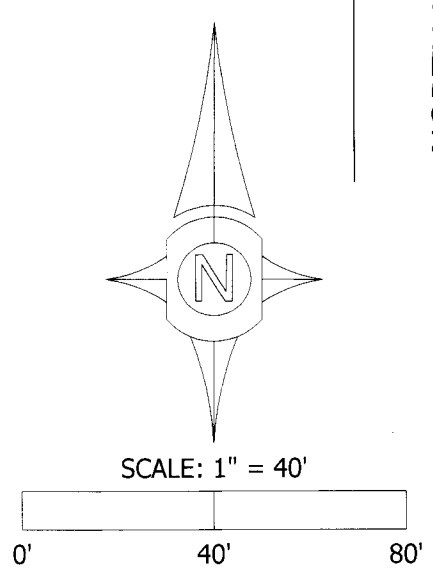


I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
 Kyle W. Latimer
 KYLE W. LATIMER



013-001

WILDFLOWER MEADOWS
A RE-PLAT OF LOT 5, HIDDEN MEADOW SUBDIVISION
SW 1/4 & NW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

NOVEMBER 21, 2018
SD-04-18

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF LOT 5, HIDDEN MEADOWS SUBDIVISION, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE NORTH RIGHT OF WAY OF GIBSON HILL NW., ALSO MARKING THE SOUTHWEST CORNER OF LOT 5 OF HIDDEN MEADOW SUBDIVISION; THENCE ALONG SAID RIGHT OF WAY ON A 2904.79 FOOT RADIUS CURVE TO THE RIGHT FOR 92.32 FEET (CHORD BEARS NORTH 89°14'54" EAST 92.32 FEET) TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 89°50'28" EAST 88.81 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY NORTH 05°26'47" EAST 169.85 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°23'13" WEST 380.00 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH RIGHT OF WAY OF 18TH AVENUE NORTHWEST; THENCE ALONG SAID RIGHT OF WAY NORTH 89°49'35" WEST 128.01 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°23'13" EAST 125.01 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°49'35" WEST 75.82 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°13'53" EAST 46.81 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°49'35" EAST 5.70 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°13'53" EAST 121.79 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°25'43" EAST 257.05 FEET TO THE POINT OF BEGINNING.

EASEMENTS OF RECORD

A PUBLIC RECORD TITLE REPORT NO. 471818074913 PREPARED BY TICOR TITLE COMPANY OF OREGON, REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. AN EASEMENT FOR THE PURPOSE OF DITCHES, CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSES, IN FAVOR OF THE UNITED STATES. DATED: FEBRUARY 15, 1954. RECORDED AS BOOK 145, PAGE 235. APPROXIMATE NORTH LINE SHOWN HEREON.
2. AN EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING TELECOMMUNICATION FACILITIES, IN FAVOR OF U.S. WEST COMMUNICATIONS, INC. DATED: MAY 21, 1993. RECORDED AS M-164420-93. DOES NOT AFFECT.
3. AN EASEMENT FOR THE PURPOSE OF DRAINAGE RIGHT OF WAY, IN FAVOR OF THE CITY OF ALBANY. DATED: OCTOBER 22, 1999. RECORDED AS M-275258-99. SHOWN HEREON.
4. AN ACCESS EASEMENT, IN FAVOR OF DONALD & PENNI DURIST. DATED: DECEMBER 7, 2000, RECORDED AS M-292043-00. SHOWN HEREON.
5. A PUBLIC UTILITIES EASEMENT IN FAVOR OF THE CITY OF ALBANY. DATED: APRIL 5, 2001, RECORDED AS M-296569-01. SHOWN HEREON.

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY

RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT

NO. 2019-580814, ON THIS 22 DAY OF April, 2019,

AT 3:55 O'CLOCK PM.

BY: [Signature]
BENTON COUNTY CLERK

10' PRIVATE SANITARY SEWER EASEMENT

AN AREA AS SHOWN AND DIMENSIONED ON SHEET 1 IS RESERVED FOR THE PERPETUAL AND EXCLUSIVE USE BY THE OWNER(S) OF LOT 2 OF THIS PLAT FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND OR REPLACING THE UNDERGROUND SEWER LINE, AND ANY APPURTENANCES ASSOCIATED WITH PROVIDING SANITARY SEWER SERVICES TO SAID LOT. THE MAINTENANCE OF THE SEWER LINE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF LOT 2. THE REPAIR NECESSARY IN ORDER TO REPAIR DAMAGE CAUSED TO THE SEWER LINE WILL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR AND SHALL BE PERFORMED IN A MANNER WHICH RESTORES THE DAMAGED AREA TO ITS CONDITION PRIOR TO THE DAMAGE OCCURRING. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THIS EASEMENT WHILE IT EXISTS.

FIRE ACCESS, PUBLIC UTILITY, PRIVATE JOINT-USE ACCESS & DRAINAGE EASEMENT:

AN AREA AS SHOWN AND DIMENSIONED HEREON IS RESERVED AS A FIRE ACCESS, PUBLIC UTILITY AND PRIVATE, PERPETUAL, NON-EXCLUSIVE, AND JOINT-USE LANDOWNER ACCESS & DRAINAGE EASEMENT FOR THE OWNERS OF LOTS 2, 3, & 4 OF THIS PLAT. THE OWNERS ACKNOWLEDGE THAT THE PRIVATE DRIVEWAY IS NOT A PART OF THE COUNTY/CITY MAINTAINED ROAD NETWORK AND THE MAINTENANCE OF THE PRIVATE DRIVEWAY IN THE EASEMENT SHALL BE SHARED EQUALLY BY THE OWNERS OF LOTS 2, 3 & 4 AND THEIR HEIRS, SUCCESSORS, OR ASSIGNS. NO PARKING, EXCEPT FOR EMERGENCY VEHICLES, SHALL BE ALLOWED WITHIN THE EASEMENT AREA. MAINTENANCE OF ANY UTILITY CONSTRUCTED, UNDERGROUND OR OTHERWISE, TO SERVE LOTS 2, 3, OR 4 SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY BEING SERVED BY THE UTILITY. AREAS AS SHOWN AND DIMENSIONED HEREON ALONG THE WEST LINES OF LOTS 2, 3, & 4 IS RESERVED FOR JOINT USE BY THE OWNERS OF THOSE LOTS; FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS (SYSTEM TO INCLUDE SWALES, DITCHES OR PIPES). THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS AS NECESSARY TO SERVE LOTS 2, 3, & 4 OF THIS PLAT AS NOTED ABOVE. THE REPAIR OF ANY DAMAGE CAUSED TO THE DRIVEWAY, UTILITIES, OR LANDSCAPING WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THESE EASEMENTS. NO GATES OR DRIVEWAY MODIFICATIONS THAT MAY BE CONSIDERED OBSTRUCTIVE OR HINDER ACCESS TO THE PROPERTY IN ANY WAY SHALL BE ALLOWED UNLESS WRITTEN CONSENT IS PROVIDED FROM ALL PARTIES BEING SERVED BY THE EASEMENT AREA.

10' PRIVATE DRAINAGE EASEMENT:

AREAS AS SHOWN AND DIMENSIONED HEREON ALONG THE NORTH LINE OF LOT 2 IS RESERVED FOR JOINT USE BY THE OWNERS OF LOTS 3 & 4; FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS (SYSTEM TO INCLUDE SWALES, DITCHES OR PIPES). THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS AS NECESSARY TO SERVE THE LOTS OF THIS PLAT AS NOTED ABOVE.

APPROVALS:

CITY OF ALBANY NOTICE OF DECISION NO. SD-04-18: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signature] 4-16-2019
CITY OF ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 4-16-2019
CITY OF ALBANY PUBLIC WORKS DIRECTOR DATE

[Signature] 4-18-19
BENTON COUNTY SURVEYOR DATE

[Signature] 4-22-19
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE



Udell
ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
17-131 WILDFLOWER MEADOWS

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT GORDON E. VOGT, JR. & KAREN J. VOGT, TRUSTEES OF THE GORDON & KAREN VOGT REVOCABLE LIVING TRUST DATED AUGUST 17, 2004 ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS WITH RIGHT OF WAY DEDICATION, PUBLIC EASEMENT AND PRIVATE EASEMENTS AS SHOWN AND DESCRIBED HEREON.

[Signature]
GORDON E. VOGT, JR.

April 12, 2019
DATE

[Signature]
KAREN J. VOGT

April 12, 2019
DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF April 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GORDON E. VOGT, JR. WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 954293
MY COMMISSION EXPIRES September 11, 2020

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF April 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KAREN J. VOGT WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 954293
MY COMMISSION EXPIRES September 11, 2020

TAX COLLECTORS AND ASSESSOR'S STATEMENT:

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS92.095 ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID THROUGH JUNE 30, 2019.

BY: [Signature]
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

4-17-19
DATE

BY: [Signature]
BENTON COUNTY TAX COLLECTOR

04-17-2019
DATE

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
KYLE W. LATIMER