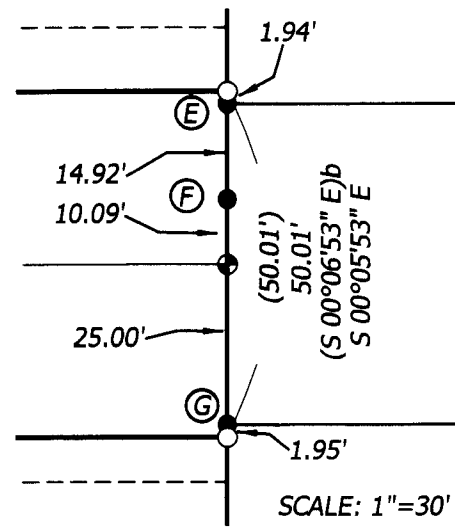


MONUMENT TABLE

- Ⓐ ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.1' BELOW SURFACE, PER CS 9085
- Ⓑ ...FOUND 5/8" REBAR W/ RED PLASTIC CAP, "NORTHSTAR PLS 1823", FLUSH WITH SURFACE, PER PP 98-59
- Ⓒ ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.2' BELOW SURFACE, PER CS 9085
- Ⓓ ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "JIM UDELL PLS 1366", FLUSH WITH SURFACE, PER SCENIC VIEW SUBDIVISION PLAT
- Ⓔ ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "JIM UDELL PLS 1366", 0.3' ABOVE SURFACE, PER SCENIC VIEW SUBDIVISION PLAT
- Ⓕ ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "PARSONS PLS 1918", 0.2' BELOW SURFACE, PER CS 9085
- Ⓖ ...FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, "JIM UDELL PLS 1366", FLUSH WITH SURFACE, PER SCENIC VIEW SUBDIVISION PLAT
- Ⓗ ...FOUND 1-1/4" PIPE, 0.1' BELOW SURFACE, PER CS 2303

DETAIL "A"



**FARMVIEW SUBDIVISION
PHASE II**
for
MOON GLOW MANAGEMENT, LLC
in
SE QUARTER of SECTION 35
T 10 S, R 4 W, W.M.
CITY of ALBANY
BENTON COUNTY, OREGON

AUGUST 17, 2021

PAGE 1 OF 2

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

CURVE TABLE

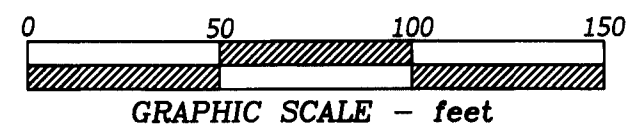
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.55'	8.00'	75°34'59"	N 37°50'59" W	9.80'
C2	46.17'	35.00'	75°34'59"	S 37°50'59" E	42.90'
C3	90.61'	43.00'	120°44'19"	N 21°40'36" W	74.75'
C4	5.59'	50.00'	6°24'17"	N 78°50'37" W	5.59'
C5	9.08'	43.00'	12°05'38"	S 75°59'56" E	9.06'
C6	41.65'	43.00'	55°29'49"	S 42°12'13" E	40.04'
C7	39.89'	43.00'	53°08'52"	S 12°07'08" W	38.47'
C8	6.76'	10.00'	38°45'03"	N 19°19'02" E	6.64'
C9	12.57'	8.00'	90°00'00"	N 45°03'29" W	11.31'
C10	54.98'	35.00'	90°00'00"	N 45°03'29" W	49.50'
C11	122.47'	43.00'	163°11'12"	N 39°46'03" W	85.08'
C12	7.31'	10.00'	41°53'03"	N 20°53'02" E	7.15'
C13	44.99'	43.00'	59°56'57"	S 11°51'05" W	42.97'
C14	22.27'	43.00'	29°40'08"	S 32°57'27" E	22.02'
C15	55.21'	43.00'	73°34'08"	N 84°34'35" W	51.50'
C16	5.46'	10.00'	31°18'09"	N 74°17'26" E	5.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°08'21" E	4.11'
L2	N 54°42'38" E	38.05'
L3	S 54°42'38" W	25.76'
L4	N 89°56'31" E	3.53'
L5	N 03°35'50" E	27.45'
L6	N 03°35'50" E	27.48'

LEGEND

- ...FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED, "NORTHSTAR SURVEYING" PER FARMVIEW PHASE 1 PLAT, UNLESS OTHERWISE NOTED IN MONUMENT TABLE
- ...SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- ⦿ ...SET MONUMENT-1-1/2" ALUMINUM CAP ON 5/8" REBAR STAMPED "NORTHSTAR SURVEYING"
- [] ...RECORD DATA FROM FARMVIEW PHASE 1 SUBDIVISION PLAT
- ()a...RECORD DATA FROM CS 9423
- ()b...RECORD DATA FROM CS 9085
- T.L....TAX LOT
- U.E....UTILITY EASEMENT
- P.P....PARTITION PLAT
- C.R....COUNTY ROAD



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

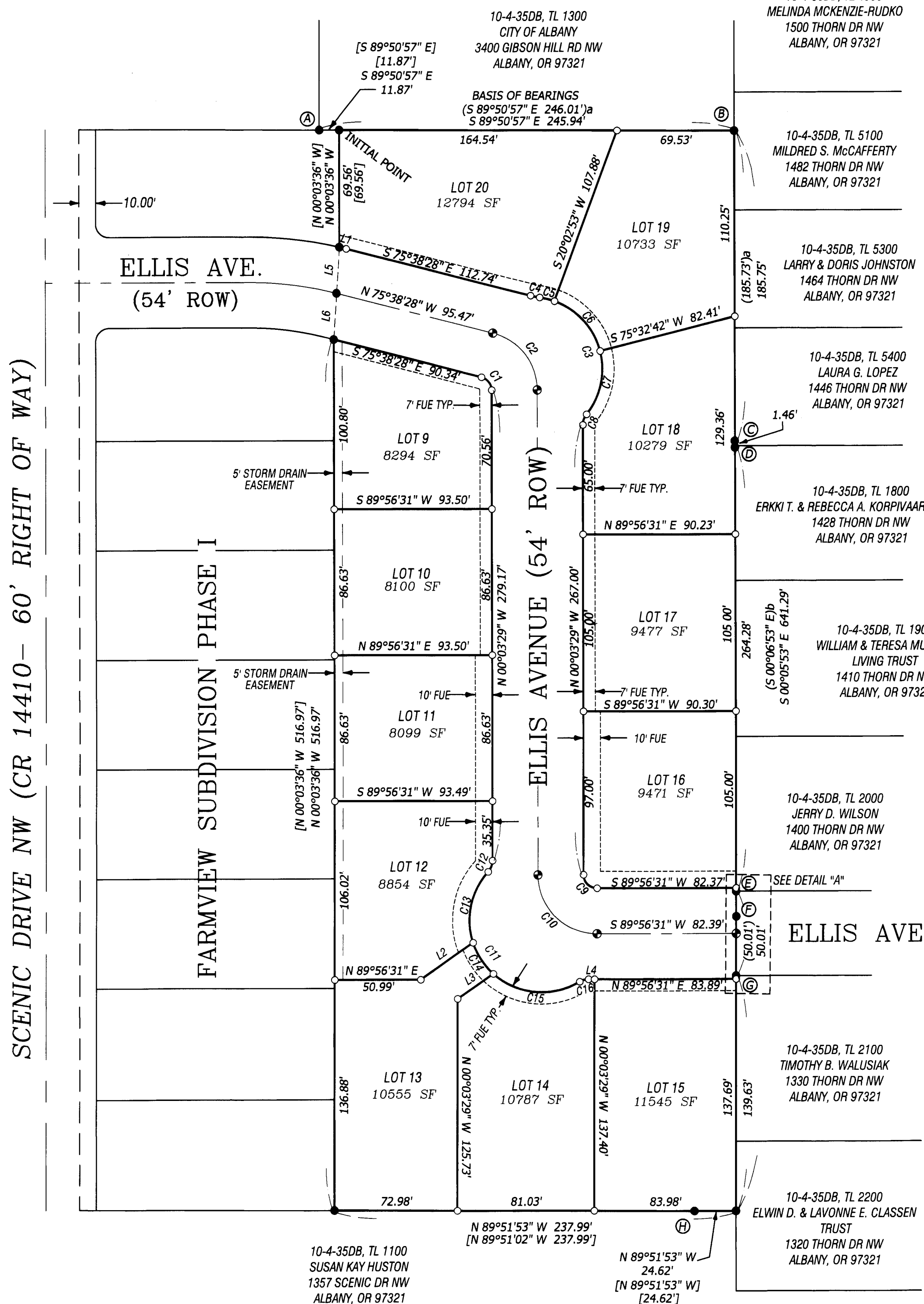
REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

David Lee Schlosser Jr.

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617
RENEWS: 06/30/2022

**Northstar
SURVEYING**

720 NW 4TH STREET CORVALLIS, OR 97330
(541) 757-9050 FAX (541) 757-7578
www.northstarsurveying.com



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FARMVIEW SUBDIVISION
PHASE II
for
MOON GLOW MANAGEMENT, LLC
in
SE QUARTER of SECTION 35
T 10 S, R 4 W, W.M.
CITY of ALBANY
BENTON COUNTY, OREGON

AUGUST 17, 2021
PAGE 2 OF 2
CASE # SD-05-18/AD-03-18

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 REPRESENTS THE SUBDIVISION OF TRACT "A", OF FARMVIEW SUBDIVISION PHASE I (PLAT VOLUME 13, PAGE 12, BENTON COUNTY SURVEY RECORDS).

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:
RECORD MONUMENTS SET AND FOUND PER FARMVIEW SUBDIVISION PHASE I, WERE RECOVERED AND HELD FOR THE BOUNDARY AS THEY WERE FOUND TO BE IN GOOD CONDITION AND POSITION. LOTS 9-20 WERE MONUMENTED IN COMPLIANCE WITH CITY OF ALBANY CONDITION OF APPROVAL SD-05-18, AND PER THE CLIENT'S REQUEST.

APPROVALS

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

Scott White for Matthew Rutters 10-28-2021
CITY OF ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE

Brandon Johnson for Chris Bailey 10-27-2021
CITY OF ALBANY PUBLIC WORKS DIRECTOR DATE

August 12-1-2021
CHAIRPERSON DATE
BENTON COUNTY BOARD OF COMMISSIONERS

Dail K. Mel 12-01-2021
FOR BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2022.

Denise Nolan 11/17/2021
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

Debbi Bauer 11/17/2021
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. 2021-621983, ON THIS 2 DAY OF December, 2021, AT 4:00 O'CLOCK P.

[Signature]
FOR BENTON COUNTY CLERK

HOME OWNERS ASSOCIATION

THE HOME OWNERS ASSOCIATION FOR THIS SUBDIVISION IS CREATED PER DOCUMENT No. 2020-598222.

EASEMENTS OF RECORD

PER FIRST AMERICAN TITLE REPORT No. 7089-3800053, THERE ARE NOT ANY EASEMENTS OF RECORD ACROSS ANY PORTION OF THE PARENT PROPERTY.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS MOON GLOW MANAGEMENT LLC, IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON.

I HEREBY CREATE THE UTILITY EASEMENTS FOR THE BENEFIT OF FRANCHISED UTILITIES, ALONG THE ELLIS AVENUE FRONTAGE OF LOTS 9-20, AS SHOWN ON PAGE 1

I HEREBY CREATE THE PRIVATE 5' STORM DRAINAGE EASEMENT, ALONG THE WEST LINE OF LOTS 9-12, FOR THE BENEFIT OF SAID LOTS, AS SHOWN ON PAGE 1

I 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 0.76 ACRES.

Gary A. Rodgers 10-27-2021
GARY A. RODGERS DATE
(REPRESENTATIVE OF MOON GLOW MANAGEMENT LLC)

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

SIGNED AND ATTESTED BEFORE ME ON THIS 21st DAY OF October, 2021, BY GARY A. RODGERS, REPRESENTATIVE OF MOON GLOW MANAGEMENT LLC.

Cheryl L. VanVleet SIGNATURE OF NOTARY

Cheryl L. VanVleet PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 1015836
MY COMMISSION EXPIRES August 16, 2025

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:

TRACT "A" OF FARMVIEW SUBDIVISION PHASE I PLAT OF BENTON COUNTY SURVEY RECORDS.

CONTAINING 3.49 ACRES, MORE OR LESS.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2022



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