

NARRATIVE

The purpose of this survey was to divide the tract as conveyed to Bretta REI, LLC per Instrument No. 2017-560155, Benton County Deed Records, into Lots and Avenue per City of Albany Case No. SD-08-17.

BASIS OF BEARINGS

The Basis of Bearings for this plat is the south line of Bretta Estates Subdivision as shown as "AREA OUT" on the SCENICVIEW SUBDIVISION with a bearing of S 89°54'55"E.

BOUNDARY DETERMINATION

This plat is the result of City of Albany Community Development Department File No. SD-08-17. Bretta REI, LLC acquired title to the land being subdivided per Instrument No. 2017-560155, Benton County Deed Records. I held the monuments at (A), (B) and (D) as control for the south and west line. I held the monument at (C) along with (B) for the east line and by proportion set the monument at (E). The monument at (E) along with (D) determines the north line.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David Lee Schlosser Jr.

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2020

I, THE UNDERSIGNED,
HEREBY CERTIFY
THAT THIS IS AN
EXACT COPY OF
THE ORIGINAL PLAT.
David Lee Schlosser Jr.
DAVID LEE SCHLOSSER JR.
P.L.S. 72617

**BRETTA ESTATES
SUBDIVISION**
in the
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 4 WEST
WILLAMETTE MERIDIAN, CITY OF ALBANY,
BENTON COUNTY, OREGON

AUGUST 27, 2019

FILE No. SD-08-17

REAGALES
2018-570584
LOT 20,
SCENICVIEW
SUBDIVISION

FD YPC
"JIM UDELL RLS 1366"
SCENICVIEW
(N 89°58'25" E 128.67')
(N 89°58'25" E 128.74')

FD YPC
"JIM UDELL RLS 1366"
SCENICVIEW

TRACT D, SCENICVIEW
SUBDIVISION 1.0' NO
ACCESS STRIP DEDICATED
TO THE CITY OF ALBANY
TO BE CONVERTED TO R/W

BUTCHERT
2015-534383
LOT 21,
SCENICVIEW
SUBDIVISION

INITIAL POINT
SW CORNER LOT 20,
SCENICVIEW

FD YPC
"K&D ENG. LS 58561"
SCENIC HILLS

(S 89°54'55" E 257.34')
(S 89°52'40" E 257.48')

SE CORNER
LOT 21

LINE TABLE

LINE	BEARING	DISTANCE
LI	S 64°52'12" W	3.86'

CURVE TABLE

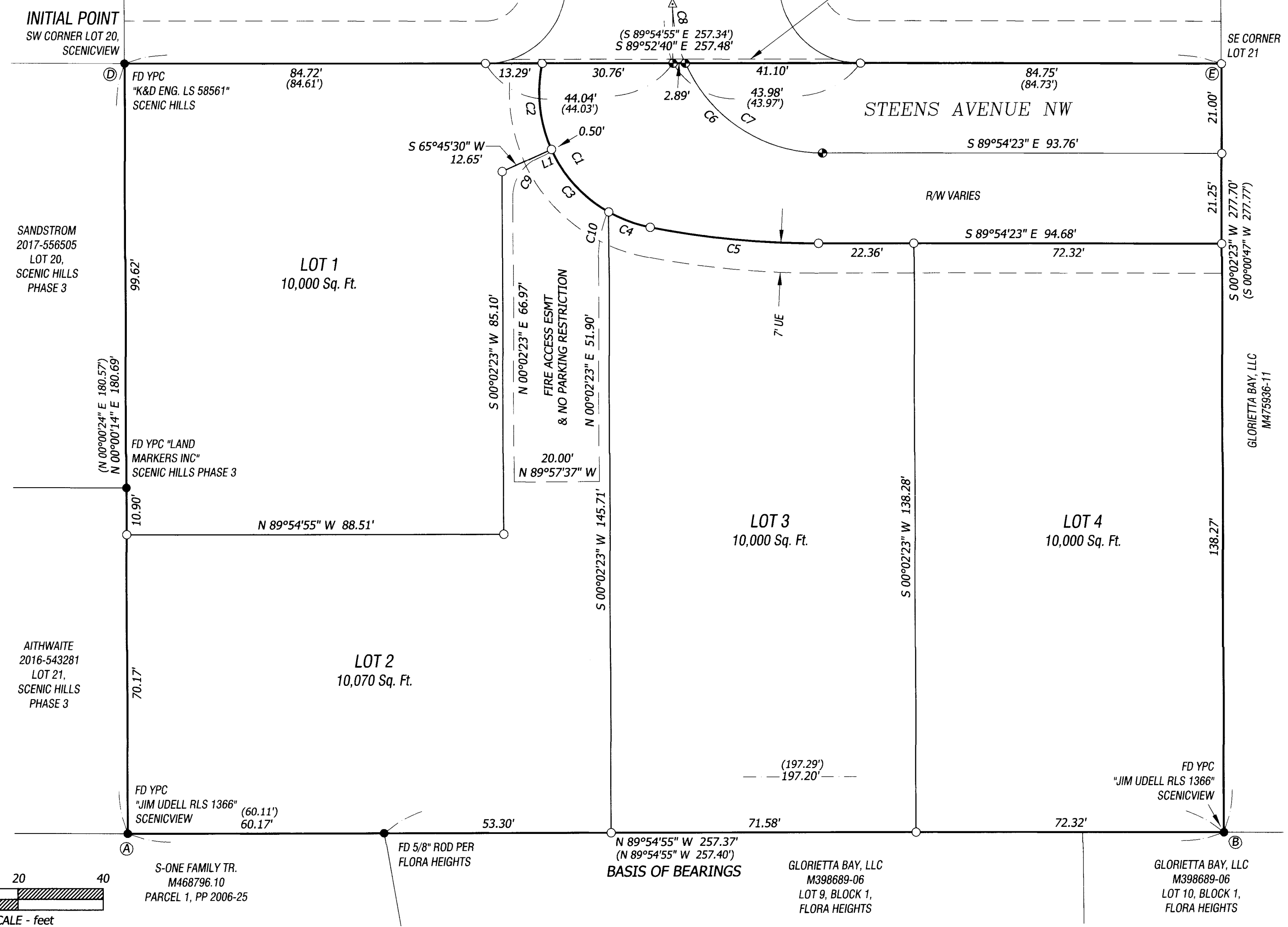
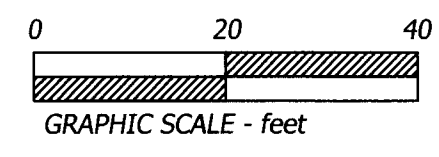
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	51.35'	32.25'	91°14'03"	N 33°14'47" W	46.10'
C2	20.61'	32.25'	36°23'16"	S 05°56'08" E	20.26'
C3	20.34'	32.25'	36°07'40"	S 42°18'20" E	20.00'
C4	10.41'	32.25'	18°29'39"	S 69°36'59" E	10.36'
C5	39.75'	206.25'	11°02'34"	N 84°23'06" W	39.69'
C6	54.94'	35.00'	89°56'09"	S 44°56'18" E	49.47'
C7	40.64'	35.00'	66°31'42"	N 56°38'31" W	38.40'
C8	14.30'	35.00'	23°24'27"	S 11°40'27" E	14.20'

EASEMENT CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C9	11.32'	10.00'	64°49'50"	S 32°27'18" W	10.72'
C10	11.85'	30.00'	22°37'52"	N 11°21'19" E	11.77'

LEGEND

- FOUND MONUMENT AS NOTED
- △ COMPUTED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- ⊙ SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP STAMPED "NORTHSTAR SURVEYING"
- () RECORD DATA FROM SCENICVIEW SUBDIVISION
- AL ALUMINUM CAP
- FD FOUND
- R/W RIGHT-OF-WAY
- YPC YELLOW PLASTIC CAP
- UE UTILITY EASEMENT FOR PUBLIC UTILITIES
- ESMT EASEMENT



BASIS OF BEARINGS
N 89°54'55" W 257.37'
(N 89°54'55" W 257.40')

GLORIETTA BAY, LLC
M398689-06
LOT 9, BLOCK 1,
FLORA HEIGHTS

GLORIETTA BAY, LLC
M398689-06
LOT 10, BLOCK 1,
FLORA HEIGHTS

APPROVALS

[Signature] 11-06-2019
Community Development Director, City of Albany date

[Signature] 11-5-2019
Public Works Director, City of Albany date

[Signature] 11-18-2019
Chairperson, Benton County Board of Commissioners date

[Signature] 11-18-19
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2019 DEN, 2020.

For [Signature] 11-13-19
Director, Benton County Dept. of Assessment date

[Signature] 11-13-2019
Benton County Tax Collector date

State of Oregon)
s.s.
County of Benton)

I hereby certify that this subdivision plat was received and duly recorded by me in Benton County Records as Document No. 2019-588557, on this 19 day of NOVEMBER, 2019, at 9:27 o'clock am.

by [Signature]
Benton County Clerk

DECLARATION

Know all persons by these presents that Bretta REI, LLC, is the owner the tract of land described on this Subdivision Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Lots and Avenue as shown hereon.

I hereby dedicate to public use forever the street right-of-way as shown hereon and referred to as Steens Avenue as shown hereon.

I hereby create the 7' Public Utility Easement along the south and west right-of-way line of said Steens Avenue as shown hereon.

I hereby create a 20 foot wide fire Access Easement and a no parking restriction on and across Lot 2 of Bretta Estates Subdivision as shown hereon.

[Signature]
Brandon Hanson, Sole Member
Bretta REI, LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF Benton) s.s.

Signed and attested before me on this 29 day of October, 2019, by Brandon Hanson, as Sole Member of Bretta REI, LLC

[Signature] signature of Notary

Cassandra M. Mulkey printed name of Notary

Notary Public - State of Oregon

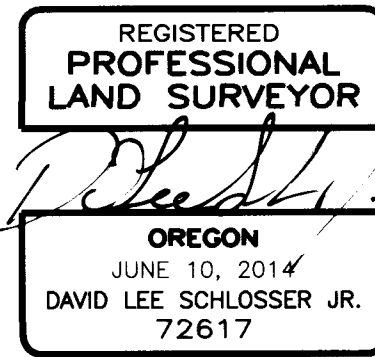
Commission No. 952816

My Commission Expires 08/07/2020

**BRETTA ESTATES
SUBDIVISION**
in the
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 4 WEST
WILLAMETTE MERIDIAN, CITY OF ALBANY,
BENTON COUNTY, OREGON

AUGUST 27, 2019

FILE No. SD-08-17



I, THE UNDERSIGNED,
HEREBY CERTIFY
THAT THIS IS AN
EXACT COPY OF
THE ORIGINAL PLAT
[Signature]
DAVID LEE SCHLOSSER JR.
P.L.S. 72617

SURVEYOR'S CERTIFICATE

I, David Lee Schlosser Jr., a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments at the corners of the land represented on this Subdivision Plat, the land is described as follows:

All that certain tract of land as conveyed to Bretta REI, LLC per Instrument No. 2017-560155, Benton County Deed Records, lying in the Southeast Quarter of Section 35, Township 10 South, Range 4 West, Willamette Meridian, City of Albany, Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the southwest corner of Lot 20, SCENICVIEW SUBDIVISION, a subdivision in said County and State; thence along the south line of said subdivision, S 89°54'40"E 257.48 feet to a 5/8" iron rod at the southeast corner of Lot 21, said subdivision; thence leaving said south line, S 00°02'23"W 180.52 feet to a 5/8" iron rod on the north line of Lot 10, Block 1, Flora Heights subdivision; thence along the north line of said subdivision, N 89°54'55"W 257.37 feet to a 5/8" iron rod; thence leaving said north line N 00°00'14"E 180.69 feet to the point of beginning, containing 1.07 acres, more or less.

