IN THE

CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

NOVEMBER 5, 2018

CITY OF ADAIR VILLAGE CASE No. R-3-PD



**CURVE DATA TABLE:**

CURVE	RADIUS	LENGTH	CHORD	DELTA	NOTE
2	335.00' (335.00')	179.33' (179.33')	S16°51'19"W 177.20' (S16°51'19"W 177.20')	30°40'19"	(A)
38	212.00'	113.49'	N16°51'19"E 112.14'	30°40'16"	
39	51.50'	53.06'	N28°17'37"W 50.74'	5°01'52"	
40	245.00'	10.66'	N02°45'55"E 10.65'	2°29'31"	
41	335.00'	14.57'	S02°45'55"W 14.57'	2°29'31"	
42	245.00'	50.00'	N09°51'28"E 49.91'	11°41'35"	
43	335.00'	68.37'	S09°51'28"W 68.25'	11°41'35"	
44	245.00'	50.00'	N21°33'03"E 49.91'	11°41'35"	
45	335.00'	68.37'	S21°33'03"W 68.25'	11°41'35"	
46	245.00'	20.50'	N29°47'39"E 20.49'	4°47'39"	
47	335.00'	28.03'	S29°47'39"W 28.02'	4°47'38"	
48	15.50'	24.35'	S12°48'33"E 21.92'	90°00'00"	
49	15.50'	24.35'	S77°11'27"W 21.92'	90°00'00"	
50	15.50'	24.35'	S12°48'33"E 21.92'	90°00'00"	
51	50.50'	26.42'	S50°53'32"E 26.12'	2°9'58'21"	
52	50.50'	28.30'	S19°51'13"E 27.93'	32°06'16"	
53	50.50'	20.80'	S07°59'58"W 20.66'	23°36'06"	
54	50.50'	29.75'	S36°40'36"W 29.32'	33°45'11"	
55	50.50'	26.10'	S68°21'34"W 25.81'	2°9'36'45"	
56	50.50'	30.55'	N79°30'09"W 30.09'	34°39'48"	
57	50.50'	20.29'	N50°39'32"W 20.16'	23°01'26"	
58	50.50'	48.62'	N11°33'56"W 46.76'	55°09'46"	
59	19.50'	25.13'	N20°53'48"W 23.42'	73°49'30"	
60	179.00'	50.80'	S24°03'40"W 50.63'	16°15'38"	
61	15.50'	24.35'	S77°11'27"W 21.92'	90°00'00"	
62	179.00'	45.02'	S08°43'31"W 44.91'	14°24'42"	
63	15.50'	24.35'	N77°11'27"E 21.92'	90°00'00"	
64	15.50'	24.35'	N12°48'33"W 21.92'	90°00'00"	

**RECORD REFERENCE LIST:**

- (A) D.N. 2018-566395
- (B) D.N. 2018-575343
- (C) C.S. 10928

**EASEMENT NOTES**

- ▲ 10' WIDE PUBLIC UTILITY EASEMENT, SEE DECLARATION.
- ▲ 5' WIDE PUBLIC FIRE HYDRANT EASEMENT, SEE DECLARATION.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
**JOE J. COTA**  
#58561S

Renewal: 12/31/19

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

JOE J. COTA

P.L.S. 58561

**DETAIL "D"**  
NOT TO SCALE

Date: 11/16/2018 Time: 8:06  
Scale: 1"=50'  
File: dwg\2017\17-55\17-55-sp.dwg (1an)



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

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND MINERAL RESERVATIONS:**

THE FOLLOWING WERE REVEALED BY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. 7109-3141826, DATED OCTOBER 23, 2018, LISTED BY ITEM NUMBER BELOW:

- 18. MINERAL RESERVATION AND EASEMENTS AS CONTAINED IN DEED, IN FAVOR OF THE UNITED STATES OF AMERICA AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 131, PAGE 168, DATED JUNE 6, 1950.
- 19. MINERAL RESERVATION AND EASEMENTS AS CONTAINED IN DEED, IN FAVOR OF THE UNITED STATES OF AMERICA AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 145, PAGE 197, DATED FEBRUARY 9, 1954.

**EASEMENT NOTES:**

- ⚠ 10' WIDE PUBLIC UTILITY EASEMENT, SEE DECLARATION.
- ⚠ 10' WIDE PUBLIC STORM DRAIN EASEMENT, SEE DECLARATION.
- ⚠ 10' WIDE PUBLIC SANITARY SEWER EASEMENT, SEE DECLARATION.
- ⚠ 5' WIDE PUBLIC FIRE HYDRANT EASEMENT, SEE DECLARATION SHEET 4 AND DETAIL SHEET 2.

**CALLOWAY CREEK PHASE I**

**A SUBDIVISION**

LOCATED IN THE

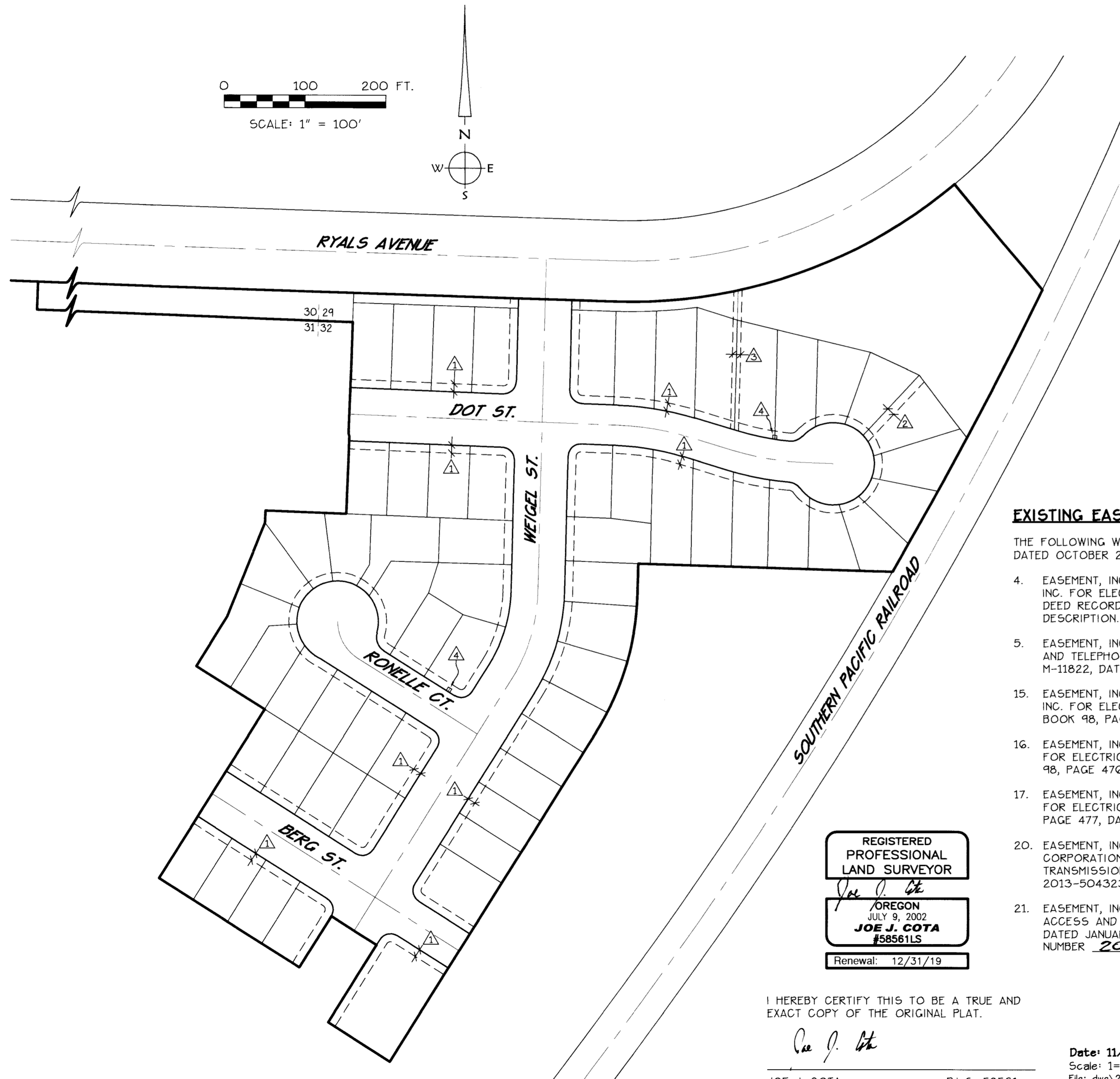
**MARK CAHOON D.L.C. No. 58 IN THE  
SW 1/4 SEC. 29, SE 1/4 SEC. 30,  
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,  
T. 10 S., R. 4 W., W.M.**

IN THE

**CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON**

NOVEMBER 5, 2018

**CITY OF ADAIR VILLAGE CASE No. R-3-PD**



**POST-MONUMENTATION:**

I, JOE J. COTA, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS NOTED ON SHEETS 1 AND 2 OF THIS PLAT FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS FOR THE SUBDIVISION.

JOE J. COTA P.L.S. 58561

POST-MONUMENTATION OF THE MONUMENTS NOTED ON SHEETS 1 AND 2 OF THIS PLAT WAS COMPLETED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR IN AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDERS OFFICE IN DOCUMENT No. \_\_\_\_\_

BENTON COUNTY SURVEYOR

**EXISTING EASEMENTS OF RECORD:**

THE FOLLOWING WERE REVEALED BY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. 7109-3141826, DATED OCTOBER 23, 2018, LISTED BY ITEM NUMBER BELOW:

- 4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AND APPURTENANCES AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 477, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF CONSUMERS POWER, INC. FOR ELECTRIC AND TELEPHONE TRANSMISSION OR DISTRIBUTION LINE AS RECORDED IN BENTON COUNTY, OREGON MICROFILM RECORDS AS M-11822, DATED JANUARY 14, 1969. EASEMENT IS ALONG RYALS AVENUE EXACT LOCATION AND WIDTH NOT SPECIFIED.
- 15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 475, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF LINN-BENTON ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 476, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF LINN-BENTON ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 477, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF CONSUMERS POWER, INC., AN OREGON CORPORATION AND TO ITS LICENSEES, SUCCESSORS, AND ASSIGNS FOR OVERHEAD AND UNDERGROUND ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AS RECORDED IN BENTON COUNTY, OREGON MICROFILM RECORDS AS DOCUMENT No. 2013-504323, DATED MARCH 15, 2013. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF ADAIR VILLAGE FOR PUBLIC ACCESS AND UTILITIES AS RECORDED IN BENTON COUNTY, OREGON MICROFILM RECORDS AS DOCUMENT No. 2017-553046, DATED JANUARY 10, 2017 AS SHOWN ON MAP. THIS EASEMENT WAS RELEASED BY QUITCLAIM DEED RECORDED IN DOCUMENT NUMBER 2018-577133.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Joe J. Cota*  
 OREGON  
 JULY 9, 2002  
**JOE J. COTA**  
 #58561LS  
 Renewal: 12/31/19

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

Date: 11/16/2018 Time: 8:06  
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**K & D**

**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 785  
 Albany, Oregon 97321  
 (541) 928-2583

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED SUBDIVISION PER CITY OF ADAIR VILLAGE CASE FILE R-3-PD.

**BOUNDARY DETERMINATION:**

THE FOUND MONUMENTS, COUNTY SURVEY C.S. 10928, AND RECORD DEED INFORMATION WERE HELD TO ESTABLISH THE BOUNDARY OF THE PARENT TRACT, AS SHOWN ON THE MAP.

**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 AND STREETS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH ROD ON THE SOUTH RIGHT-OF-WAY LINE OF RYALS AVENUE (COUNTY ROAD 04395), SAID ROD BEING SOUTH 87°54'26" EAST 42.47 FEET AND NORTH 02°14'17" EAST 36.00 FEET OF THE SOUTHWEST CORNER OF SECTION 29 OF TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 88°13'13" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 324.96 FEET TO A 5/8 INCH ROD; THENCE ALONG THE ARC OF A 622.96 FOOT RADIUS CURVE TO THE LEFT ON SAID SOUTH RIGHT-OF-WAY LINE (LONG CHORD OF WHICH BEARS NORTH 70°59'54" EAST 442.06 FEET) A DISTANCE OF 451.90 FEET TO A 5/8 INCH ROD; THENCE SOUTH 39°51'33" EAST 169.44 FEET TO A 5/8 INCH ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG THE ARC OF A 5699.65 FOOT RADIUS CURVE TO THE RIGHT ON SAID WESTERLY RIGHT-OF-WAY LINE (LONG CHORD OF WHICH BEARS SOUTH 26°36'52" WEST 77.87 FEET) A DISTANCE OF 77.88 FEET TO A 5/8 INCH ROD ON THE SOUTH LINE OF SAID SECTION 29; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ON THE ARC OF A 5699.65 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS SOUTH 28°35'24" WEST 315.12 FEET) A DISTANCE OF 315.16 FEET TO A 5/8 INCH ROD; THENCE NORTH 88°10'57" WEST 314.81 FEET TO A 5/8 INCH ROD; THENCE SOUTH 01°31'11" WEST 38.22 FEET TO A 5/8 INCH ROD; THENCE ALONG THE ARC OF A 335.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD OF WHICH BEARS SOUTH 16°51'19" WEST 177.20 FEET) A DISTANCE OF 179.33 FEET TO A 5/8 INCH ROD; THENCE SOUTH 32°11'27" WEST 479.46 FEET TO A 5/8 INCH ROD; THENCE NORTH 57°48'33" WEST 90.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 32°11'27" EAST 112.67 FEET TO A 5/8 INCH ROD; THENCE NORTH 57°48'33" WEST 66.00 FEET TO A 5/8 INCH ROD; THENCE SOUTH 32°11'27" WEST 74.50 FEET TO A 5/8 INCH ROD; THENCE NORTH 57°48'33" WEST 205.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 32°11'27" EAST 90.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 32°11'31" EAST 66.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 32°11'29" EAST 90.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 57°48'33" WEST 100.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 32°11'27" EAST 71.80 FEET TO A 5/8 INCH ROD; THENCE NORTH 22°08'26" EAST 125.14 FEET TO A 5/8 INCH ROD; THENCE NORTH 02°14'17" EAST 15.01 FEET TO A 5/8 INCH ROD; THENCE SOUTH 87°45'43" EAST 100.00 FEET TO A 5/8 INCH ROD; THENCE NORTH 02°14'17" EAST 95.50 FEET TO A 5/8 INCH ROD; THENCE NORTH 14°07'34" WEST 3.65 FEET TO A 5/8 INCH ROD; THENCE NORTH 02°18'15" EAST 137.44 FEET TO A 5/8 INCH ROD ON THE SOUTH LINE OF SECTION 29; THENCE NORTH 87°54'26" WEST 42.47 FEET TO THE SOUTHWEST CORNER OF SECTION 29; THENCE NORTH 87°51'18" WEST, ALONG THE SOUTH LINE OF SECTION 30, A DISTANCE OF 776.97 FEET TO A 5/8 INCH ROD; THENCE NORTH 04°13'36" WEST 30.97 FEET TO A 5/8 INCH ROD ON THE SOUTH RIGHT-OF-WAY LINE OF SAID RYALS AVENUE; THENCE SOUTH 88°13'13" EAST 822.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.15 ACRES OF LAND 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

**DECLARATION:**

LET ALL PERSONS BY THESE PRESENTS KNOW THAT ~~RCT WEIGEL, LLC~~ <sup>CALLLOWAY CREEK, LLC.</sup> 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, TRACTS 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 WEIGEL STREET, DOT STREET, BERG DRIVE AND RONELLE COURT, 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 SHEETS 1 AND 2 OF THE PLAT.
C) THE FOLLOWING CITY OF ADAIR VILLAGE EASEMENTS ARE BEING GRANTED TO THE CITY OF ADAIR VILLAGE FOR THE PURPOSES STATED. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "CITY OF ADAIR VILLAGE EASEMENT STATEMENT" SHOWN ON THIS SHEET.

- 1. A 10' WIDE PUBLIC STORM DRAIN EASEMENT: ALONG THE NORTHWESTERLY 10.00' OF LOT 50 AS SHOWN ON THE PLAT.
2. A 10' WIDE PUBLIC SANITARY SEWER EASEMENT: ALONG THE EASTERLY 5.00' OF LOT 45 AND ALONG THE WESTERLY 5.00' OF LOT 46 AS SHOWN ON THE MAP.
3. A 5' WIDE PUBLIC FIRE HYDRANT EASEMENT: LOCATED IN THE SOUTHEASTERLY CORNER OF LOT 46 AND THE SOUTHWESTERLY CORNER OF LOT 47 AS SHOWN ON THE MAP.
4. A 5' WIDE PUBLIC FIRE HYDRANT EASEMENT: LOCATED ON A PORTION OF LOT 31 SHOWN ON THE MAP.
5. A MAINTENANCE AND ACCESS EASEMENT: FOR ACCESSING AND MAINTAINING THE DETENTION BASIN, LOCATED OVER THE ENTIRETY OF TRACT "D" AS SHOWN ON THE MAP.

BY: Dennis Derby  
DENNIS DERBY, MEMBER  
CALLLOWAY CREEK, LLC.

**ACKNOWLEDGMENT:**

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

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF November, 2018, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED DENNIS DERBY, AS A MEMBER OF THE CALLLOWAY CREEK, LLC., WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

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

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

**CITY OF ADAIR VILLAGE EASEMENT STATEMENT:**

THE CITY OF ADAIR VILLAGE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE EASEMENTS SHALL RUN WITH THE LOTS UPON WHICH THEY ARE LOCATED. THE CITY OF ADAIR VILLAGE 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 PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE (TREES PLANTED IN THE EASEMENT, NEED NOT BE REPLACED). THE CITY OF ADAIR VILLAGE SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH THAT SPECIFIC EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON OR OVER THESE EASEMENTS.

**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.

**CALLLOWAY CREEK PHASE I**

A SUBDIVISION

LOCATED IN THE

MARK CAHOON D.L.C. No. 58 IN THE  
SW 1/4 SEC. 29, SE 1/4 SEC. 30,  
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,  
T. 10 S., R. 4 W., W.M.

IN THE

CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

NOVEMBER 5, 2018

CITY OF ADAIR VILLAGE CASE No. R-3-PD

**APPROVALS:**

Approvals section with signatures and dates for City of Adair Village Administrator, Benton County Surveyor, and 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 THE 30th DAY OF June, 2019.

Signature and date for Director, Benton County Department of Assessment: 11/28/2018

Signature and date for Director, Benton County Tax Collector: 11/28/2018

**RECORDER'S STATEMENT:**

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

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS SUBDIVISION PLAT No. 012-024, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2018-577129 ON THIS

4 DAY OF December, 2018 AT 2:48 O'CLOCK P. M.

FOR: [Signature] BENTON COUNTY CLERK

**AFFIDAVITS OF CONSENT:**

AN AFFIDAVIT OF CONSENT FOR DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AND RECORDED ON JANUARY 25, 2018 IN DOCUMENT No. 2018-566396 HAS BEEN RECORDED AS DOCUMENT No. 2018-577130

AN AFFIDAVIT OF CONSENT FOR DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AND RECORDED ON JANUARY 25, 2018 IN DOCUMENT No. 2018-566397 HAS BEEN RECORDED AS DOCUMENT No. 2018-577131

AN AFFIDAVIT OF CONSENT FOR DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AND RECORDED ON OCTOBER 4, 2018 IN DOCUMENT No. 2018-575275 HAS BEEN RECORDED AS DOCUMENT No. 2018-577132

Date: 11/5/2018 Time: 10:03  
Scale: 1=1(P5)  
File: dwg\2017\17-55\17-55-sp.dwg (lan)

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

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND MINERAL RESERVATIONS:**

THE FOLLOWING WERE REVEALED BY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. 7109-3141826, DATED OCTOBER 23, 2018, LISTED BY ITEM NUMBER BELOW:

- 18. MINERAL RESERVATION AND EASEMENTS AS CONTAINED IN DEED, IN FAVOR OF THE UNITED STATES OF AMERICA AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 131, PAGE 168, DATED JUNE 6, 1950.
- 19. MINERAL RESERVATION AND EASEMENTS AS CONTAINED IN DEED, IN FAVOR OF THE UNITED STATES OF AMERICA AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 145, PAGE 197, DATED FEBRUARY 9, 1954.

**EASEMENT NOTES:**

- △ 10' WIDE PUBLIC UTILITY EASEMENT, SEE DECLARATION.
- △ 10' WIDE PUBLIC STORM DRAIN EASEMENT, SEE DECLARATION.
- △ 10' WIDE PUBLIC SANITARY SEWER EASEMENT, SEE DECLARATION.
- △ 5' WIDE PUBLIC FIRE HYDRANT EASEMENT, SEE DECLARATION SHEET 4 AND DETAIL SHEET 2.

**CALLOWAY CREEK PHASE I**

**A SUBDIVISION**

LOCATED IN THE

MARK CAHOON D.L.C. No. 58 IN THE  
SW 1/4 SEC. 29, SE 1/4 SEC. 30,  
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,  
T. 10 S., R. 4 W., W.M.

IN THE

CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

NOVEMBER 5, 2018

CITY OF ADAIR VILLAGE CASE No. R-3-PD

**POST-MONUMENTATION:**

I, JOE J. COTA, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS NOTED ON SHEETS 1 AND 2 OF THIS PLAT FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS FOR THE SUBDIVISION.

JOE J. COTA P.L.S. 58561

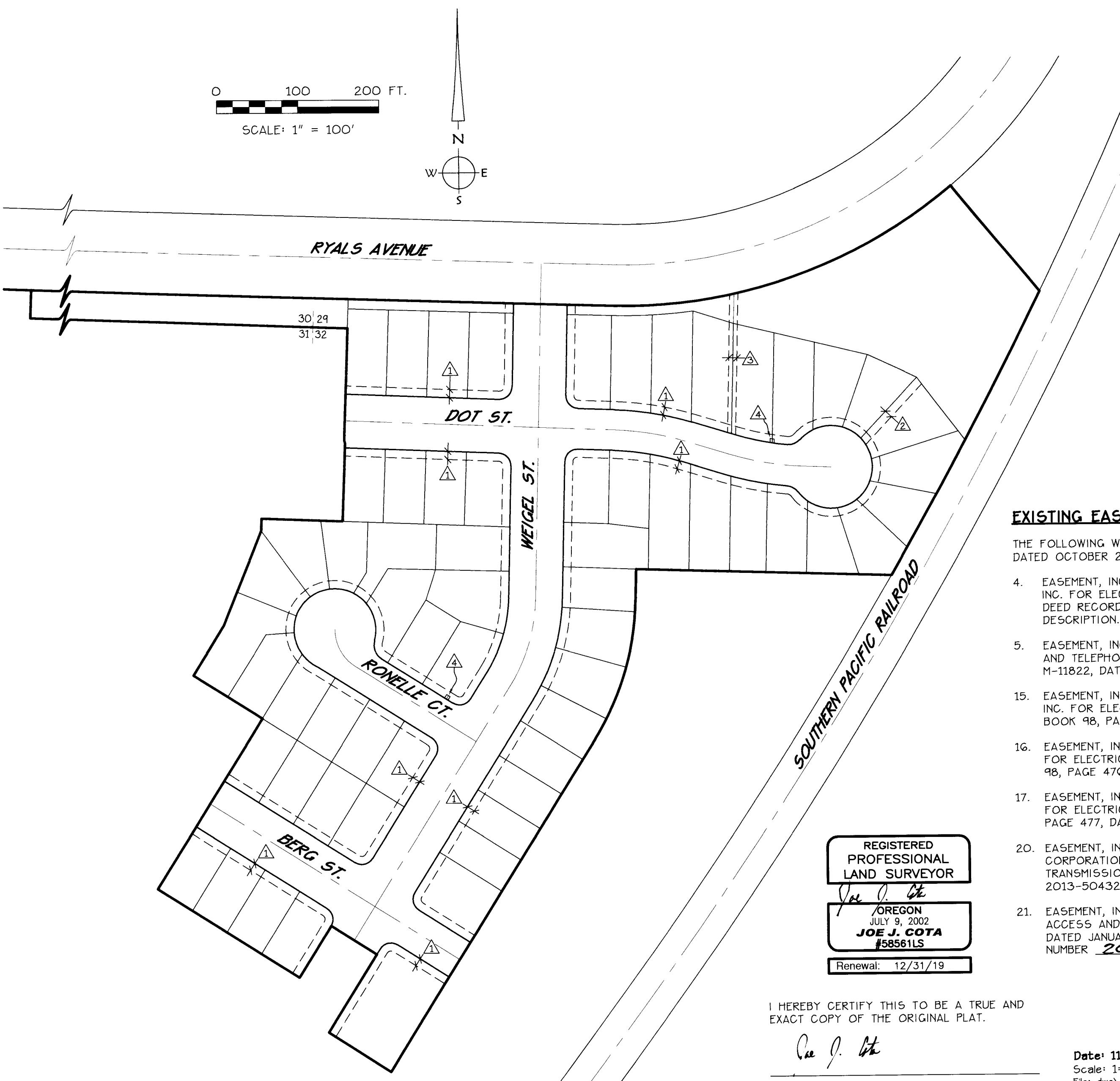
POST-MONUMENTATION OF THE MONUMENTS NOTED ON SHEETS 1 AND 2 OF THIS PLAT WAS COMPLETED THE 21 DAY OF FEBRUARY, 2019, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR IN AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDERS OFFICE IN DOCUMENT No. 2019-579181.

*Joe J. Cota*  
BENTON COUNTY SURVEYOR

**EXISTING EASEMENTS OF RECORD:**

THE FOLLOWING WERE REVEALED BY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. 7109-3141826, DATED OCTOBER 23, 2018, LISTED BY ITEM NUMBER BELOW:

- 4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AND APPURTENANCES AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 477, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF CONSUMERS POWER, INC. FOR ELECTRIC AND TELEPHONE TRANSMISSION OR DISTRIBUTION LINE AS RECORDED IN BENTON COUNTY, OREGON MICROFILM RECORDS AS M-11822, DATED JANUARY 14, 1969. EASEMENT IS ALONG RYALS AVENUE EXACT LOCATION AND WIDTH NOT SPECIFIED.
- 15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 475, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF LINN-BENTON ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 476, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF LINN-BENTON ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE AS RECORDED IN BENTON COUNTY, OREGON DEED RECORDS BOOK 98, PAGE 477, DATED AUGUST 8, 1941. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF CONSUMERS POWER, INC., AN OREGON CORPORATION AND TO ITS LICENSEES, SUCCESSORS, AND ASSIGNS FOR OVERHEAD AND UNDERGROUND ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AS RECORDED IN BENTON COUNTY, OREGON MICROFILM RECORDS AS DOCUMENT No. 2013-504323, DATED MARCH 15, 2013. EASEMENT COULD NOT BE LOCATED DUE TO INSUFFICIENT DESCRIPTION.
- 21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF ADAIR VILLAGE FOR PUBLIC ACCESS AND UTILITIES AS RECORDED IN BENTON COUNTY, OREGON MICROFILM RECORDS AS DOCUMENT NO. 2017-553046, DATED JANUARY 10, 2017 AS SHOWN ON MAP. THIS EASEMENT WAS RELEASED BY QUITCLAIM DEED RECORDED IN DOCUMENT NUMBER 2018-577133.



REGISTERED PROFESSIONAL LAND SURVEYOR  
 JOE J. COTA  
 OREGON JULY 9, 2002  
 #58561LS  
 Renewal: 12/31/19

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

Date: 11/16/2018 Time: 8:06  
 Scale: 1"=100'  
 File: dwg\2017\17-55\17-55-sp.dwg (1an)

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

# ALLOWAY CREEK PHASE I

## A SUBDIVISION

LOCATED IN THE

MARK CAHOON D.L.C. No. 58 IN THE  
SW 1/4 SEC. 29, SE 1/4 SEC. 30,  
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,  
T. 10 S., R. 4 W., W.M.

IN THE

CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

NOVEMBER 5, 2018

CITY OF ADAIR VILLAGE CASE No. R-3-PD

### RECORD REFERENCE LIST:

- (A) D.N. 2018-566395
- (B) D.N. 2018-575343
- (C) C.S. 10928

CURVE	RADIUS	LENGTH	CHORD	DELTA	NOTE
1	5699.65' (5699.65') (5699.65')	315.16' (315.16') (317.11')	S28°35'24"W 315.12' (S28°35'24"W 315.12') (S28°37'49"W 317.06')	3°10'06" (3°10'06")	(C) (A)
3	622.96' (622.96')	451.90' (451.90')	N70°59'54"E 442.06' (N70°59'54"E 442.06')	41°33'46" (41°33'46")	(B)(C)
4	5699.65' (5699.65')	77.88' (77.88')	S26°36'52"W 77.87' (S26°36'52"W 77.87')	0°46'58" (0°46'58")	(B)(C)
5	350.00'	89.85'	S80°24'27"E 89.61' (S80°24'27"E 89.61')	14°42'32"	
6	350.00'	89.85'	S80°24'27"E 89.61' (S80°24'27"E 89.61')	14°42'32"	
7	15.50'	24.54'	N46°52'44"E 22.06' (N46°52'44"E 22.06')	90°43'06"	
8	15.50'	24.15'	S43°07'16"E 21.78' (S43°07'16"E 21.78')	89°16'54"	
9	15.50'	24.54'	S46°52'44"W 22.06' (S46°52'44"W 22.06')	90°43'06"	
10	15.50'	24.15'	N43°07'16"E 21.78' (N43°07'16"E 21.78')	89°16'54"	
11	634.96'	49.86'	N89°31'48"E 49.85' (N89°31'48"E 49.85')	4°25'57"	
12	375.00'	44.10'	N84°23'35"W 44.07' (N84°23'35"W 44.07')	6°44'16"	
13	634.96'	50.34'	N85°00'34"E 50.32' (N85°00'34"E 50.32')	4°32'32"	
14	375.00'	51.04'	N77°07'30"W 51.00' (N77°07'30"W 51.00')	7°47'53"	
15	375.00'	1.13'	N73°08'22"W 1.13' (N73°08'22"W 1.13')	0°10'23"	
16	325.00'	46.47'	N77°08'58"W 46.43' (N77°08'58"W 46.43')	8°11'35"	
17	325.00'	19.28'	N82°56'43"W 19.27' (N82°56'43"W 19.27')	3°23'53"	
18	18.00'	16.94'	S68°23'53"W 16.32' (S68°23'53"W 16.32')	53°54'55"	
19	50.75'	20.36'	S52°56'02"W 20.22' (S52°56'02"W 20.22')	22°59'11"	
20	50.75'	37.23'	S85°26'37"W 36.40' (S85°26'37"W 36.40')	42°02'00"	
21	50.75'	26.65'	N58°29'49"W 26.34' (N58°29'49"W 26.34')	30°05'07"	
22	50.75'	28.92'	N27°07'47"E 28.53' (N27°07'47"E 28.53')	32°38'58"	
23	50.75'	27.34'	N04°37'41"E 27.01' (N04°37'41"E 27.01')	30°51'59"	
24	5699.65'	74.70'	S28°39'12"W 74.70' (S28°39'12"W 74.70')	0°45'03"	
25	50.75'	28.31'	N36°02'32"E 27.94' (N36°02'32"E 27.94')	31°57'42"	
26	5699.65'	74.90'	S29°24'19"W 74.90' (S29°24'19"W 74.90')	0°45'11"	
27	50.75'	26.34'	N66°53'24"E 26.04' (N66°53'24"E 26.04')	29°44'01"	
28	5699.65'	39.05'	S29°58'41"W 39.05' (S29°58'41"W 39.05')	0°23'33"	
29	50.75'	38.44'	S76°32'33"E 37.53' (S76°32'33"E 37.53')	43°24'06"	
30	50.75'	16.63'	S45°27'18"E 16.55' (S45°27'18"E 16.55')	18°46'23"	
31	18.00'	15.44'	S60°38'55"E 14.97' (S60°38'55"E 14.97')	49°09'37"	
32	375.00'	24.76'	S83°20'14"E 24.76' (S83°20'14"E 24.76')	3°46'49"	
33	375.00'	45.80'	S77°56'49"E 45.77' (S77°56'49"E 45.77')	6°59'52"	
34	375.00'	9.13'	S73°45'02"E 9.13' (S73°45'02"E 9.13')	1°23'42"	
35	325.00'	38.66'	S76°27'39"E 38.64' (S76°27'39"E 38.64')	6°48'57"	
36	325.00'	44.77'	S83°48'55"E 44.74' (S83°48'55"E 44.74')	7°53'35"	
37	5699.65'	126.52'	S27°38'31"W 126.52' (S27°38'31"W 126.52')	1°16'19"	

### LEGEND:

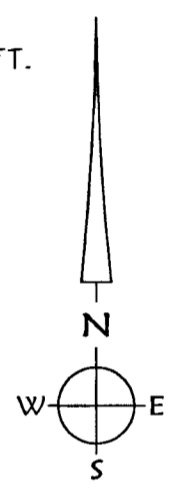
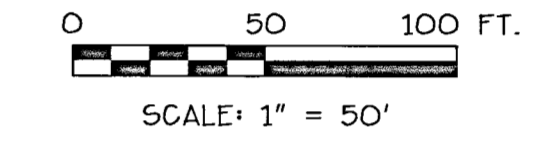
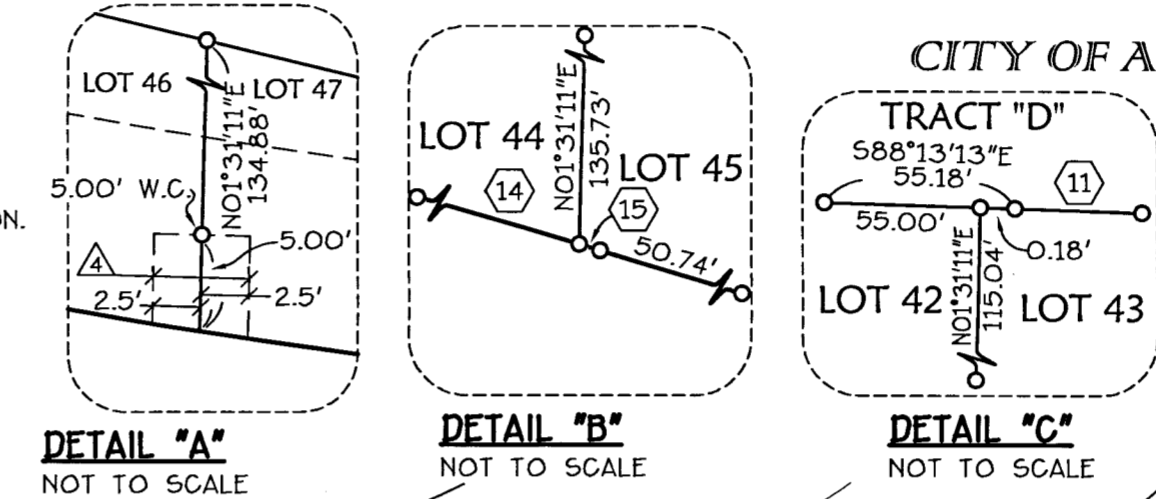
- FOUND MONUMENT PER C.S. 10928
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- SET 5/8" X 30" ROD W/ALUM CAP MARKED: "K+D ENGR. LS 58561"
- ▲ TO BE SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561", SEE POST-MONUMENTATION STATEMENT ON SHEET 3
- CALCULATED POINT FROM RECORD DATA
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- (1) CURVE DATA; SEE "CURVE DATA TABLE"
- △ EASEMENTS CREATED BY THIS PLAT, SEE "EASEMENT NOTES"
- ( ) RECORD DATA SEE RECORD REFERENCE LIST
- [ ] CALCULATED DATA, BASED ON RECORD INFORMATION
- FD. FOUND
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- FUE FRANCHISE UTILITY EASEMENT
- S.F. SQUARE FEET
- ⊕ CENTERLINE
- R-O-W RIGHT OF WAY
- W.C. WITNESS CORNER

### EASEMENT NOTES:

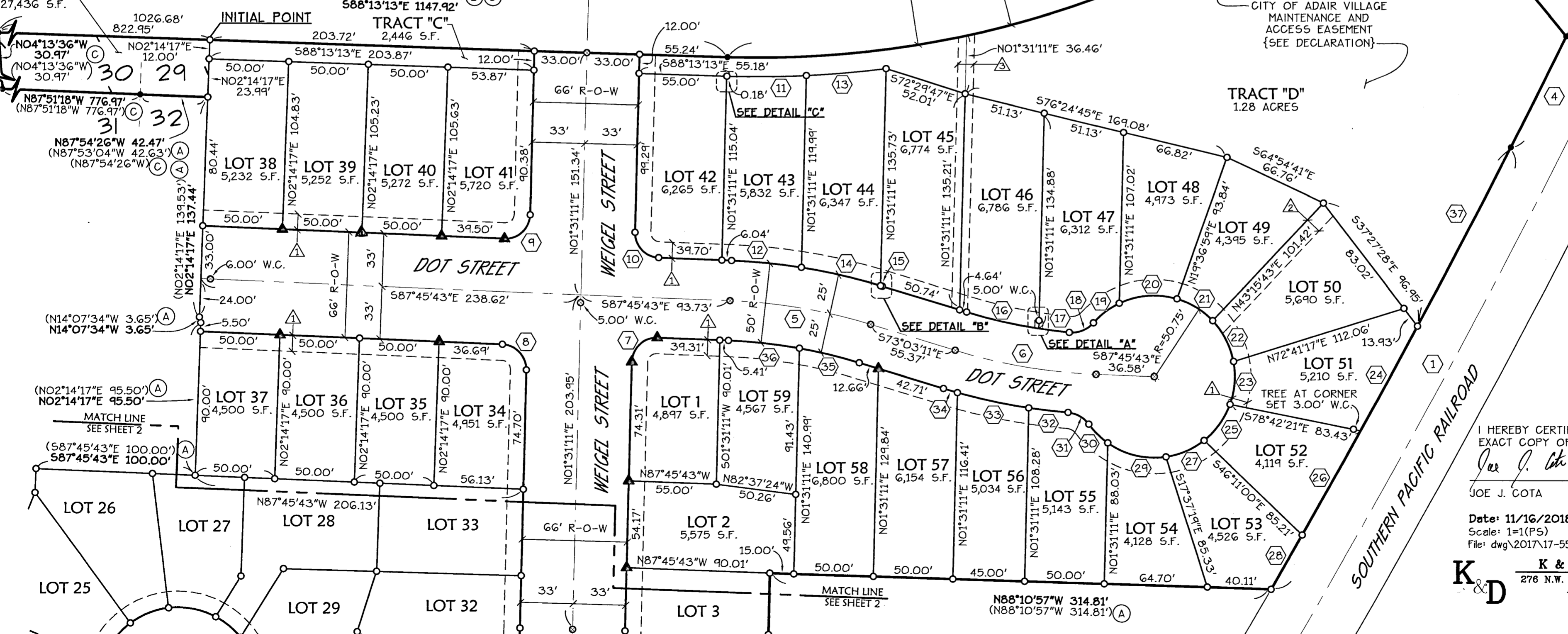
- △ 10' WIDE PUBLIC UTILITY EASEMENT, SEE DECLARATION.
- △ 10' WIDE PUBLIC STORM DRAIN EASEMENT, SEE DECLARATION.
- △ 10' WIDE PUBLIC SANITARY SEWER EASEMENT, SEE DECLARATION.
- △ 5' WIDE PUBLIC FIRE HYDRANT EASEMENT, SEE DECLARATION.

### DRAWING INDEX:

- NORTH HALF OF PHASE 1 1 of 4
- SOUTH HALF OF PHASE 1 2 of 4
- EXISTING + PROPOSED EASEMENTS 3 of 4
- DECLARATION + APPROVALS 4 of 4



VACATED PLAT BK 13, PG 05 BASIS OF BEARINGS: C.S. 10928



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Joe J. Cota*

OREGON  
JULY 9, 2002  
**JOE J. COTA**  
#58561LS

Renewal: 12/31/19

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

Date: 11/16/2018 Time: 8:06  
Scale: 1=1(P5)  
File: dwg\2017-55-17-55-sp.dwg (lan)

**K & D ENGINEERING, Inc.**  
276 N.W. Hickory Street P.O. Box 725  
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