

**FARMVIEW SUBDIVISION
PHASE I**
for
GARY RODGERS
in
**SE QUARTER of SECTION 35
T 10 S, R 4 W, W.M.
CITY of ALBANY
BENTON COUNTY, OREGON**

MARCH 12, 2020
PAGE 1 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°49'06" E	4.64'
L2	S 75°38'35" E	6.14'
L3	N 03°35'50" E	27.46'
L4	N 03°35'50" E	27.46'
L5	N 00°03'11" W	34.04'
L6	N 00°03'11" W	34.11'

CURVE TABLE

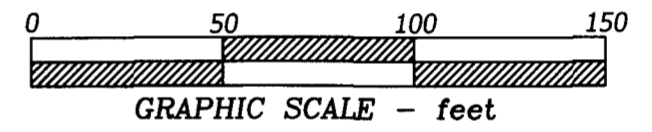
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.61'	8.00'	83°07'51"	N 48°29'41" W	10.62'
C2	11.68'	8.00'	83°38'50"	S 48°06'59" W	10.67'
C3	53.01'	227.00'	13°22'44"	S 83°22'14" E	52.89'
C4	43.53'	173.00'	14°25'01"	N 82°51'06" W	43.42'
C5	46.70'	200.00'	13°22'44"	N 83°22'14" W	46.60'

MONUMENT TABLE

- (A) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.8' BELOW SURFACE, PER CS 9085
- (B) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.1' BELOW SURFACE, PER CS 9085
- (C) ...FOUND 5/8" REBAR W/ RED PLASTIC CAP, "NORTHSTAR PLS 1823", FLUSH W/ SURFACE, PER PP 98-59
- (D) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.2' BELOW SURFACE, PER CS 9085
- (E) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "JIM UDELL PLS 1366", FLUSH W/ SURFACE, PER SCENIC VIEW SUBDIVISION PLAT
- (F) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.2' BELOW SURFACE, PER CS 9085
- (G) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "JIM UDELL PLS 1366", FLUSH WITH SURFACE, PER CS 9085
- (H) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "JIM UDELL PLS 1366", 0.1' BELOW SURFACE, PER CS 9085
- (I) ...FOUND 1-1/4" PIPE, 0.1' BELOW SURFACE, PER CS 2303
- (J) ...FOUND 1/2" PIPE, 1.0' ABOVE SURFACE, PER CS 2303
- (K) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", FLUSH WITH SURFACE, PER CS 9085
- (L) ...FOUND 5/8" REBAR, FLUSH WITH SURFACE, PER CS 4304
- (M) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.4' BELOW SURFACE, PER CS 9423
- (N) ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "JIM UDELL PLS 1366", 0.3' ABOVE SURFACE, PER SCENIC VIEW SUBDIVISION PLAT

LEGEND

-FOUND MONUMENT AS NOTED IN MONUMENT TABLE
-SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- ⊙.....SET MONUMENT-1-1/2" ALUMINUM CAP WITH 5/8" X 30" REBAR STAMPED "NORTHSTAR SURVEYING"
- ()a.....RECORD DATA FROM CS 9423
- ()b.....RECORD DATA FROM CS 9085
- T.L.....TAX LOT
- U.E.....UTILITY EASEMENT



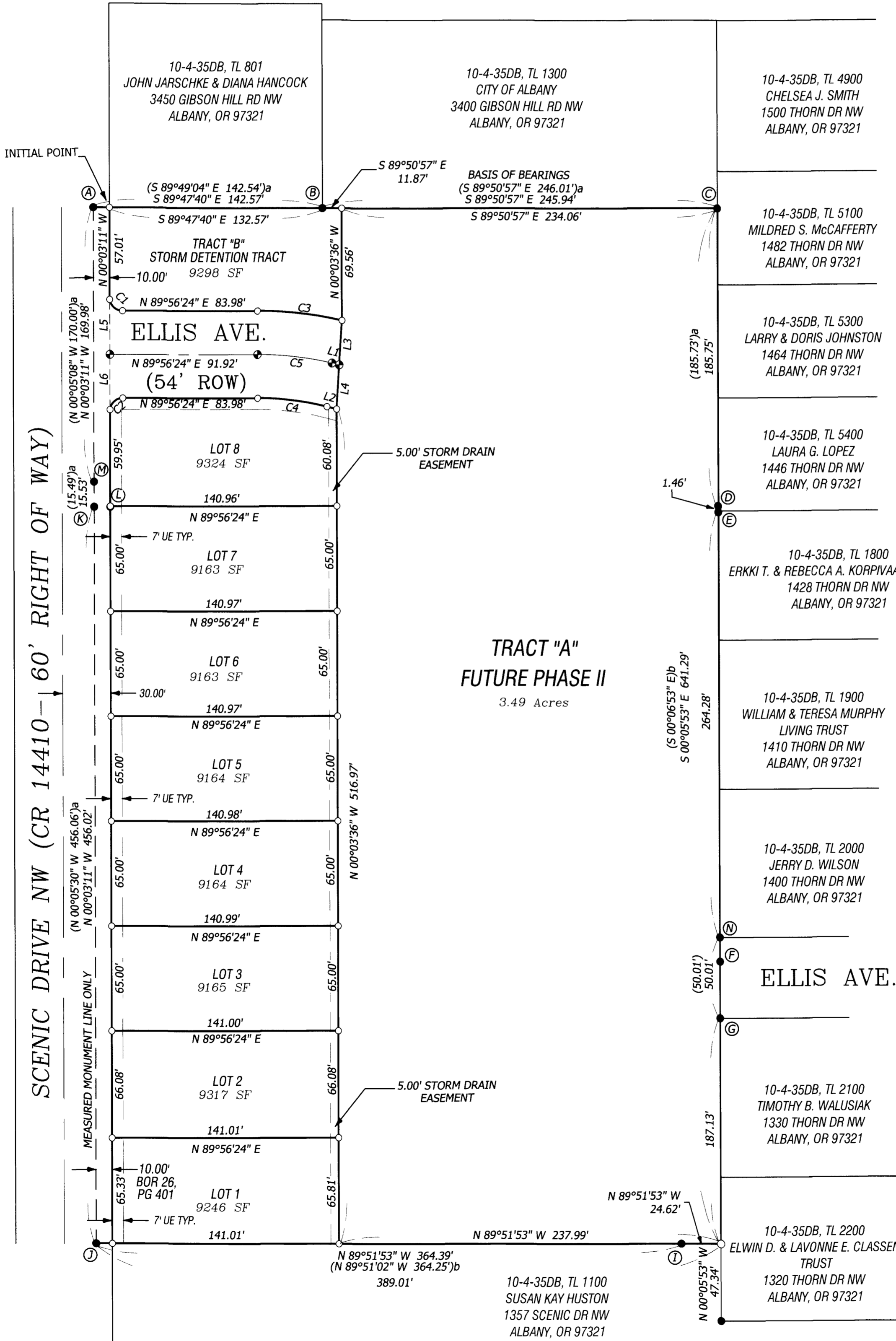
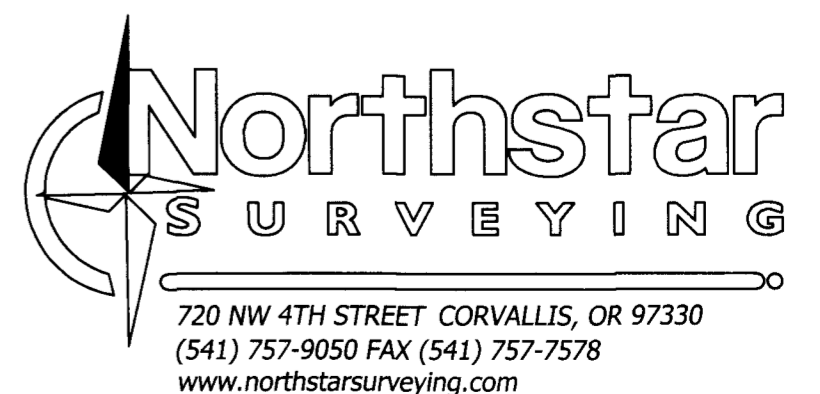
I, THE UNDERSIGNED,
HEREBY CERTIFY
THAT THIS IS AN
EXACT COPY OF
THE ORIGINAL PLAT.

David Lee Schlosser Jr.
DAVID LEE SCHLOSSER JR.
P.L.S. 72617

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David Lee Schlosser Jr.
OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2020
2022



013-012

FARMVIEW SUBDIVISION

PHASE 1

for

GARY RODGERS

in

SE QUARTER of SECTION 35

T 10 S, R 4 W, W.M.

CITY of ALBANY

BENTON COUNTY, OREGON

MARCH 12, 2020

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NARRATIVE

THIS PLAT IS THE RESULT OF, AND IS IN COMPLIANCE WITH, THE CONDITIONS OF APPROVAL FOR CITY OF ALBANY COMMUNITY DEVELOPMENT CASE SD-05-18/AD-03-18. IT EFFECTS THE SUBDIVISION OF TAX LOTS 900,1000,1200, AND 1201.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE FROM A FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "PARSONS PLS 1918" AT (B), TO A FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "LS1823" AT (C), AS SHOWN ON COUNTY SURVEY 9423 MEASURING S 89°50'57" E.

BOUNDARY DETERMINATION:

I DETERMINED THE EAST RIGHT OF WAY LINE OF SCENIC DRIVE NW BY LOCATING THE MONUMENTS SHOWN HEREON AS (A), (J), (K), & (M) WHICH WERE WITHIN THE RIGHT OF WAY BEING 10.00' OFFSET. THESE MONUMENTS WERE FOUND TO BE IN GOOD CONDITION AND WERE HELD AT AN OFFSET OF 10.00' TO CALCULATE SAID EAST RIGHT OF WAY LINE OF SCENIC DRIVE NW. THE NORTH LINE OF THE PARENT TRACT WAS DETERMINED BY MONUMENTS FOUND AT (A), (B), AND (C). AGAIN, THESE ORIGINAL MONUMENTS WERE FOUND TO BE IN GOOD CONDITION AND POSITION. THE EAST LINE, ALSO BEING THE WEST LINE OF THE SCENICVIEW SUBDIVISIONS, WAS DETERMINED UTILIZING MONUMENTS (C), (D), (E), (F), (G), (H), AND (N). THE SOUTHEAST CORNER OF THE PARENT PARCEL WAS NOT LOCATED IN THE FIELD, AND WAS CALCULATED AND SET AS SHOWN BY INTERSECTION OF THE COMPUTED SOUTH AND EAST LINES. A DISCREPANCY WAS NOTED AS TO THE RIGHT OF WAY WIDTH OF SCENIC DRIVE, AS MANY RECORD DOCUMENTS SHOW A WIDTH OF 50'. THIS WAS THE CASE WHEN THE PARENT PARCEL WAS MONUMENTED. AFTER FURTHER RESEARCH IT WAS FOUND THAT PER THAT DOCUMENT RECORDED IN BOOK 26, PAGE 401 OF BENTON COUNTY RECORDS, THE WIDTH OF SCENIC DRIVE WAS ALTERED TO A 60' RIGHT OF WAY.

APPROVALS

CASE # SD-05-13/AD-03-18

For Jeff Blaine 6-29-2020
CHAIRPERSON DATE
CITY OF ALBANY COMMUNITY DEVELOPMENT DIRECTOR

For Jeff Blaine 6-29-2020
CITY OF ALBANY PUBLIC WORKS DIRECTOR DATE

Jan 9 Maude 6-29-2020
BENTON COUNTY SURVEYOR DATE

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

Denise L. Nolan 6/29/2020
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE
for Jeff Kidd 6-29-2020
DIRECTOR, 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. 2020-59699, ON THIS 30th DAY OF June, 2020, AT 11:32:30 CLOCK AM.

Pat Mulrone 6/30/20
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

HOME OWNERS ASSOCIATION

THE HOME OWNERS ASSOCIATION FOR THIS SUBDIVISION IS CREATED PER DOCUMENT No. _____

EASEMENTS OF RECORD

PER TICOR TITLE REPORT No. 471820091535, THERE ARE NOT ANY EASEMENTS OF RECORD ACROSS ANY PORTION OF THE PARENT PROPERTY.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS GARY A. RODGERS & JULIE H. RODGERS, ARE THE RECORDED OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

WE HEREBY CREATE THE 7' UTILITY EASEMENT FOR FRANCHISE UTILITIES ALONG THE FRONTAGE OF SCENIC DRIVE & ELLIS AVENUE, FOR THE BENEFIT OF LOTS 1-8, AS SHOWN ON PAGE 1

WE HEREBY CREATE THE PRIVATE 5' STORM DRAINAGE EASEMENT, ALONG THE EAST LINE OF LOTS 1-8, FOR THE BENEFIT OF SAID LOTS, AS SHOWN ON PAGE 1

WE HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREET RIGHT-OF-WAYS AS SHOWN ON PAGE 1, REFERRED TO AS ELLIS AVENUE, CONTAINING A TOTAL OF 7763 SQ. FT.

WE HEREBY CREATE A STORM WATER EASEMENT ACROSS ALL OF TRACT "B", FOR THE BENEFIT OF LOTS 1-8, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AS SHOWN ON PAGE 1.

GARY A. RODGERS (OWNER) JULIE H. RODGERS (OWNER)

STATE OF OREGON)
S.S.
COUNTY OF BENTON)

SIGNED AND ATTESTED BEFORE ME ON THIS 23 DAY OF June, 2020 BY GARY A. RODGERS & JULIE H. RODGERS

Cassandra M. Mulkey SIGNATURE OF NOTARY

Cassandra M. Mulkey PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. 952816

MY COMMISSION EXPIRES 08/07/2020

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS DEFINING ONLY THE CORNERS OF THIS SUBDIVISION PLAT. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT LAND AS CONVEYED TO GARY A. RODGERS & JULIE H. RODGERS, BY DEEDS RECORDED AS DOCUMENTS 2003-342055, M-257203-98, M-263976-99, & M-196612-95, OF BENTON COUNTY DEED RECORDS, SAID TRACTS LYING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING S 89°47'40" E 10.00 FEET FROM A 5/8" REBAR LYING WITHIN THE RIGHT OF WAY OF SCENIC DRIVE NW, THENCE S 89°47'40" E 132.57 FEET TO A 5/8" REBAR, THENCE S 89°50'57" E 245.94 FEET, THENCE S 00°05'53" E 641.29 FEET, THENCE N 89°51'53" W 379.01 FEET, THENCE N 00°03'11" W 641.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.58 ACRES MORE OR LESS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2020 2021

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



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