

PHEASANT RUN
 NW 1/4 SECTION 36, T 10 S, R 4 W, W.M.
 ALBANY, BENTON COUNTY, OREGON
 SURVEYED: APRIL 13, 2020

LEGEND

- FOUND IRON ROD W/YPC "AKS ENGR" PER CS 10864 UNLESS OTHERWISE NOTED
- ① FOUND MONUMENT NOTED PER CS 10864 - SEE MONUMENT TABLE FOR DETAILED DESCRIPTION
- CALCULATED POINT, NOTHING SET, NOTHING FOUND
- ▲ SET 5/8" IR W/OPC MARKED "EGR & ASSOC." UNLESS NOTED OTHERWISE
- 5/8" IR W/OPC MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- ⊙ 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- (---) RECORD/REFERENCE DATA PER R1 UNLESS OTHERWISE NOTED
- EASEMENT AS NOTED
- PUE PUBLIC UTILITY EASEMENT
- BCODR BENTON COUNTY OREGON DEED RECORDS
- RM REFERENCE MONUMENT
- * MEASURED SAME AS RECORD

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 14, 2003
 RYAN M. ERICKSON
 55524
 EXPIRES: 12/31/21



TRUE AND EXACT COPY

I, RYAN M. ERICKSON, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

RYAN M. ERICKSON, PLS-55524

REFERENCES

- (R1) CS 10864
- (R2) SKYVIEW 3

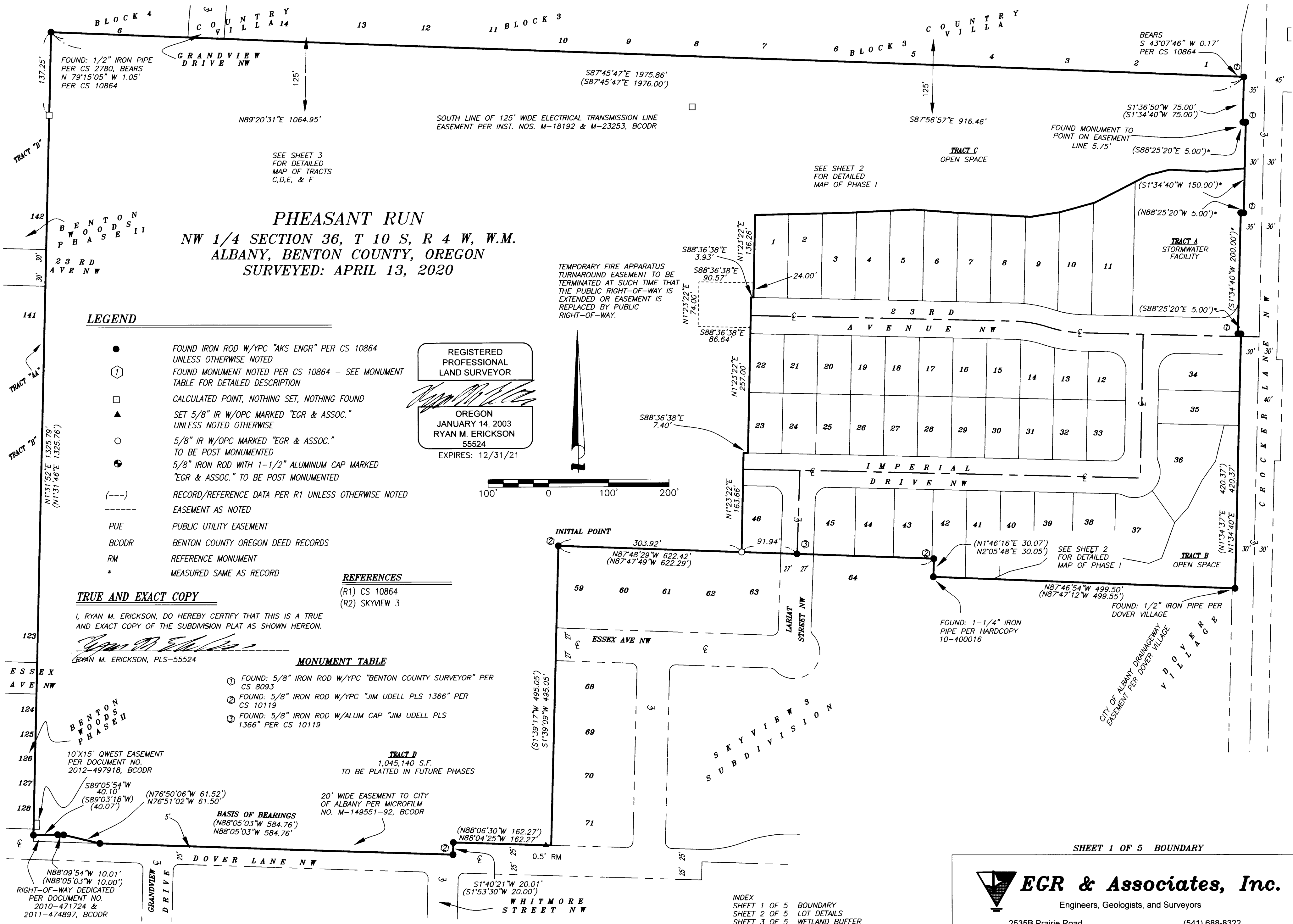
MONUMENT TABLE

- ① FOUND: 5/8" IRON ROD W/YPC "BENTON COUNTY SURVEYOR" PER CS 8093
- ② FOUND: 5/8" IRON ROD W/YPC "JIM UDELL PLS 1366" PER CS 10119
- ③ FOUND: 5/8" IRON ROD W/ALUM CAP "JIM UDELL PLS 1366" PER CS 10119

TRACT D
 1,045,140 S.F.
 TO BE PLATTED IN FUTURE PHASES

20' WIDE EASEMENT TO CITY OF ALBANY PER MICROFILM NO. M-149551-92, BCODR

BASIS OF BEARINGS
 (N88°05'03"W 584.76°)
 N88°05'03"W 584.76°



INDEX
 SHEET 1 OF 5 BOUNDARY
 SHEET 2 OF 5 LOT DETAILS
 SHEET 3 OF 5 WETLAND BUFFER
 SHEET 4 OF 5 TRACT BOUNDARIES
 SHEET 5 OF 5 SURVEYOR'S CERTIFICATE, DECLARATION, NARRATIVE, NOTES, AND APPROVALS

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors
 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087

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 ALBANY, BENTON COUNTY, OREGON
 SURVEYED: APRIL 13, 2020

LINE TABLE		LINE TABLE	
LINE #	BEARING & DISTANCE	LINE #	BEARING & DISTANCE
L1	N65°37'35"E 30.53'	L9	N65°37'35"E 11.43'
L2	N76°19'31"E 52.50'	L10	N65°37'35"E 19.10'
L3	N49°14'46"E 15.09'	L11	N76°19'31"E 40.18'
L4	N82°49'21"E 73.48'	L12	N76°19'31"E 12.32'
L5	S79°05'50"E 96.85'	L13	N82°49'21"E 41.38'
L6	N68°13'29"E 22.75'	L14	N82°49'21"E 32.10'
L7	N42°03'54"E 33.67'	L15	S79°05'50"E 40.12'
L8	N35°14'54"E 38.32'	L16	S79°05'50"E 56.73'

SOUTH LINE OF 125' WIDE ELECTRICAL TRANSMISSION LINE EASEMENT PER INST. NOS. M-18192 & M-23253, BENTON COUNTY OREGON DEED RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

Ryan M. Erickson

OREGON
 JANUARY 14, 2003
 RYAN M. ERICKSON
 55524
 EXPIRES: 12/31/21

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Ryan M. Erickson

RYAN M. ERICKSON, PLS-55524



TRACT C
 419,538 S.F.
 OPEN SPACE

FOUND: 5/8" IRON RODS W/ YPC "BENTON COUNTY SURVEYOR" PER CS 8093

FOUND: 5/8" IRON RODS W/ YPC "BENTON COUNTY SURVEYOR" PER CS 8093

TRACT A
 42,250 S.F.
 STORMWATER FACILITY
 OPEN SPACE

FOUND: 5/8" IRON RODS W/ YPC "BENTON COUNTY SURVEYOR" PER CS 8093

TRACT B
 30,897 S.F.
 OPEN SPACE

FOUND: 1/2" IRON PIPE PER DOVER VILLAGE
 CITY OF ALBANY DRAINAGE WAY EASEMENT PER DOVER VILLAGE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	57.83'	200.00'	16°34'04"	N80°19'36"W 57.63'
C2	57.83'	200.00'	16°34'04"	N80°19'36"W 57.63'
C3	66.51'	230.00'	16°34'04"	S80°19'36"E 66.28'
C4	49.16'	170.00'	16°34'04"	S80°19'36"E 48.99'
C5	49.16'	170.00'	16°34'04"	S80°19'36"E 48.99'
C6	66.51'	230.00'	16°34'04"	S80°19'36"E 66.28'
C7	16.61'	230.00'	4°08'17"	N86°32'29"W 16.61'
C8	49.90'	230.00'	12°25'47"	N78°15'27"W 49.80'
C9	7.27'	170.00'	2°27'03"	N73°16'05"W 7.27'
C10	41.89'	170.00'	14°07'00"	N81°33'07"W 41.78'
C11	12.67'	170.00'	4°16'18"	S86°28'28"E 12.67'
C12	36.48'	170.00'	12°17'46"	S78°11'26"E 36.41'
C13	20.81'	230.00'	5°11'03"	S74°38'05"E 20.80'
C14	45.70'	230.00'	11°50'13"	S82°55'07"E 45.62'
C15	47.12'	30.00'	90°00'00"	S43°36'38"E 42.43'
C16	47.12'	30.00'	90°00'00"	N46°23'22"E 42.43'
C17	47.22'	30.00'	90°11'18"	N43°30'59"W 42.50'
C18	47.03'	30.00'	89°48'42"	N46°29'01"E 42.36'
C19	31.42'	20.00'	90°00'00"	S46°23'22"W 28.28'
C20	12.61'	32.00'	22°34'45"	N9°54'00"W 12.53'
C21	101.44'	43.00'	135°09'30"	N46°23'22"E 79.50'
C22	12.61'	32.00'	22°34'45"	S77°19'15"E 12.53'
C23	51.09'	43.00'	68°04'29"	N12°50'52"E 48.14'
C24	50.35'	43.00'	67°05'01"	N80°25'37"E 47.52'
C25	31.13'	20.00'	89°11'11"	N46°47'47"E 28.08'
C26	31.80'	20.00'	91°05'37"	S44°07'56"E 28.55'

LEGEND

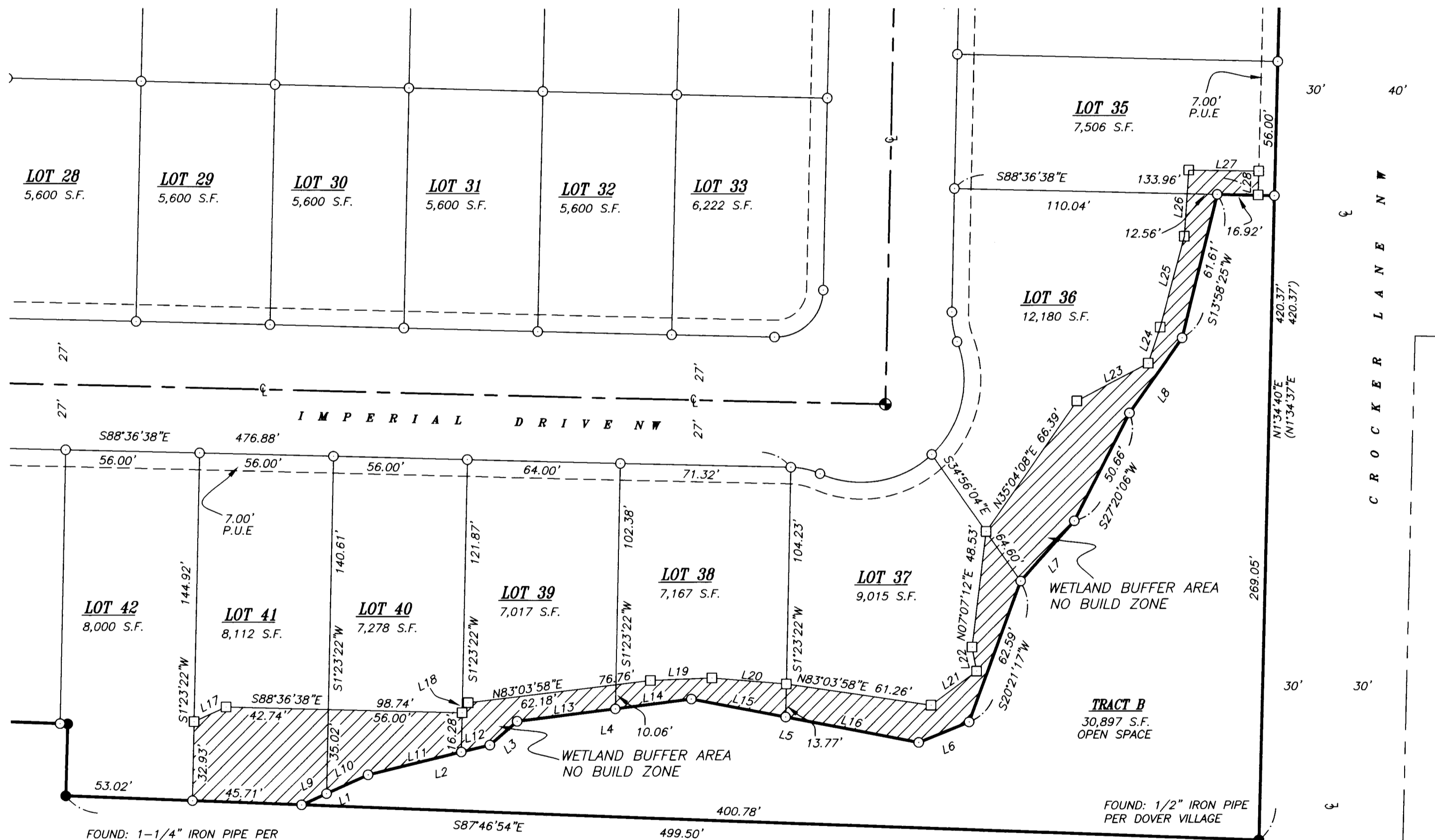
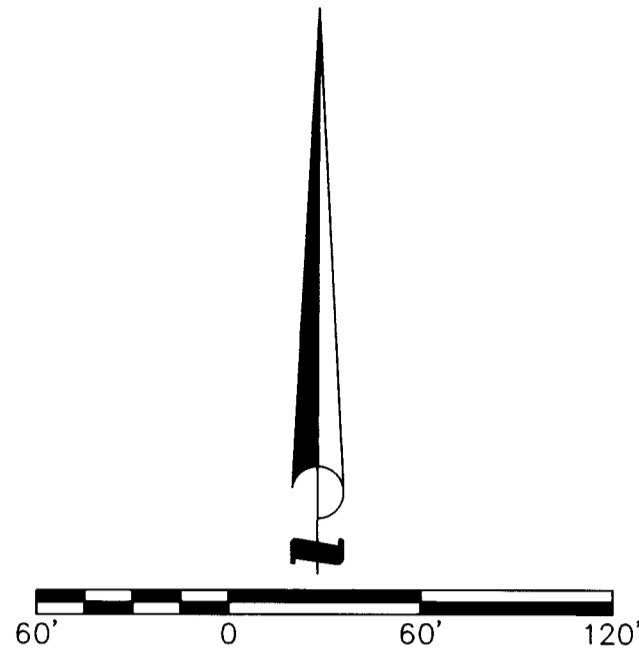
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- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- * MEASURED SAME AS RECORD

REFERENCES
 (R1) CSF 10864

SHEET 2 OF 5 LOT DETAILS

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors
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L3	N49°14'46"E 15.09'	L17	N65°37'35"E 14.72'
L4	N82°49'21"E 73.48'	L18	N31°30'00"E 4.94'
L5	S79°05'50"E 96.85'	L19	N87°48'42"E 25.77'
L6	N68°13'29"E 22.75'	L20	S85°12'15"E 31.25'
L7	N42°03'54"E 33.67'	L21	N53°21'03"E 23.80'
L8	N35°14'54"E 38.32'	L22	N10°29'26"W 10.12'
L9	N65°37'35"E 11.43'	L23	N62°07'48"E 33.85'
L10	N65°37'35"E 19.10'	L24	N18°34'23"E 15.75'
L11	N76°19'31"E 40.18'	L25	N15°11'04"E 39.27'
L12	N76°19'31"E 12.32'	L26	N03°56'39"E 27.67'
L13	N82°49'21"E 41.38'	L27	S89°06'52"E 29.26'
L14	N82°49'21"E 32.10'	L28	S82°49'21"W 10.00'

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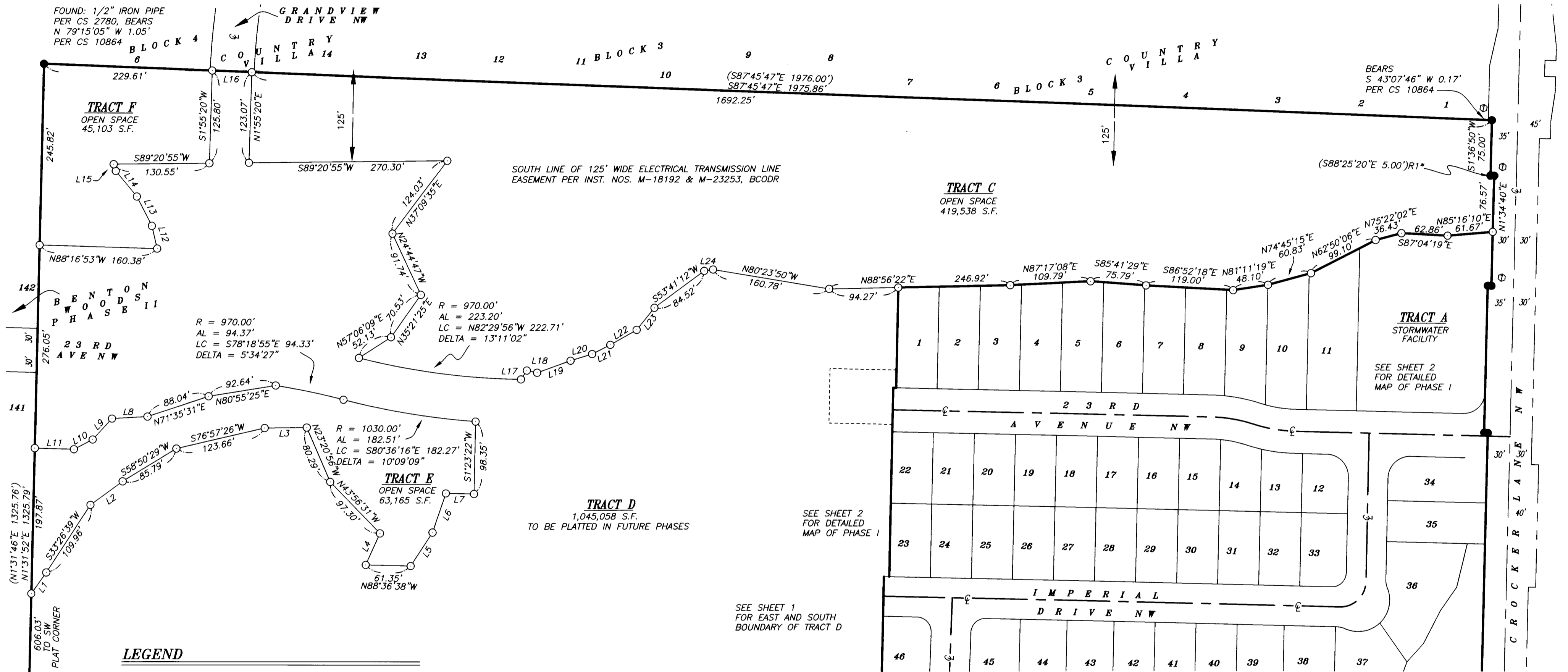
SHEET 3 OF 5 WETLAND BUFFER ZONE - LOTS 35-41

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors
 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087

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 I, RYAN M. ERICKSON, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.
 RYAN M. ERICKSON, PLS-55524

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 14, 2003
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LINE TABLE					
LINE #	BEARING & DISTANCE	LINE #	BEARING & DISTANCE	LINE #	BEARING & DISTANCE
L1	S35°15'23"W 35.35'	L9	N42°41'29"E 38.87'	L17	S33°32'05"W 14.46'
L2	S53°40'49"W 54.51'	L10	N62°51'46"E 28.86'	L18	N77°34'08"W 14.22'
L3	S89°12'30"W 57.40'	L11	S88°21'22"E 53.34'	L19	S70°30'07"W 48.55'
L4	S24°35'14"W 47.00'	L12	S13°06'02"E 31.58'	L20	S72°52'09"W 30.81'
L5	S33°23'21"W 54.36'	L13	S27°05'11"E 44.67'	L21	S63°30'55"W 27.91'
L6	S18°55'31"W 56.53'	L14	S39°39'41"E 45.17'	L22	S60°27'17"W 41.23'
L7	N88°36'38"W 38.37'	L15	S16°48'20"E 9.48'	L23	S39°10'39"W 38.60'
L8	N86°50'08"E 48.51'	L16	N87°45'47"W 54.00'	L24	S81°30'24"W 12.23'

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- ① FOUND: 5/8" IRON ROD W/YPC "BENTON COUNTY SURVEYOR" PER CS 8093
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- (R1) CS 10864
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Ryan M. Erickson
 RYAN M. ERICKSON, PLS-55524

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Ryan M. Erickson
 OREGON
 JANUARY 14, 2003
 RYAN M. ERICKSON
 55524
 EXPIRES: 12/31/21

SHEET 4 OF 5 TRACTS C, D, E AND F

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors

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PHEASANT RUN
NW 1/4 SECTION 36, T 10 S, R 4 W, W.M.
ALBANY, BENTON COUNTY, OREGON
SURVEYED: APRIL 13, 2020

SURVEYOR'S CERTIFICATE

I, RYAN M. ERICKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE FOLLOWING DESCRIBED SUBDIVISION IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92:

BEGINNING AT THE INITIAL POINT OF THIS SURVEY, BEING A 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF LOT 59 OF SKYVIEW 3 SUBDIVISION AS PLATTED AND RECORDED IN BOOK 12, PAGE 90, BENTON COUNTY PLAT RECORDS; THENCE SOUTH 1' 39' 09" WEST 495.05 FEET TO A POINT; THENCE NORTH 88' 04' 25" WEST 162.27 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 1' 40' 21" WEST 20.01 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHERLY BOUNDARY OF REPLAT OF LOT 21 OF SKYVIEW SUBDIVISION AS PLATTED AND RECORDED IN BOOK 10, PAGE 5 OF BENTON COUNTY PLAT RECORDS; RUN THENCE ALONG SAID BOUNDARY NORTH 88' 05' 03" WEST 584.76 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID BOUNDARY AND RUN NORTH 76' 51' 02" WEST 61.50 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 88' 09' 54" WEST 10.01 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89' 05' 53" WEST 40.10 FEET TO A 5/8 INCH IRON ROD SET ON THE EASTERLY BOUNDARY OF BENTON WOODS PHASE 1; RUN THENCE ALONG SAID EASTERLY BOUNDARY AND ITS NORTHERLY EXTENSION NORTH 1' 31' 52" EAST 1325.79 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 4 OF COUNTRY VILLA, AS PLATTED AND RECORDED IN VOLUME 7, PAGE 24, BENTON COUNTY PLAT RECORDS, FROM A 1/2 INCH IRON PIPE THAT IS NORTH 79' 15' 05" WEST 1.05 FEET FROM SAID POINT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY VILLA SOUTH 87' 45' 47" EAST 1975.86 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID COUNTRY VILLA, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF CROCKER LANE NW; RUN THENCE ALONG SAID RIGHT OF WAY SOUTH 1' 36' 50" WEST 75.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 88' 25' 20" EAST 5.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 1' 34' 40" WEST 150.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 88' 25' 20" WEST 5.00 FEET; THENCE SOUTH 1' 34' 40" WEST 200.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 88' 25' 20" EAST 5.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 1' 34' 40" WEST 420.37 FEET TO A 1/2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 3 OF DOVER VILLAGE, AS PLATTED AND RECORDED IN BOOK 10, PAGE 76 OF BENTON COUNTY PLAT RECORDS, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF CROCKER LANE NW; THENCE LEAVING SAID RIGHT OF WAY AND RUN ALONG THE NORTH LINE OF SAID DOVER VILLAGE NORTH 87' 46' 54" WEST 499.50 FEET TO A 1-1/4 INCH IRON PIPE SET ON THE EASTERLY BOUNDARY OF SKYVIEW 3 SUBDIVISION AS PLATTED AND RECORDED IN BOOK 12, PAGE 90, BENTON COUNTY PLAT RECORDS; THENCE LEAVING THE BOUNDARY OF SAID DOVER VILLAGE AND RUN ALONG THE BOUNDARY OF SAID SKYVIEW 3 SUBDIVISION NORTH 2' 05' 48" EAST 30.05 FEET; THENCE NORTH 87' 48' 29" WEST 622.42 FEET TO THE PLACE OF BEGINNING, IN ALBANY, BENTON COUNTY, OREGON. SAID PARCEL CONTAINS 47.49 ACRES, MORE OR LESS.

POST MONUMENTATION STATEMENT

I, RYAN M. ERICKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE IMPROVEMENTS.

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED ON THE ___ DAY OF ___, 20___, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE ON DOCUMENT NO. 20___, ___.



NARRATIVE

THIS PROPERTY WAS SUBDIVIDED AT THE REQUEST OF CW - PHEASANT RUN, LLC, AN OREGON LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.

THIS SUBDIVISION CONSISTS OF THOSE TRACTS OF LAND AS DESCRIBED ON DOCUMENT NO. 2009-452500, BENTON COUNTY, OREGON DEED RECORDS. THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM THE FOUND MONUMENTS USED IN COUNTY SURVEY FILE NO. 10864 FOR THE OVERALL BOUNDARY DETERMINATION AS SHOWN ON SHEET 1 OF 4 HEREIN. THE CONFIGURATION OF PHASE I AS SURVEYED WAS DETERMINED BY THE DESIGN OF FUTURE DEVELOPMENT PLANS FOR THE ENTIRE OWNERSHIP AS APPROVED BY THE PLANNING DEPARTMENT OF THE CITY OF ALBANY IN ITS NOTICE OF DECISION, DATED MAY 23, 2018 (SP-14-17) AND (SD-05-17).

TRUE AND EXACT COPY

I, RYAN M. ERICKSON, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

Ryan M. Erickson signature and name: RYAN M. ERICKSON, PLS-55524

MAP 100435 TL 100 & 100436 TL 1000
INK: CANON PFI-707MBK MEDIA: MILANO JPC-4M2

NOTES

1) NO CHANGES SHALL BE MADE TO THE RESTRICTIVE COVENANTS AND EASEMENTS THAT AFFECT THE OPEN SPACE TRACTS WITHIN THIS ENTIRE PHASED SUBDIVISION WITHOUT THE APPROVAL OF THE CITY OF ALBANY COMMUNITY DEVELOPMENT DEPARTMENT.

APPROVALS AND ACCEPTANCE

CITY OF ALBANY NOTICE OF DECISION NO. SD-0005-17 AND SP-14-17: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Signature of Dan M... 4/23/2020
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ALBANY

Signature of Jeff Blaine for Jeff Blaine 4/23/2020
PUBLIC WORKS DIRECTOR
CITY OF ALBANY

Signature of Pat Malone 4/30/20
CHAIRPERSON
BENTON COUNTY BOARD OF COMMISSIONERS

Signature of Jon M... 4/29/2020
BENTON COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2020

Signature of Denise F. Nolan 4/29/2020
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

Signature of Debbie P... 04/29/2020
BENTON COUNTY TAX COLLECTOR DATE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT CW - PHEASANT RUN, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREIN AND THE NAME TO BE KNOWN AS PHEASANT RUN. FURTHER, WE HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT OF WAYS AND GRANT THE EASEMENTS AS SHOWN HEREON. TRACTS B, C, E, AND F AS SHOWN HEREON ARE ESTABLISHED AS OPEN SPACE NATURAL AREAS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED WITH THIS PLAT. DEVELOPMENT OF THESE TRACTS IS NOT PERMITTED EXCEPT AS NECESSARY TO MAINTAIN THE RIPARIAN AND WETLAND AREA, PROMOTE THE GROWTH OF NATIVE VEGETATION, AND USE FOR TRAILS FOR RECREATION PURPOSES. TRACT A AS SHOWN HEREON IS DEDICATED TO THE CITY OF ALBANY AS A STORMWATER TREATMENT AREA AND OPEN SPACE. THE WETLAND BUFFER SHOWN ON SHEET 3 IS DESIGNATED AS A NO BUILD ZONE AND BECOMES A DEED RESTRICTION FOR LOTS 35 THRU 41. THE TEMPORARY FIRE TURNAROUND EASEMENT IS CREATED HEREON (SEE NOTE ON SHEET 2 FOR TERMINATION OF THIS EASEMENT).

Signature of Jim Sansburn
BY: CW PHEASANT RUN LLC, A DELAWARE LIMITED LIABILITY COMPANY
PRINTED NAME: Jim Sansburn, POA

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

ON THIS 22ND DAY OF APRIL, 2020, BY JIM SANSBURN, POA, AS MANAGING MEMBER OF CW PHEASANT RUN LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC OF OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

Signature of Kristi Ringis
SIGNATURE OF NOTARY
KRISTI RINGIS
NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. 952242A MY COMMISSION EXPIRES: JULY 19, 2020

STATE OF OREGON }
COUNTY OF BENTON } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2020-594340N THIS 30 DAY OF APR, 2020 AT 2:27 O'CLOCK PM

Signature of Notary Clerk
BY: BENTON COUNTY CLERK

AFFIDAVIT OF CONSENT RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NO. 2020-594335

AFFIDAVIT OF CONSENT RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NO. 2020-594336

FRANCHISE UTILITY EASEMENT

PERPETUAL EASEMENTS ARE RESERVED FOR THE FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE MAP. 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 EASEMENTS SHALL BE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OVER AND UNDER 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.

SHEET 5 OF 5 SURVEYOR NOTES AND APPROVALS

EGR & Associates, Inc.
Engineers, Geologists, and Surveyors
2535B Prairie Road Eugene, Oregon 97402
(541) 688-8322 Fax (541) 688-8087

PHEASANT RUN
 NW 1/4 SECTION 36, T 10 S, R 4 W, W.M.
 ALBANY, BENTON COUNTY, OREGON
 SURVEYED: APRIL 13, 2020

LINE TABLE		LINE TABLE	
LINE #	BEARING & DISTANCE	LINE #	BEARING & DISTANCE
L1	N65°37'35"E 30.53'	L9	N65°37'35"E 11.43'
L2	N76°19'31"E 52.50'	L10	N65°37'35"E 19.10'
L3	N49°14'46"E 15.09'	L11	N76°19'31"E 40.18'
L4	N82°49'21"E 73.48'	L12	N76°19'31"E 12.32'
L5	S79°05'50"E 96.85'	L13	N82°49'21"E 41.38'
L6	N68°13'29"E 22.75'	L14	N82°49'21"E 32.10'
L7	N42°03'54"E 33.67'	L15	S79°05'50"E 40.12'
L8	N35°14'54"E 38.32'	L16	S79°05'50"E 56.73'

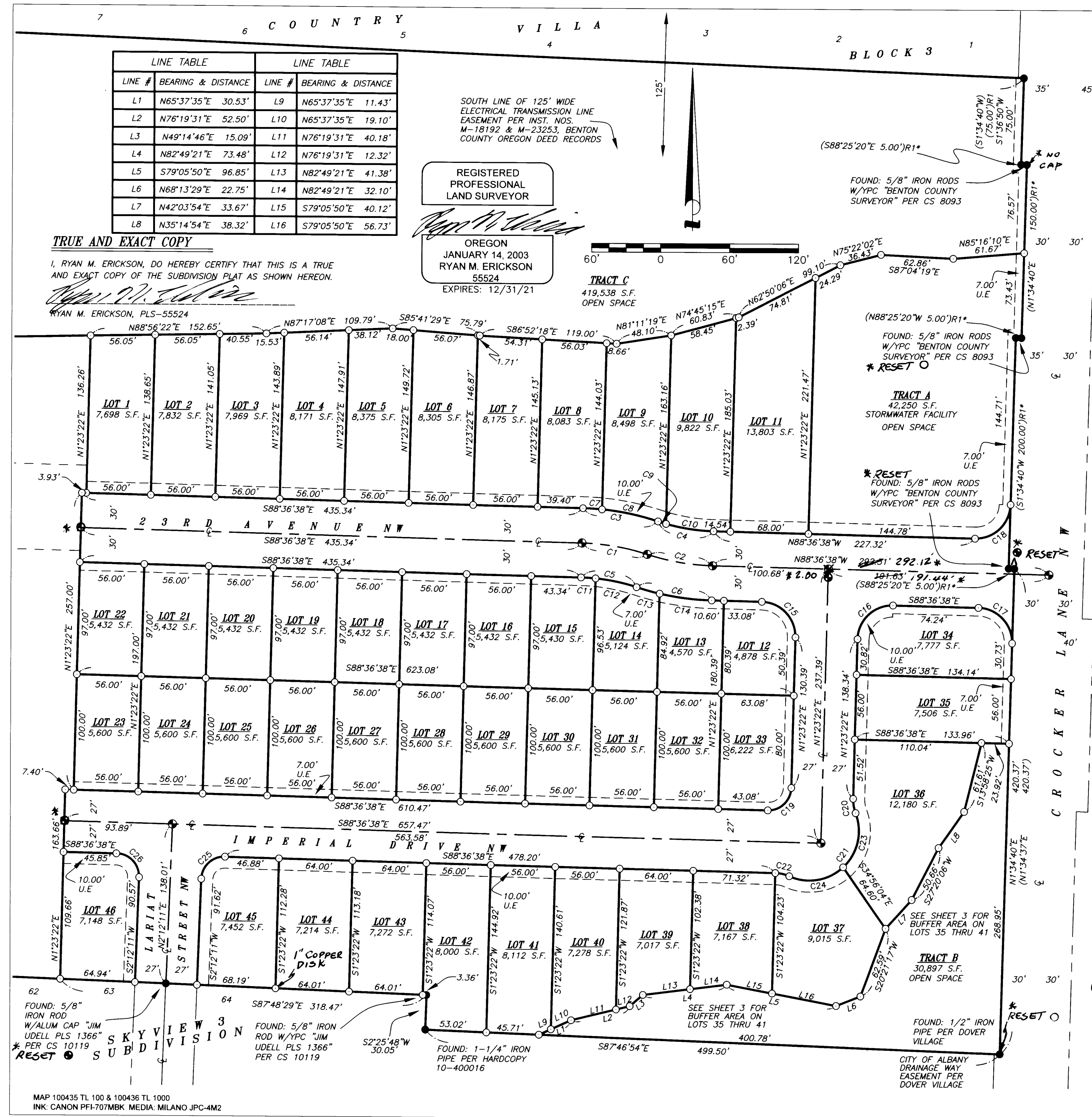
SOUTH LINE OF 125' WIDE ELECTRICAL TRANSMISSION LINE EASEMENT PER INST. NOS. M-18192 & M-23253, BENTON COUNTY OREGON DEED RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 14, 2003
 RYAN M. ERICKSON
 55524
 EXPIRES: 12/31/21

TRUE AND EXACT COPY
 I, RYAN M. ERICKSON, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

RYAN M. ERICKSON, PLS-55524



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	57.83'	200.00'	16°34'04"	N80°19'36"W 57.63'
C2	57.83'	200.00'	16°34'04"	N80°19'36"W 57.63'
C3	66.51'	230.00'	16°34'04"	S80°19'36"E 66.28'
C4	49.16'	170.00'	16°34'04"	S80°19'36"E 48.99'
C5	49.16'	170.00'	16°34'04"	S80°19'36"E 48.99'
C6	66.51'	230.00'	16°34'04"	S80°19'36"E 66.28'
C7	16.61'	230.00'	4°08'17"	N86°32'29"W 16.61'
C8	49.90'	230.00'	12°25'47"	N78°15'27"W 49.80'
C9	7.27'	170.00'	2°27'03"	N73°16'05"W 7.27'
C10	41.89'	170.00'	14°07'00"	N81°33'07"W 41.78'
C11	12.67'	170.00'	4°16'18"	S86°28'28"E 12.67'
C12	36.48'	170.00'	12°17'46"	S78°11'26"E 36.41'
C13	20.81'	230.00'	5°11'03"	S74°38'05"E 20.80'
C14	45.70'	230.00'	11°50'13"	S82°55'07"E 45.62'
C15	47.12'	30.00'	90°00'00"	S43°36'38"E 42.43'
C16	47.12'	30.00'	90°00'00"	N46°23'22"E 42.43'
C17	47.22'	30.00'	90°11'18"	N43°30'59"W 42.50'
C18	47.03'	30.00'	89°48'42"	N46°29'01"E 42.36'
C19	31.42'	20.00'	90°00'00"	S46°23'22"W 28.28'
C20	12.61'	32.00'	22°34'45"	N9°54'00"W 12.53'
C21	101.44'	43.00'	135°09'30"	N46°23'22"E 79.50'
C22	12.61'	32.00'	22°34'45"	S77°19'15"E 12.53'
C23	51.09'	43.00'	68°04'29"	N12°50'52"E 48.14'
C24	50.35'	43.00'	67°05'01"	N80°25'37"E 47.52'
C25	31.13'	20.00'	89°11'11"	N46°47'47"E 28.08'
C26	31.80'	20.00'	91°05'37"	S44°07'56"E 28.55'

LEGEND

- FOUND IRON ROD W/YPC "AKS ENGR" PER CS 10864 UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOTHING SET, NOTHING FOUND
- ▲ SET 5/8" IR W/OPC MARKED "EGR & ASSOC." UNLESS NOTED OTHERWISE
- 5/8" IR W/OPC MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- ⊙ 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- (---) RECORD/REFERENCE DATA PER R1 UNLESS OTHERWISE NOTED
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- * MEASURED SAME AS RECORD

REFERENCES

(R1) CSF 10864 SHEET 2 OF 5 LOT DETAILS

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors
 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087

PHEASANT RUN
NW 1/4 SECTION 36, T 10 S, R 4 W, W.M.
ALBANY, BENTON COUNTY, OREGON
SURVEYED: APRIL 13, 2020

SURVEYOR'S CERTIFICATE

I, RYAN M. ERICKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE FOLLOWING DESCRIBED SUBDIVISION IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92:

BEGINNING AT THE INITIAL POINT OF THIS SURVEY, BEING A 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF LOT 59 OF SKYVIEW 3 SUBDIVISION AS PLATTED AND RECORDED IN BOOK 12, PAGE 90, BENTON COUNTY PLAT RECORDS; THENCE SOUTH 1' 39' 09" WEST 495.05 FEET TO A POINT; THENCE NORTH 88' 04' 25" WEST 162.27 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 1' 40' 21" WEST 20.01 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHERLY BOUNDARY OF REPLAT OF LOT 21 OF SKYVIEW SUBDIVISION AS PLATTED AND RECORDED IN BOOK 10, PAGE 5 OF BENTON COUNTY PLAT RECORDS; RUN THENCE ALONG SAID BOUNDARY NORTH 88' 05' 03" WEST 584.76 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID BOUNDARY AND RUN NORTH 76' 51' 02" WEST 61.50 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 88' 09' 54" WEST 10.01 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89' 05' 53" WEST 40.10 FEET TO A 5/8 INCH IRON ROD SET ON THE EASTERLY BOUNDARY OF BENTON WOODS PHASE 1; RUN THENCE ALONG SAID EASTERLY BOUNDARY AND ITS NORTHERLY EXTENSION NORTH 1' 31' 52" EAST 1325.79 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 4 OF COUNTRY VILLA, AS PLATTED AND RECORDED IN VOLUME 7, PAGE 24, BENTON COUNTY PLAT RECORDS, FROM A 1/2 INCH IRON PIPE THAT IS NORTH 79' 15' 05" WEST 1.05 FEET FROM SAID POINT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY VILLA SOUTH 87' 45' 47" EAST 1975.86 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID COUNTRY VILLA, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF CROCKER LANE NW; RUN THENCE ALONG SAID RIGHT OF WAY SOUTH 1' 36' 50" WEST 75.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 88' 25' 20" EAST 5.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 1' 34' 40" WEST 150.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 88' 25' 20" WEST 5.00 FEET; THENCE SOUTH 1' 34' 40" WEST 200.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 88' 25' 20" EAST 5.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 1' 34' 40" WEST 420.37 FEET TO A 1/2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 3 OF DOVER VILLAGE, AS PLATTED AND RECORDED IN BOOK 10, PAGE 76 OF BENTON COUNTY PLAT RECORDS, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF CROCKER LANE NW; THENCE LEAVING SAID RIGHT OF WAY AND RUN ALONG THE NORTH LINE OF SAID DOVER VILLAGE NORTH 87' 46' 54" WEST 499.50 FEET TO A 1-1/4 INCH IRON PIPE SET ON THE EASTERLY BOUNDARY OF SKYVIEW 3 SUBDIVISION AS PLATTED AND RECORDED IN BOOK 12, PAGE 90, BENTON COUNTY PLAT RECORDS; THENCE LEAVING THE BOUNDARY OF SAID DOVER VILLAGE AND RUN ALONG THE BOUNDARY OF SAID SKYVIEW 3 SUBDIVISION NORTH 2' 05' 48" EAST 30.05 FEET; THENCE NORTH 87' 48' 29" WEST 622.42 FEET TO THE PLACE OF BEGINNING, IN ALBANY, BENTON COUNTY, OREGON. SAID PARCEL CONTAINS 47.49 ACRES, MORE OR LESS.

NOTES

1) NO CHANGES SHALL BE MADE TO THE RESTRICTIVE COVENANTS AND EASEMENTS THAT AFFECT THE OPEN SPACE TRACTS WITHIN THIS ENTIRE PHASED SUBDIVISION WITHOUT THE APPROVAL OF THE CITY OF ALBANY COMMUNITY DEVELOPMENT DEPARTMENT.

APPROVALS AND ACCEPTANCE

CITY OF ALBANY NOTICE OF DECISION NO. SD-0005-17 AND SP-14-17: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Signature of Community Development Director, City of Albany, dated 4/23/2020.

Signature of Public Works Director, City of Albany, dated 4/23/2020.

Signature of Chairperson, Benton County Board of Commissioners, dated 4/30/20.

Signature of Benton County Surveyor, dated 4/29/2020.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2020

Signature of Denise J. Nolan, Director, Benton County Department of Assessment, dated 4/29/2020.

Signature of Debbie Pauer, Benton County Tax Collector, dated 04/29/2020.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT CW - PHEASANT RUN, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREIN AND THE NAME TO BE KNOWN AS PHEASANT RUN. FURTHER, WE HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT OF WAYS AND GRANT THE EASEMENTS AS SHOWN HEREON. TRACTS B, C, E, AND F AS SHOWN HEREON ARE ESTABLISHED AS OPEN SPACE NATURAL AREAS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED WITH THIS PLAT. DEVELOPMENT OF THESE TRACTS IS NOT PERMITTED EXCEPT AS NECESSARY TO MAINTAIN THE RIPARIAN AND WETLAND AREA, PROMOTE THE GROWTH OF NATIVE VEGETATION, AND USE FOR TRAILS FOR RECREATION PURPOSES. TRACT A AS SHOWN HEREON IS DEDICATED TO THE CITY OF ALBANY AS A STORMWATER TREATMENT AREA AND OPEN SPACE. THE WETLAND BUFFER SHOWN ON SHEET 3 IS DESIGNATED AS A NO BUILD ZONE AND BECOMES A DEED RESTRICTION FOR LOTS 35 THRU 41. THE TEMPORARY FIRE TURNAROUND EASEMENT IS CREATED HEREON (SEE NOTE ON SHEET 2 FOR TERMINATION OF THIS EASEMENT).

Signature of Jim Sansburn, POA, dated 4/23/2020. Printed name: Jim Sansburn, POA.

STATE OF OREGON } COUNTY OF Deschutes } S.S.

ON THIS 22ND DAY OF APRIL, 2020, BY JIM SANSBURN, POA, AS MANAGING MEMBER OF CW PHEASANT RUN LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC OF OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

Signature of Notary, Kristi Ringis, dated 4/23/2020. Notary Public - State of Oregon.

COMMISSION NO. 952242A MY COMMISSION EXPIRES: JULY 19, 2020

STATE OF OREGON } COUNTY OF BENTON } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2020-594334 ON THIS 30 DAY OF APR, 2020 AT 2:27 O'CLOCK PM

Signature of Benton County Clerk, dated 4/23/2020.

AFFIDAVIT OF CONSENT RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NO. 2020-594335

AFFIDAVIT OF CONSENT RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NO. 2020-594336

FRANCHISE UTILITY EASEMENT

PERPETUAL EASEMENTS ARE RESERVED FOR THE FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE MAP. 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 EASEMENTS SHALL BE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OVER AND UNDER 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.

POST MONUMENTATION STATEMENT

I, RYAN M. ERICKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE IMPROVEMENTS.

* POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED ON THE 17th DAY OF JUNE, 2020 AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE ON DOCUMENT NO. 2020-598545.



NARRATIVE

THIS PROPERTY WAS SUBDIVIDED AT THE REQUEST OF CW - PHEASANT RUN, LLC, AN OREGON LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.

THIS SUBDIVISION CONSISTS OF THOSE TRACTS OF LAND AS DESCRIBED ON DOCUMENT NO. 2009-452500, BENTON COUNTY, OREGON DEED RECORDS. THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM THE FOUND MONUMENTS USED IN COUNTY SURVEY FILE NO. 10864 FOR THE OVERALL BOUNDARY DETERMINATION AS SHOWN ON SHEET 1 OF 4 HEREIN. THE CONFIGURATION OF PHASE I AS SURVEYED WAS DETERMINED BY THE DESIGN OF FUTURE DEVELOPMENT PLANS FOR THE ENTIRE OWNERSHIP AS APPROVED BY THE PLANNING DEPARTMENT OF THE CITY OF ALBANY IN ITS NOTICE OF DECISION, DATED MAY 23, 2018 (SP-14-17) AND (SD-05-17).

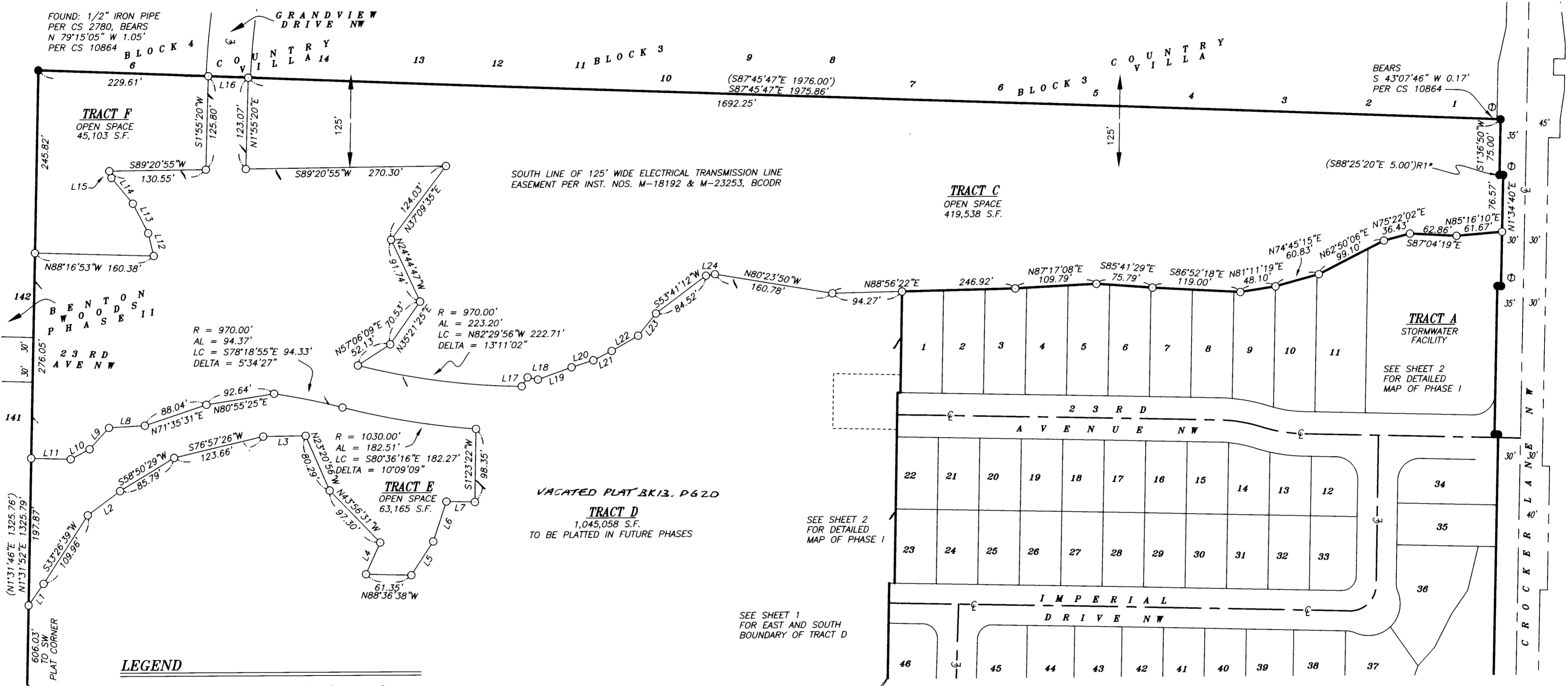
TRUE AND EXACT COPY

I, RYAN M. ERICKSON, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

Signature of Ryan M. Erickson, dated 4/23/2020.

EGR & Associates, Inc. Engineers, Geologists, and Surveyors. 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087

PHEASANT RUN
 NW 1/4 SECTION 36, T 10 S, R 4 W, W.M.
 ALBANY, BENTON COUNTY, OREGON
 SURVEYED: APRIL 13, 2020



LEGEND

- FOUND IRON ROD W/YPC "AKS ENGR" PER CS 10864 UNLESS OTHERWISE NOTED
- ① FOUND MONUMENT NOTED PER CS 10864 - SEE MONUMENT TABLE FOR DETAILED DESCRIPTION
- CALCULATED POINT, NOTHING SET, NOTHING FOUND
- ▲ SET 5/8" IR W/OPC MARKED "EGR & ASSOC." UNLESS NOTED OTHERWISE
- 5/8" IR W/OPC MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- 5/8" IR ROD WITH 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- (---) RECORD/REFERENCE DATA PER R1 UNLESS OTHERWISE NOTED
- EASEMENT AS NOTED
- PUE PUBLIC UTILITY EASEMENT
- BCODR BENTON COUNTY OREGON DEED RECORDS
- RM REFERENCE MONUMENT
- * MEASURED SAME AS RECORD

LINE TABLE					
LINE #	BEARING & DISTANCE	LINE #	BEARING & DISTANCE	LINE #	BEARING & DISTANCE
L1	S35°15'23"W 35.35'	L9	N42°41'29"E 38.87'	L17	S33°32'05"W 14.46'
L2	S53°40'49"W 54.51'	L10	N62°51'46"E 28.86'	L18	N77°34'08"W 14.22'
L3	S89°12'30"W 57.40'	L11	S88°21'22"E 53.34'	L19	S70°30'07"W 48.55'
L4	S24°35'14"W 47.00'	L12	S13°06'02"E 31.58'	L20	S72°52'09"W 30.81'
L5	S33°23'21"W 54.36'	L13	S27°05'11"E 44.67'	L21	S63°30'55"W 27.91'
L6	S18°55'31"W 56.53'	L14	S39°39'41"E 45.17'	L22	S60°27'17"W 41.23'
L7	N88°36'38"W 38.37'	L15	S16°48'20"E 9.48'	L23	S39°10'39"W 38.60'
L8	N86°50'08"E 48.51'	L16	N87°45'47"W 54.00'	L24	S81°30'24"W 12.23'

MONUMENT TABLE

- ① FOUND: 5/8" IRON ROD W/YPC "BENTON COUNTY SURVEYOR" PER CS 8093
- ② FOUND: 5/8" IRON ROD W/YPC "JIM UDELL PLS 1366" PER CS 10119
- ③ FOUND: 5/8" IRON ROD W/ALUM CAP "JIM UDELL PLS 1366" PER CS 10119

REFERENCES

- (R1) CS 10864
- (R2) SKYVIEW 3

TRUE AND EXACT COPY

I, RYAN M. ERICKSON, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

Ryan M. Erickson
 RYAN M. ERICKSON, PLS-55524

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 14, 2003
 RYAN M. ERICKSON
 55524
 EXPIRES: 12/31/21

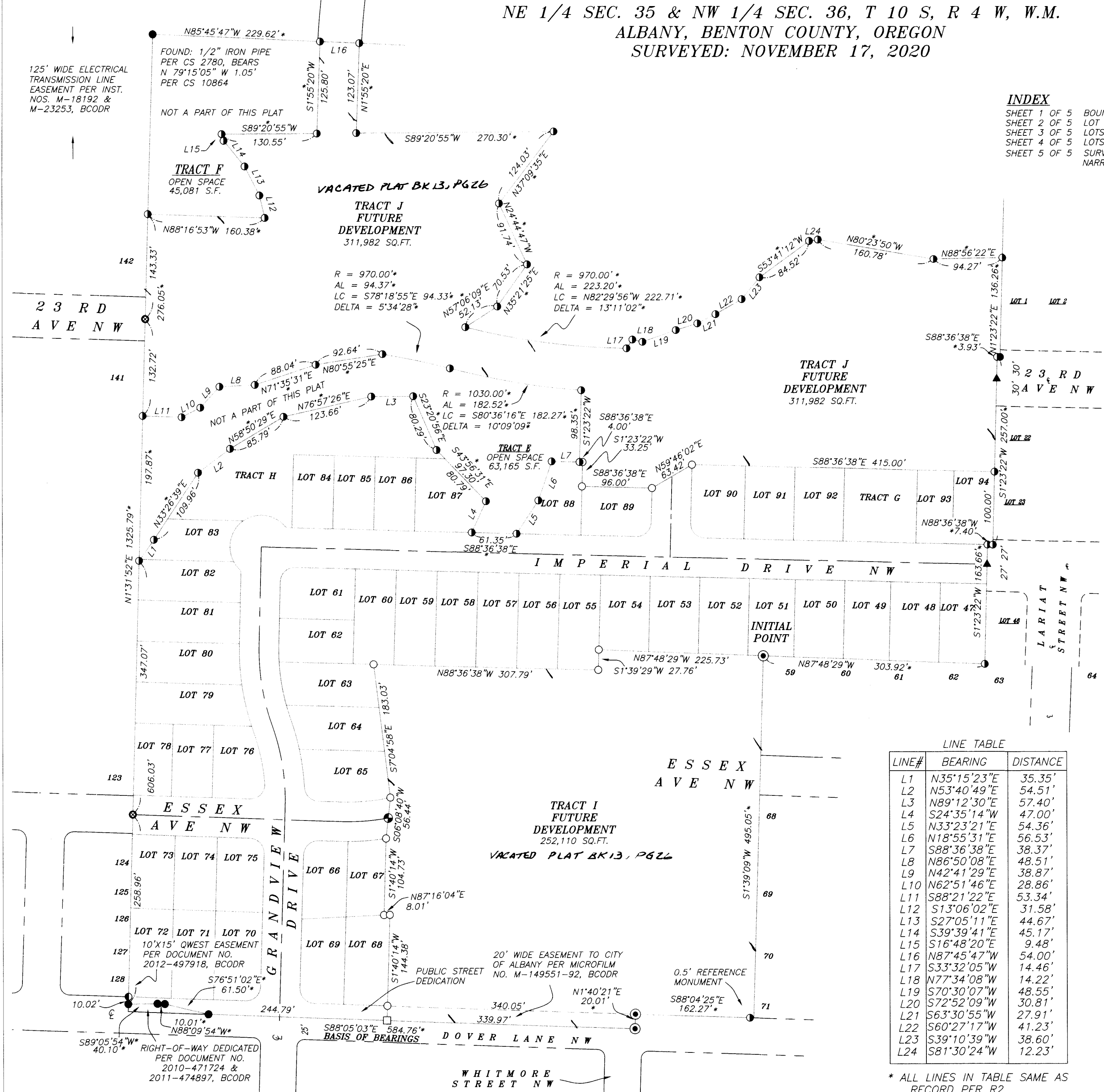
SHEET 4 OF 5 TRACTS C, D, E AND F

EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors

2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087

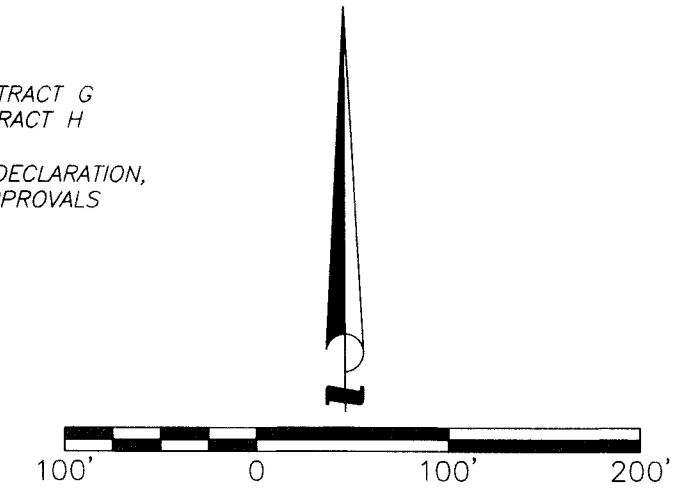
013-020

PHEASANT RUN II
AS A REPLAT OF TRACT "D" PHEASANT RUN
NE 1/4 SEC. 35 & NW 1/4 SEC. 36, T 10 S, R 4 W, W.M.
ALBANY, BENTON COUNTY, OREGON
SURVEYED: NOVEMBER 17, 2020



INDEX

- SHEET 1 OF 5 BOUNDARY
- SHEET 2 OF 5 LOT 47-60, 86-94, AND TRACT G
- SHEET 3 OF 5 LOTS 61-66, 76-85, & TRACT H
- SHEET 4 OF 5 LOTS 67-75
- SHEET 5 OF 5 SURVEYOR'S CERTIFICATE, DECLARATION, NARRATIVE, NOTES, AND APPROVALS



LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN
- FOUND IRON ROD W/YPC "AKS ENGR" PER CS 10864
- FOUND IRON ROD W/YPC "JIM UDELL PLS 1366" PER CS 10119
- ⊗ FOUND IRON ROD W/ALUM CAP "K+D ENGR PLS 58561" PER PER BENTON WOODS PHASE II
- FOUND IRON ROD W/ALUM CAP "K+D ENGR PLS 58561" PER PER BENTON WOODS PHASE II
- CALCULATED POINT, NOTHING SET, NOTHING FOUND
- ▲ 5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." PER PHEASANT RUN
- 5/8" IR W/OPC MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- 5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." TO BE POST MONUMENTED
- (---) RECORD/REFERENCE DATA
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- * MEASURED SAME AS RECORD PER PHEASANT RUN
- BCODR BENTON COUNTY OREGON DEED RECORDS

BASIS OF BEARINGS

SOUTH LINE OF PHEASANT RUN

REFERENCES

- (R1) CSF 10864
- (R2) PHEASANT RUN, BOOK 13, PAGE 09, BENTON COUNTY PLAT RECORDS

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N35°15'23"E	35.35'
L2	N53°40'49"E	54.51'
L3	N89°12'30"E	57.40'
L4	S24°35'14"W	47.00'
L5	N33°23'21"E	54.36'
L6	N18°55'31"E	56.53'
L7	S88°36'38"E	38.37'
L8	N86°50'08"E	48.51'
L9	N42°41'29"E	38.87'
L10	N62°51'46"E	28.86'
L11	S88°21'22"E	53.34'
L12	S13°06'02"E	31.58'
L13	S27°05'11"E	44.67'
L14	S39°39'41"E	45.17'
L15	S16°48'20"E	9.48'
L16	N87°45'47"W	54.00'
L17	S33°32'05"W	14.46'
L18	N77°34'08"W	14.22'
L19	S70°30'07"W	48.55'
L20	S72°52'09"W	30.81'
L21	S63°30'55"W	27.91'
L22	S60°27'17"W	41.23'
L23	S39°10'39"W	38.60'
L24	S81°30'24"W	12.23'

* ALL LINES IN TABLE SAME AS RECORD PER R2


REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524
EXPIRES: 12/31/21

TRUE AND EXACT COPY

I, RYAN M. ERICKSON, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.


RYAN M. ERICKSON, PLS-55534
BOUNDARY
SHEET 1 OF 5

EGR & Associates, Inc.
Engineers, Geologists, and Surveyors

2535B Prairie Road (541) 688-8322
Eugene, Oregon 97402 Fax (541) 688-8087