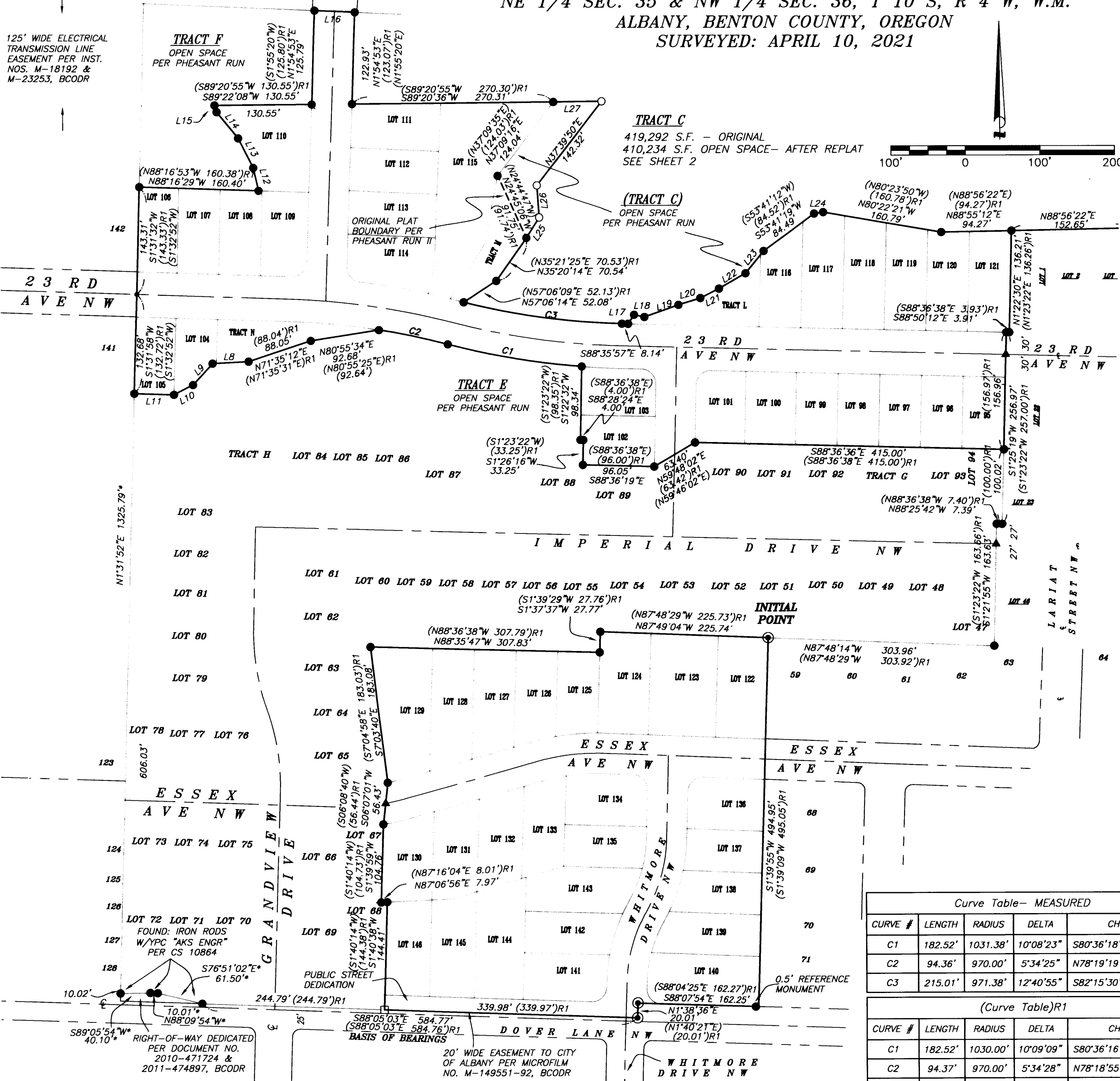


PHEASANT RUN III
AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
& TRACT "C" PHEASANT RUN
NE 1/4 SEC. 35 & NW 1/4 SEC. 36, T 10 S, R 4 W, W.M.
ALBANY, BENTON COUNTY, OREGON
SURVEYED: APRIL 10, 2021

125' WIDE ELECTRICAL TRANSMISSION LINE EASEMENT PER INST. NOS. M-18192 & M-23253, BCODR



LINE TABLE MEASURED

LINE#	BEARING	DISTANCE
L8	N86°53'31"E	48.49'
L9	N42°40'57"E	38.88'
L10	N62°54'32"E	28.83'
L11	S88°18'16"E	53.36'
L12	S13°12'01"E	31.56'
L13	S27°03'26"E	44.65'
L14	S39°37'20"E	45.19'
L15	S16°44'47"E	9.47'
L16	N87°38'43"W	54.00'
L17	S33°43'48"W	14.47'
L18	N78°05'06"W	14.25'
L19	S70°36'38"W	48.45'
L20	S72°51'46"W	30.82'
L21	S63°28'31"W	27.92'
L22	S60°27'29"W	41.23'
L23	S39°14'49"W	38.59'
L24	S81°34'45"W	12.28'
L25	N32°19'52"E	32.58'
L26	N04°19'51"W	42.85'
L27	S89°20'36"W	64.65'

(LINE TABLE)R1

LINE#	BEARING	DISTANCE
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'

LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
- ▲ FOUND 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." PER PHEASANT RUN
- ⊙ 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
- 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
- CALCULATED POINT, NOTHING SET, NOTHING FOUND
- (---) RECORD/REFERENCE DATA
- RPC RED PLASTIC CAP
- IR IRON ROD
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- BCODR BENTON COUNTY OREGON DEED RECORDS

BASIS OF BEARINGS

SOUTH LINE OF PHEASANT RUN & PHEASANT RUN II

REFERENCES

(R1) PHEASANT RUN II, BOOK 13, PAGE 20, BENTON COUNTY PLAT RECORDS

INDEX

SHEET 1 OF 6 WEST BOUNDARY
 SHEET 2 OF 6 EAST BOUNDARY TRACT C
 SHEET 3 OF 6 LOTS 104-115, AND TRACTS M & N
 SHEET 4 OF 6 LOTS 95-103, 116-121, & TRACT L
 SHEET 5 OF 6 LOTS 122-146
 SHEET 6 OF 6 SURVEYOR'S CERTIFICATE, DECLARATION, NARRATIVE, NOTES, AND APPROVALS

TRUE AND EXACT COPY

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

David Lee Schlosser Jr.
 DAVID LEE SCHLOSSER JR., PLS-72617

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS: 06/30/2022

BOUNDARY SHEET 1 OF 6

Curve Table- MEASURED

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1031.38'	10°08'23"	S80°36'18"E 182.29'
C2	94.36'	970.00'	5°34'25"	N78°19'19"W 94.32'
C3	215.01'	971.38'	12°40'55"	S82°15'30"E 214.57'

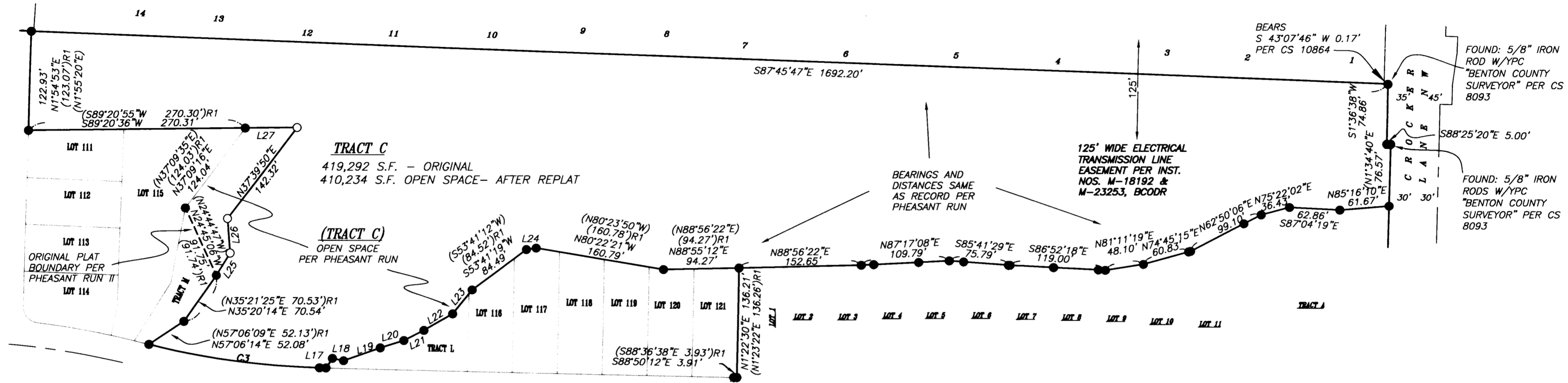
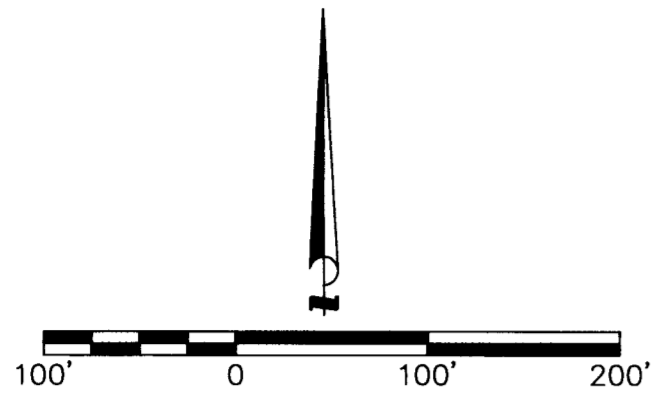
(Curve Table)R1

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1030.00'	10°09'09"	S80°36'16"E 182.27'
C2	94.37'	970.00'	5°34'28"	N78°18'55"W 94.33'
C3	223.20'	970.00'	13°11'02"	S82°29'56"E 222.71'

Northstar
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 www.northstarsurveying.com

PHEASANT RUN III
 AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
 & TRACT "C" 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: APRIL 10, 2021



LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN OR PHEASANT RUN II UNLESS NOTED OTHERWISE
- 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
- (---) RECORD/REFERENCE DATA
- RPC RED PLASTIC CAP
- IR IRON ROD
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- BCODR BENTON COUNTY OREGON DEED RECORDS

LINE TABLE MEASURED

LINE#	BEARING	DISTANCE
L8	N86°53'31"E	48.49'
L9	N42°40'57"E	38.88'
L10	N62°54'32"E	28.83'
L11	S88°18'16"E	53.36'
L12	S13°12'01"E	31.56'
L13	S27°03'26"E	44.65'
L14	S39°37'20"E	45.19'
L15	S16°44'47"E	9.47'
L16	N87°38'43"W	54.00'
L17	S33°43'48"W	14.47'
L18	N78°05'06"W	14.25'
L19	S70°36'38"W	48.45'
L20	S72°51'46"W	30.82'
L21	S63°28'31"W	27.92'
L22	S60°27'29"W	41.23'
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L26	N04°19'51"W	42.85'
L27	S89°20'36"W	64.65'

(LINE TABLE)R1

LINE#	BEARING	DISTANCE
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'

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1031.38'	10°08'23"	S80°36'18"E 182.29'
C2	94.36'	970.00'	5°34'25"	N78°19'19"W 94.32'
C3	215.01'	971.38'	12°40'55"	S82°15'30"E 214.57'

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1030.00'	10°09'09"	S80°36'16"E 182.27'
C2	94.37'	970.00'	5°34'28"	N78°18'55"W 94.33'
C3	223.20'	970.00'	13°11'02"	S82°29'56"E 222.71'

TRUE AND EXACT COPY

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

David Lee Schlosser Jr.
 DAVID LEE SCHLOSSER JR., PLS-72617

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

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

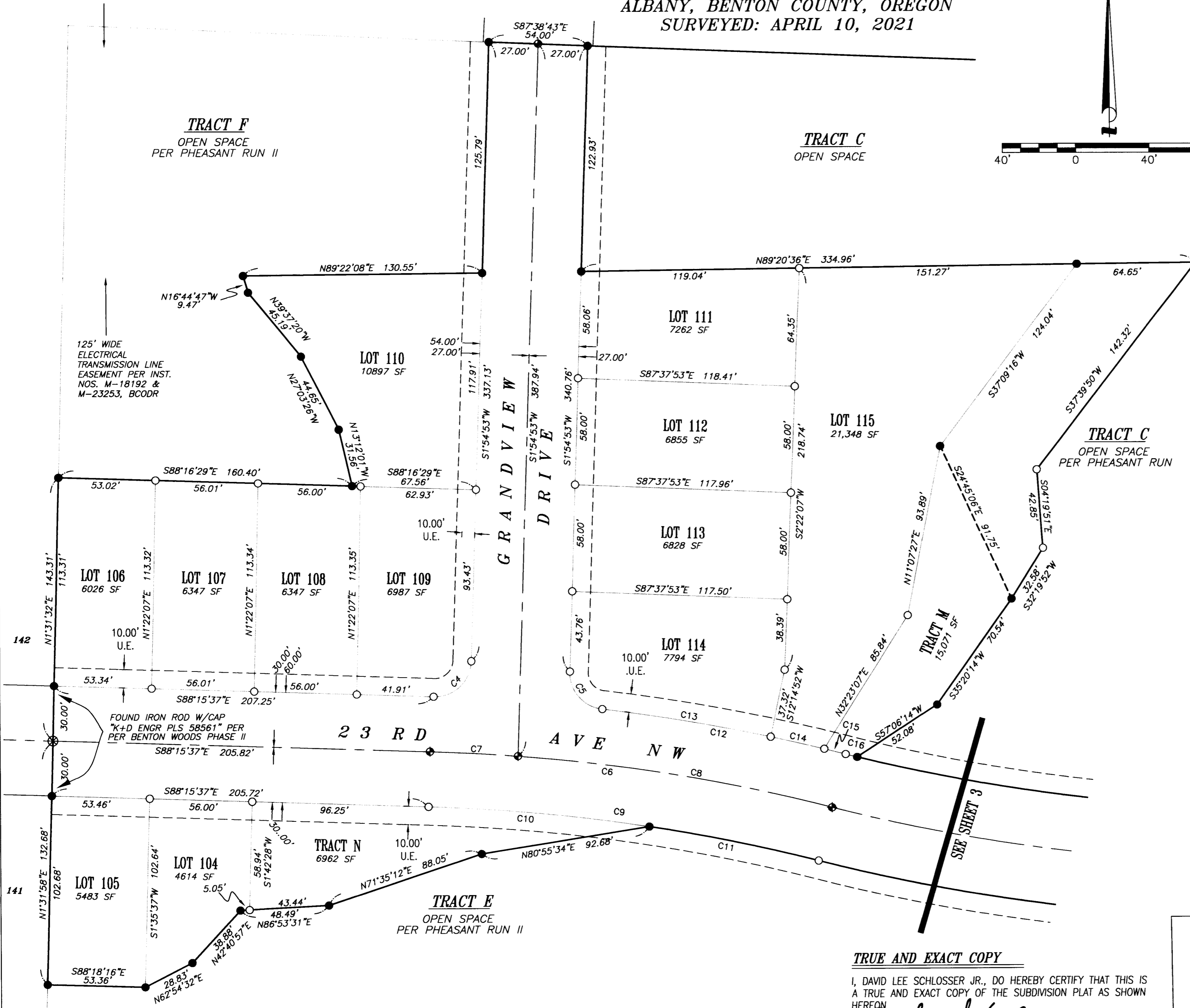
BOUNDARY EAST TRACT C
 SHEET 2 OF 6

RENEWS: 06/30/2022

BASIS OF BEARINGS
 SOUTH LINE OF PHEASANT RUN & PHEASANT RUN II
REFERENCES
 (R1) PHEASANT RUN II, BOOK 13, PAGE 20, BENTON COUNTY PLAT RECORDS

720 NW 4TH STREET CORVALLIS, OR 97330
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PHEASANT RUN III
 AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
 & TRACT "C" 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: APRIL 10, 2021



LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
- ⊗ FOUND IRON ROD W/ALUM CAP "K+D ENGR PLS 58561" PER PER BENTON WOODS PHASE II
- 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
- ⊙ 5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
- (---) RECORD/REFERENCE DATA
- RPC RED PLASTIC CAP
- IR IRON ROD
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- BCODR BENTON COUNTY OREGON DEED RECORDS

SEE SHEET 1 FOR BOUNDARY REFERENCES

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	31.36'	20.00'	89°49'30"	N46°49'38"E 28.24'
C5	29.66'	20.00'	84°58'02"	S40°34'08"E 27.02'
C6	222.58'	1000.00'	12°45'11"	N81°54'17"W 222.13'
C7	48.63'	1000.00'	2°47'11"	N86°53'17"W 48.63'
C8	173.95'	1000.00'	9°58'00"	N80°30'42"W 173.73'
C9	217.50'	970.00'	12°50'51"	N81°51'28"W 217.05'
C10	121.07'	970.00'	7°09'05"	N84°41'04"W 120.99'
C11	94.37'	970.00'	5°34'28"	N78°18'55"W 94.33'
C12	135.17'	1030.00'	7°31'10"	N79°17'16"W 135.08'
C13	93.10'	1030.00'	5°10'45"	N80°27'47"W 93.07'
C14	29.98'	1030.00'	1°40'03"	N77°02'23"W 29.97'
C15	12.06'	1030.00'	0°40'15"	N75°52'14"W 12.06'
C16	6.47'	971.38'	0°22'55"	S75°43'34"E 6.47'

REGISTERED PROFESSIONAL LAND SURVEYOR

David Lee Schlosser Jr.

OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617

SHEET 3 OF 6
 LOTS 104-115 AND TRACTS M & N

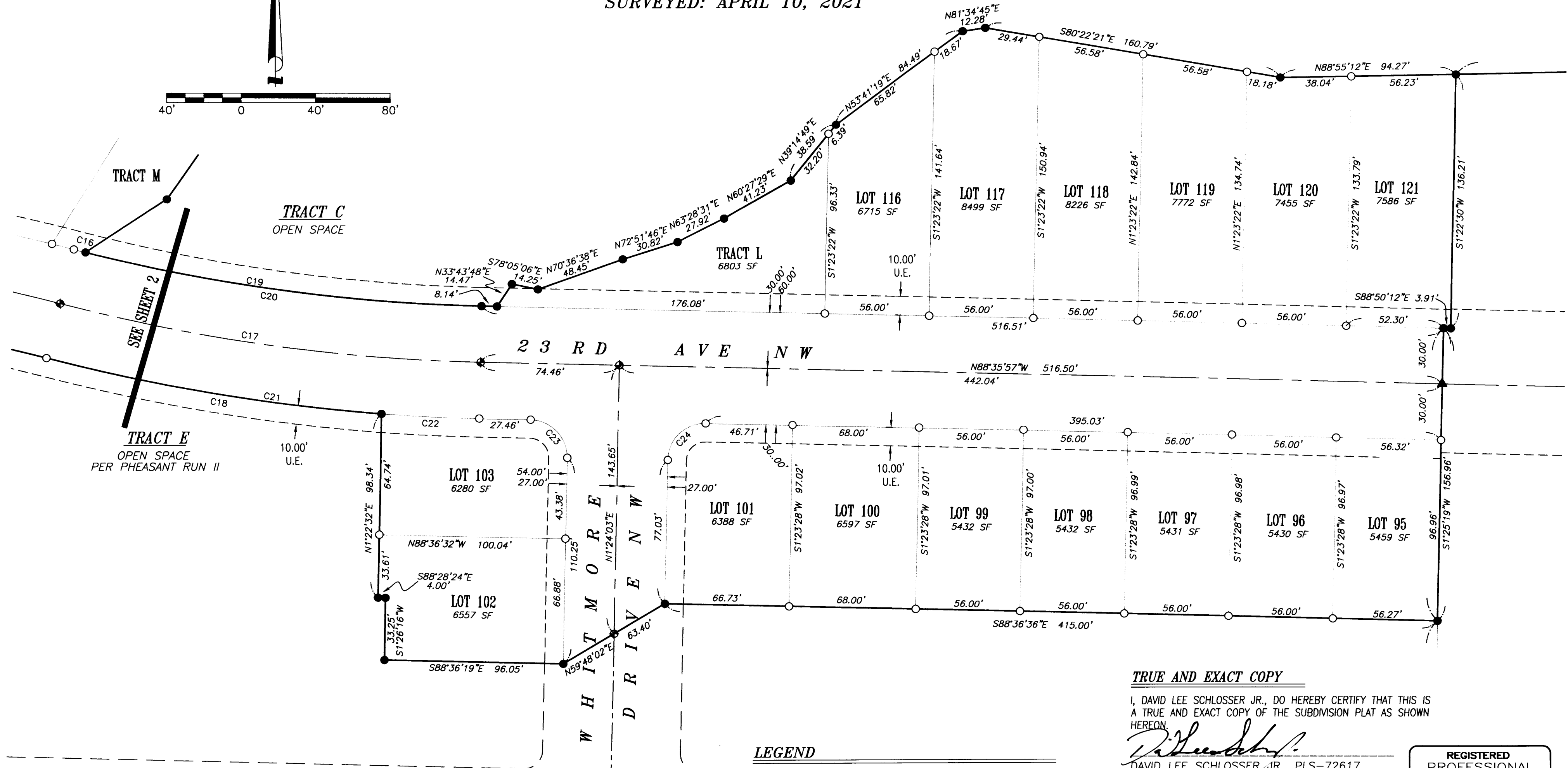
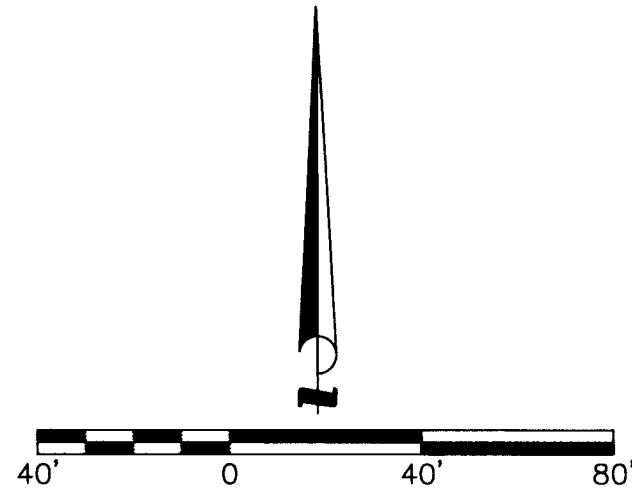
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PHEASANT RUN III
 AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
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 NE 1/4 SEC. 35 & NW 1/4 SEC. 36, T 10 S, R 4 W, W.M.
 ALBANY, BENTON COUNTY, OREGON
 SURVEYED: APRIL 10, 2021



TRACT M
 TRACT C
 OPEN SPACE
 TRACT L
 6803 SF
 TRACT E
 OPEN SPACE
 PER PHEASANT RUN II

23 RD AVE NW

**W H I T M O R E
 D R I V E N W**

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C16	6.40'	970.00'	0°22'42"	S75°43'02"E 6.40'
C17	228.32'	1001.38'	13°03'50"	S82°04'02"E 227.83'
C18	182.52'	1031.38'	10°08'23"	S80°36'18"E 182.29'
C19	215.01'	971.38'	12°40'55"	S82°15'30"E 214.57'
C20	221.48'	971.38'	13°03'50"	S82°04'02"E 221.00'
C21	235.16'	1031.38'	13°03'50"	S82°04'02"E 234.66'
C22	52.64'	1031.38'	2°55'27"	S87°08'14"E 52.63'
C23	31.42'	20.00'	90°00'00"	N43°35'57"W 28.28'
C24	31.42'	20.00'	90°00'00"	S46°24'03"W 28.28'

LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
 - ▲ FOUND 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." PER PHEASANT RUN
 - 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
 - ⊙ 5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
 - (---) RECORD/REFERENCE DATA
 - RPC RED PLASTIC CAP
 - IR IRON ROD
 - UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
 - BCODR BENTON COUNTY OREGON DEED RECORDS
- SEE SHEET 1 FOR BOUNDARY REFERENCES

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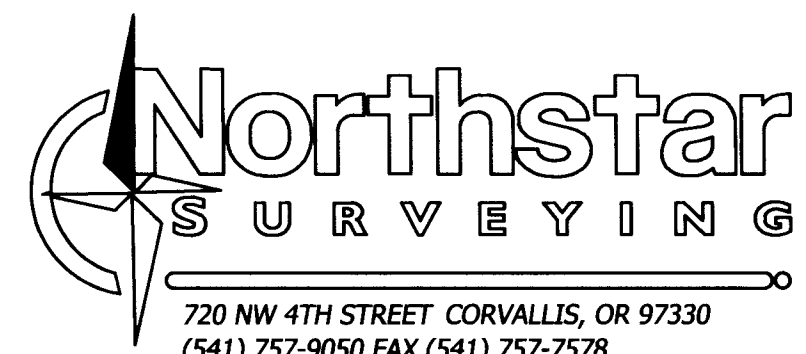
David Lee Schlosser Jr.
 DAVID LEE SCHLOSSER, JR., PLS-72617

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617

SHEET 4 OF 6
 LOTS 95-103, 116-121, AND TRACT L

RENEWS: 06/30/2022



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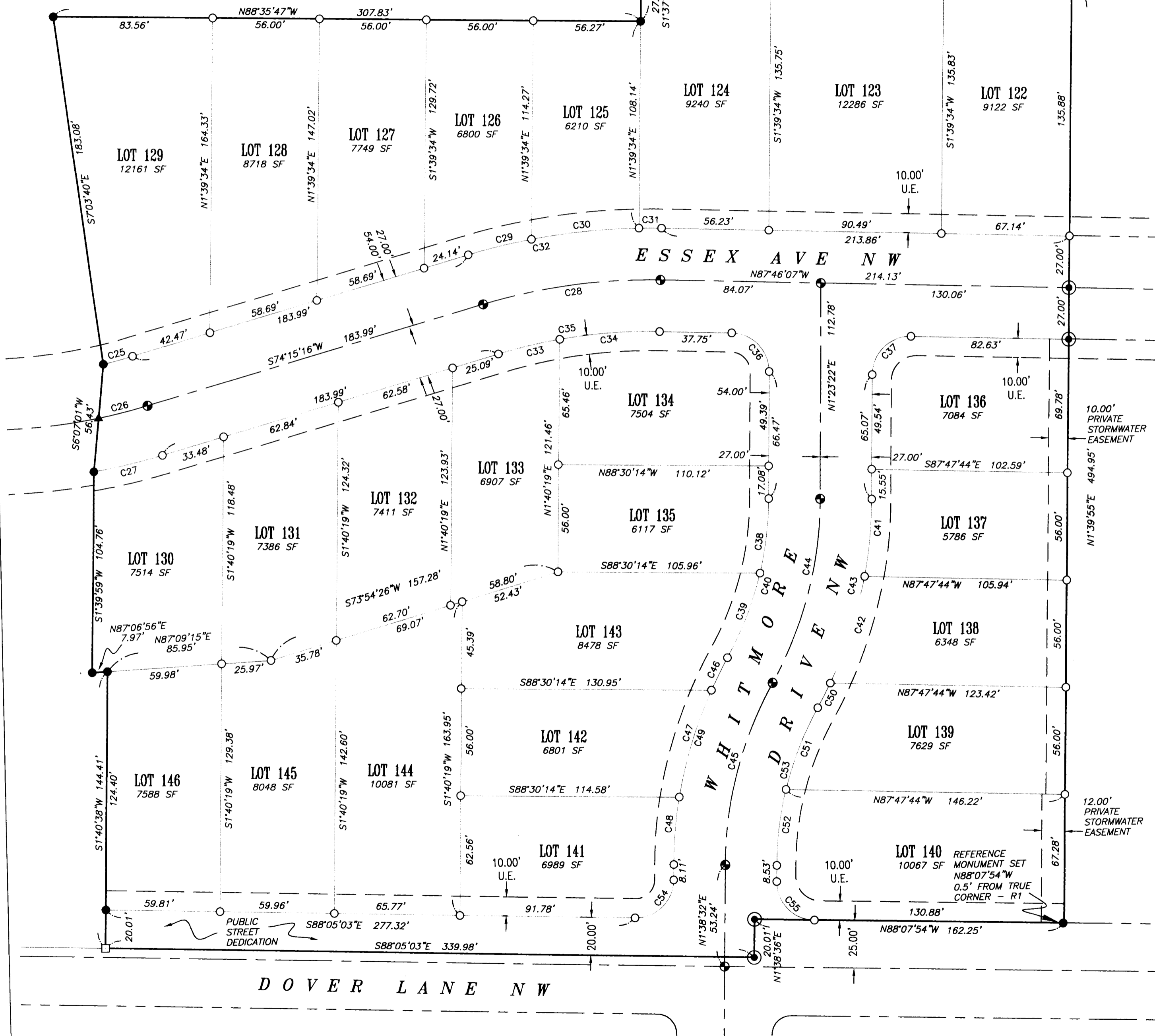
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DAVID LEE SCHLOSSER JR., PLS-72617

PHEASANT RUN III AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II & TRACT "C" 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: APRIL 10, 2021

LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
FOUND 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." PER PHEASANT RUN I OR PHEASANT RUN II
FOUND IRON ROD W/YPC "JIM UDELL PLS 1366" PER CS 10119
5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
CALCULATED POINT, NOTHING SET, NOTHING FOUND
RECORD/REFERENCE DATA
RPC RED PLASTIC CAP
IR IRON ROD
UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
BCODR BENTON COUNTY OREGON DEED RECORDS
SEE SHEET 1 FOR BOUNDARY REFERENCES



Curve Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD. Lists curves C25 through C55 with their respective measurements.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 10, 2014 DAVID LEE SCHLOSSER JR. 72617

SHEET 5 OF 6 LOTS 104-115 AND TRACTS M & N

RENEWS: 06/30/2022

Northstar SURVEYING logo and contact information: 720 NW 4TH STREET CORVALLIS, OR 97330 (541) 757-9050 FAX (541) 757-7578 www.northstarsurveying.com

PHEASANT RUN III
AS A REPLAT OF

TRACT "I" AND TRACT "J" PHEASANT RUN II
& TRACT "C" 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: APRIL 10, 2021

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, JR., 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:

TRACTS "I" AND "J", PHEASANT RUN II, AS PLATTED AND RECORDED IN BOOK 13, PAGE 20, BENTON COUNTY OREGON PLAT RECORDS, AND
TRACT "C", PHEASANT RUN, AS PLATTED AND RECORDED IN BOOK 9, PAGE 20, BENTON COUNTY OREGON PLAT RECORDS.

THE INITIAL POINT OF THIS SURVEY IS 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;



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.

2.) SUBJECT TO DECLARATION OF ANNEXATION AGREEMENT OF CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED ON

FEBRUARY 18, 2022, IN INSTRUMENT NO. 2022-624795, BENTON COUNTY OREGON DEED RECORDS.

NARRATIVE

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

THIS SUBDIVISION CONSISTS OF TRACTS "I" AND "J", PHEASANT RUN II, AS PLATTED AND RECORDED IN BOOK 13, PAGE 20, BENTON COUNTY, OREGON PLAT RECORDS, AND TRACT "C", PHEASANT RUN, AS PLATTED AND RECORDED IN BOOK 9, PAGE 20, BENTON COUNTY, OREGON PLAT RECORDS. THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM THE FOUND MONUMENTS USED IN SAID PHEASANT RUN II PLAT. THE CONFIGURATION OF PHASE III 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, ORIGINAL APPROVAL DATED MAY 23, 2018 (SP-14-17) AND (SD-05-17). SEE MODIFICATION OF APPROVAL.

POST MONUMENTATION STATEMENT

I, DAVID LEE SCHLOSSER JR., 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___,

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.

AFFIDAVITS OF CONSENT

AN AFFIDAVIT OF CONSENT FROM THE BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT NUMBER 2019-583342, BENTON COUNTY OREGON DEED RECORDS, WHICH AFFIDAVIT WAS RECORDED ON

FEBRUARY 18, 2022, IN INSTRUMENT NO. 2022-624793, BENTON COUNTY OREGON DEED RECORDS.

AN AFFIDAVIT OF CONSENT FROM THE BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT NUMBER 2019-583345, BENTON COUNTY OREGON DEED RECORDS, WHICH AFFIDAVIT WAS RECORDED

FEBRUARY 18, 2022, IN INSTRUMENT NO. 2022-624794, BENTON COUNTY OREGON DEED RECORDS.

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.

Amiegh Montemore 2-08-2022
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ALBANY

Brandon Steffenmeier for Chris Bailey 2-7-2022
PUBLIC WORKS DIRECTOR
CITY OF ALBANY

Cheryl Hall 2-15-2022
CHAIRPERSON
BENTON COUNTY BOARD OF COMMISSIONERS

Jan Mardis 2-15-2022
BENTON COUNTY SURVEYOR

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

Jami Gray February 10, 2022
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

Debbie Pomeroy 02-10-2022
BENTON COUNTY TAX COLLECTOR DATE

TRUE AND EXACT COPY

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

David Lee Schlosser Jr.
DAVID LEE SCHLOSSER JR., PLS-72617

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT CW - PHEASANT RUN, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER TRACTS "I" AND "J", PHEASANT RUN II, AND TRACT "C", PHEASANT RUN, BEING 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 III. FURTHER, THEY HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT OF WAYS AND GRANT THE EASEMENTS AS SHOWN HEREON. TRACTS C, L, AND N AS SHOWN HEREON ARE ESTABLISHED AS COMMON OPEN SPACE AREAS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED WITH THIS PLAT. TRACT M IS DEDICATED TO THE CITY OF ALBANY. THE OWNER ALSO ACKNOWLEDGES THE CREATION OF THE PRIVATE STORMWATER EASEMENT ALONG THE EAST LINE OF LOTS 136-140 FOR THE BENEFIT OF LOTS 136-140 TO BE MAINTAINED BY SAID LOTS.

BY: Tim Hix
CW PHEASANT RUN, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: Tim Hix

STATE OF Oregon }
COUNTY OF Deschutes } S.S.

ON THIS 26th DAY OF January, 2022, BY Tim Hix, AS REPRESENTATIVE 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.

Kimberly D. Gutheir
SIGNATURE OF NOTARY

Kimberly D. Gutheir
PRINTED NAME
NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. 987928 MY COMMISSION EXPIRES: may 20, 2023

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

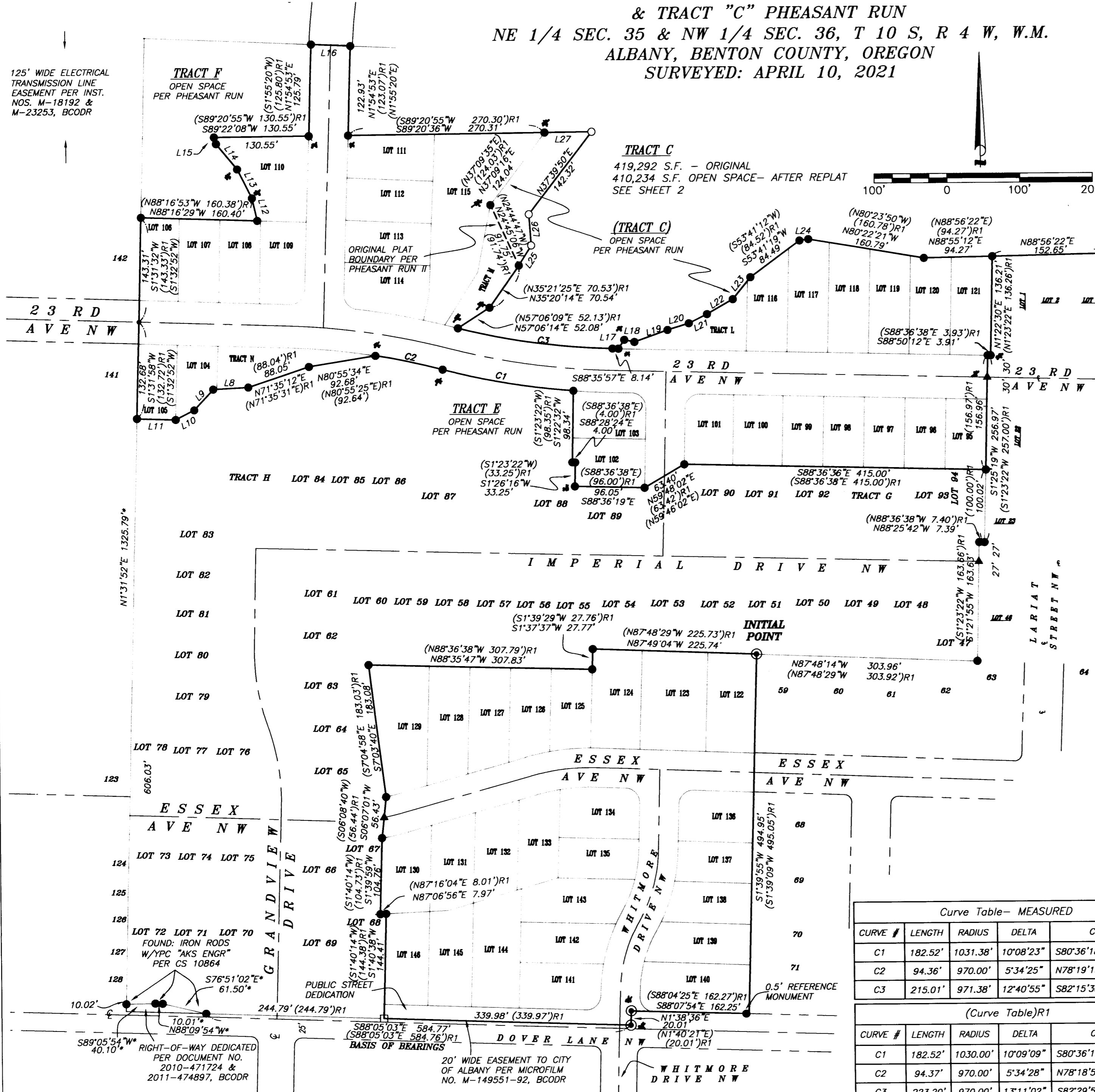
I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2022-624792, ON THIS 18th DAY OF February, 2022 AT 8:57 O'CLOCK Am

[Signature]
BY: _____
BENTON COUNTY CLERK



PHEASANT RUN III
 AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
 & TRACT "C" 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: APRIL 10, 2021

125' WIDE ELECTRICAL TRANSMISSION LINE EASEMENT PER INST. NOS. M-18192 & M-23253, BCDR



LINE TABLE MEASURED

LINE#	BEARING	DISTANCE
L8	N86°53'31"E	48.49'
L9	N42°40'57"E	38.88'
L10	N62°54'32"E	28.83'
L11	S88°18'16"E	53.36'
L12	S13°12'01"E	31.56'
L13	S27°03'26"E	44.65'
L14	S39°37'20"E	45.19'
L15	S16°44'47"E	9.47'
L16	N87°38'43"W	54.00'
L17	S33°43'48"W	14.47'
L18	N78°05'06"W	14.25'
L19	S70°36'38"W	48.45'
L20	S72°51'46"W	30.82'
L21	S63°28'31"W	27.92'
L22	S60°27'29"W	41.23'
L23	S39°14'49"W	38.59'
L24	S81°34'45"W	12.28'
L25	N32°19'52"E	32.58'
L26	N04°19'51"W	42.85'
L27	S89°20'36"W	64.65'

(LINE TABLE)R1

LINE#	BEARING	DISTANCE
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'

LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
- ▲ FOUND 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." PER PHEASANT RUN II
- ⊙ 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
- 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
- CALCULATED POINT, NOTHING SET, NOTHING FOUND
- (---) RECORD/REFERENCE DATA
- RPC RED PLASTIC CAP
- IR IRON ROD
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- BCODR BENTON COUNTY OREGON DEED RECORDS

BASIS OF BEARINGS * POST-MON. AFFIDAVIT 2023-085413
 SOUTH LINE OF PHEASANT RUN & PHEASANT RUN II

REFERENCES
 (R1) PHEASANT RUN II, BOOK 13, PAGE 20, BENTON COUNTY PLAT RECORDS

INDEX
 SHEET 1 OF 6 WEST BOUNDARY
 SHEET 2 OF 6 EAST BOUNDARY TRACT C
 SHEET 3 OF 6 LOTS 104-115, AND TRACTS M & N
 SHEET 4 OF 6 LOTS 95-103, 116-121, & TRACT L
 SHEET 5 OF 6 LOTS 122-146
 SHEET 6 OF 6 SURVEYOR'S CERTIFICATE, DECLARATION, NARRATIVE, NOTES, AND APPROVALS

TRUE AND EXACT COPY

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

David Lee Schlosser Jr.
 DAVID LEE SCHLOSSER JR., PLS-72617

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS: 06/30/2022

BOUNDARY SHEET 1 OF 6

Curve Table- MEASURED

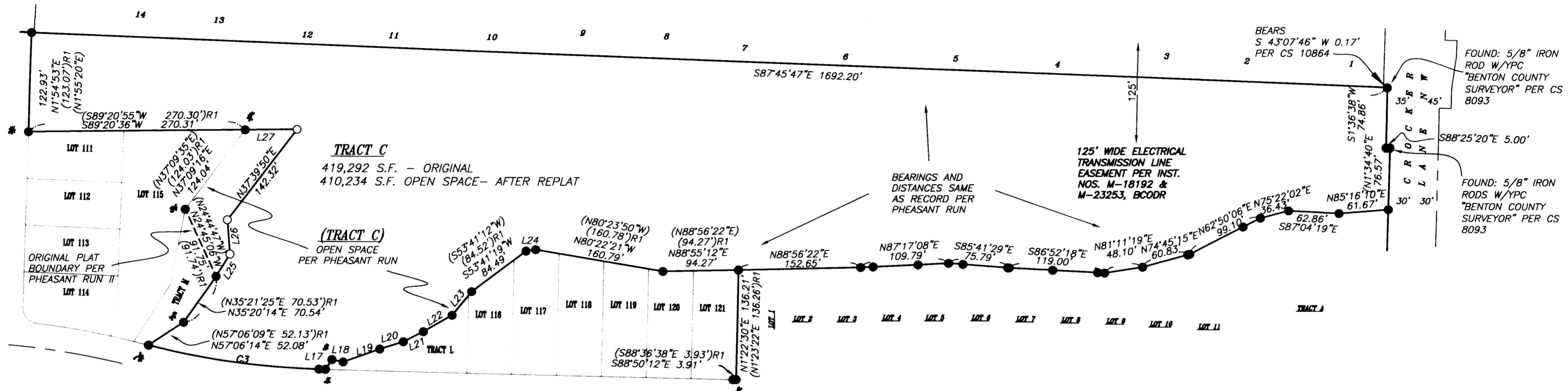
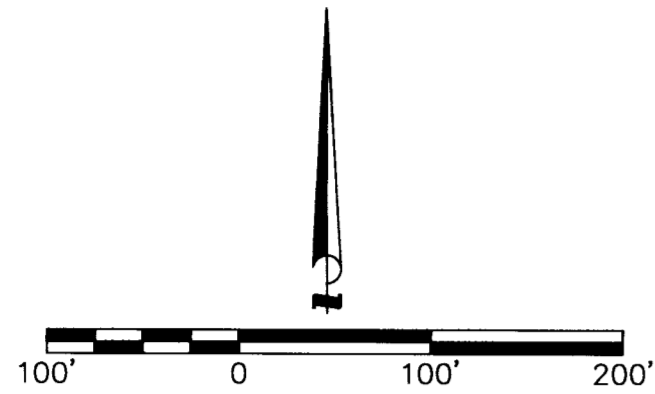
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1031.38'	10°08'23"	S80°36'18"E 182.29'
C2	94.36'	970.00'	5°34'25"	N78°19'19"W 94.32'
C3	215.01'	971.38'	12°40'55"	S82°15'30"E 214.57'

(Curve Table)R1

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1030.00'	10°09'09"	S80°36'16"E 182.27'
C2	94.37'	970.00'	5°34'28"	N78°18'55"W 94.33'
C3	223.20'	970.00'	13°11'02"	S82°29'56"E 222.71'

013-026

PHEASANT RUN III
AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
& TRACT "C" 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: APRIL 10, 2021



LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN OR PHEASANT RUN II UNLESS NOTED OTHERWISE
- 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
- (---) RECORD/REFERENCE DATA
- RPC RED PLASTIC CAP
- IR IRON ROD
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- BCODR BENTON COUNTY OREGON DEED RECORDS
- * POST-MON. AFFIDAVIT 2023-635413

LINE TABLE MEASURED

LINE#	BEARING	DISTANCE
L8	N86°53'31"E	48.49'
L9	N42°40'57"E	38.88'
L10	N62°54'32"E	28.83'
L11	S88°18'16"E	53.36'
L12	S13°12'01"E	31.56'
L13	S27°03'26"E	44.65'
L14	S39°37'20"E	45.19'
L15	S16°44'47"E	9.47'
L16	N87°38'43"W	54.00'
L17	S33°43'48"W	14.47'
L18	N78°05'06"W	14.25'
L19	S70°36'38"W	48.45'
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L23	S39°14'49"W	38.59'
L24	S81°34'45"W	12.28'
L25	N32°19'52"E	32.58'
L26	N04°19'51"W	42.85'
L27	S89°20'36"W	64.65'

(LINE TABLE)R1

LINE#	BEARING	DISTANCE
L8	N86°50'08"E	48.51'
L9	N42°41'29"E	38.87'
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L11	S88°21'22"E	53.34'
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L23	S39°10'39"W	38.60'
L24	S81°30'24"W	12.23'

Curve Table- MEASURED

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1031.38'	10°08'23"	S80°36'18"E 182.29'
C2	94.36'	970.00'	5°34'25"	N78°19'19"W 94.32'
C3	215.01'	971.38'	12°40'55"	S82°15'30"E 214.57'

(Curve Table)R1

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	182.52'	1030.00'	10°09'09"	S80°36'16"E 182.27'
C2	94.37'	970.00'	5°34'28"	N78°18'55"W 94.33'
C3	223.20'	970.00'	13°11'02"	S82°29'56"E 222.71'

TRUE AND EXACT COPY

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

David Lee Schlosser Jr.

DAVID LEE SCHLOSSER JR., PLS-72617

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

David Lee Schlosser Jr.

OREGON
JUNE 10, 2014
**DAVID LEE SCHLOSSER JR.
72617**

BOUNDARY EAST TRACT C
SHEET 2 OF 6

RENEWS: 06/30/2022

BASIS OF BEARINGS

SOUTH LINE OF PHEASANT RUN & PHEASANT RUN II

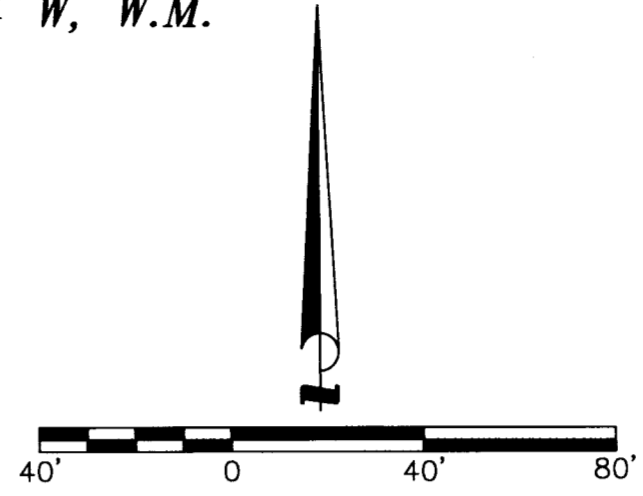
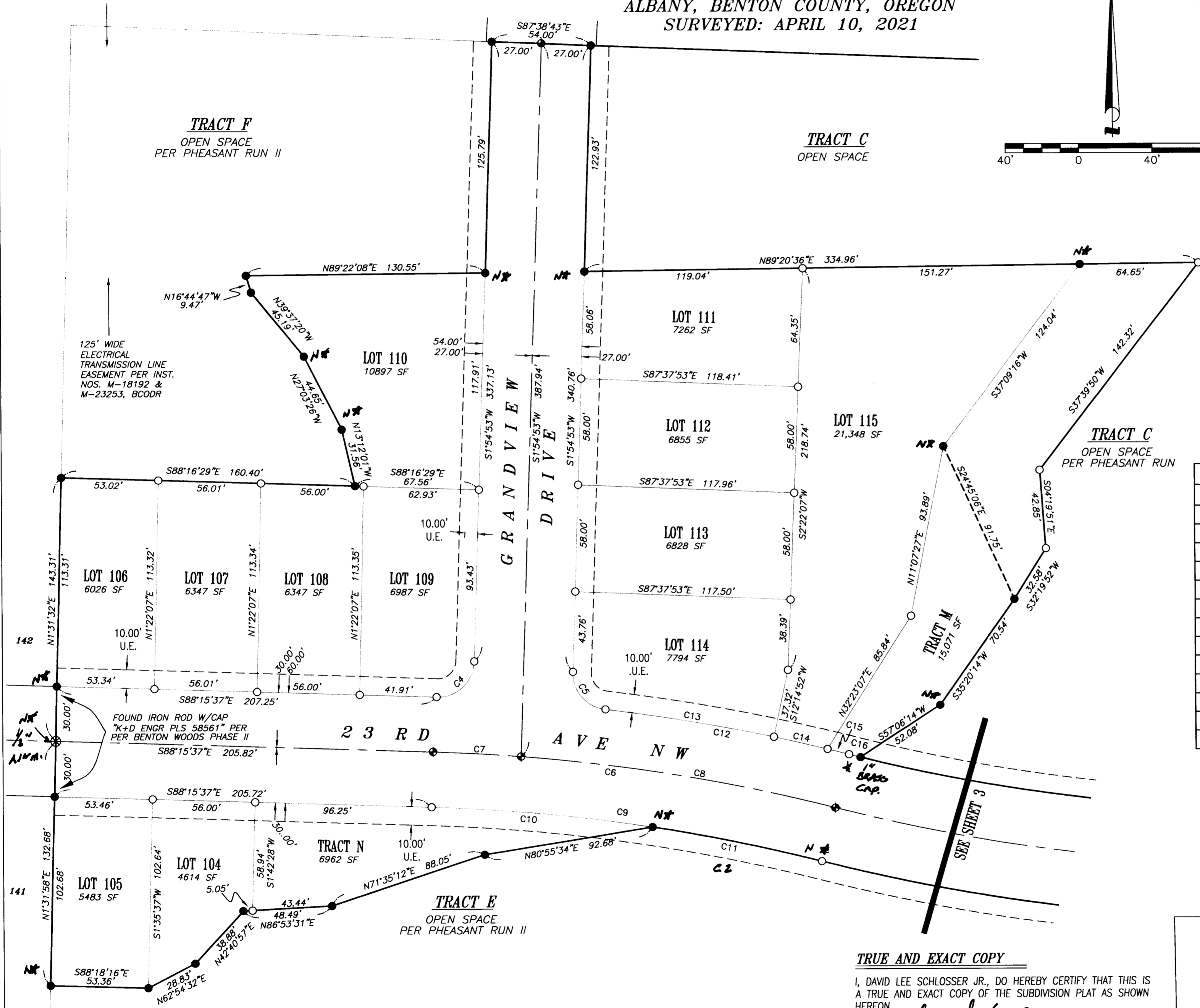
REFERENCES

(R1) PHEASANT RUN II, BOOK 13, PAGE 20, BENTON COUNTY PLAT RECORDS

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

013-024

PHEASANT RUN III
AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
& TRACT "C" 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: APRIL 10, 2021



- LEGEND**
- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
 - ⊗ FOUND IRON ROD W/ALUM CAP "K+D ENGR PLS 58561" PER BENTON WOODS PHASE II
 - ● N★ 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED **AFFIDAVIT 2023-63543**
 - ⊙ 5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED **AFFIDAVIT 2023-63543**
 - (---) RECORD/REFERENCE DATA
 - RPC RED PLASTIC CAP
 - IR IRON ROD
 - UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
 - BCODR BENTON COUNTY OREGON DEED RECORDS
 - ★ POST MON. AFFIDAVIT 2023-63543
- SEE SHEET 1 FOR BOUNDARY REFERENCES

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	31.36'	20.00'	89°49'30"	N46°49'38"E 28.24'
C5	29.66'	20.00'	84°58'02"	S40°34'08"E 27.02'
C6	222.58'	1000.00'	12°45'11"	N81°54'17"W 222.13'
C7	48.63'	1000.00'	2°47'11"	N86°53'17"W 48.63'
C8	173.95'	1000.00'	9°58'00"	N80°30'42"W 173.73'
C9	217.50'	970.00'	12°50'51"	N81°51'28"W 217.05'
C10	121.07'	970.00'	7°09'05"	N84°41'04"W 120.99'
C11	94.37'	970.00'	5°34'28"	N78°18'55"W 94.33'
C12	135.17'	1030.00'	7°31'10"	N79°17'16"W 135.08'
C13	93.10'	1030.00'	5°10'45"	N80°27'47"W 93.07'
C14	29.98'	1030.00'	1°40'03"	N77°02'23"W 29.97'
C15	12.06'	1030.00'	0°40'15"	N75°52'14"W 12.06'
C16	6.47'	971.38'	0°22'55"	S75°43'34"E 6.47'

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

David Lee Schlosser Jr.

OREGON
JUNE 10, 2014
**DAVID LEE SCHLOSSER JR.
72617**

SHEET 3 OF 6
LOTS 104-115 AND TRACTS M & N

TRUE AND EXACT COPY

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David Lee Schlosser Jr.

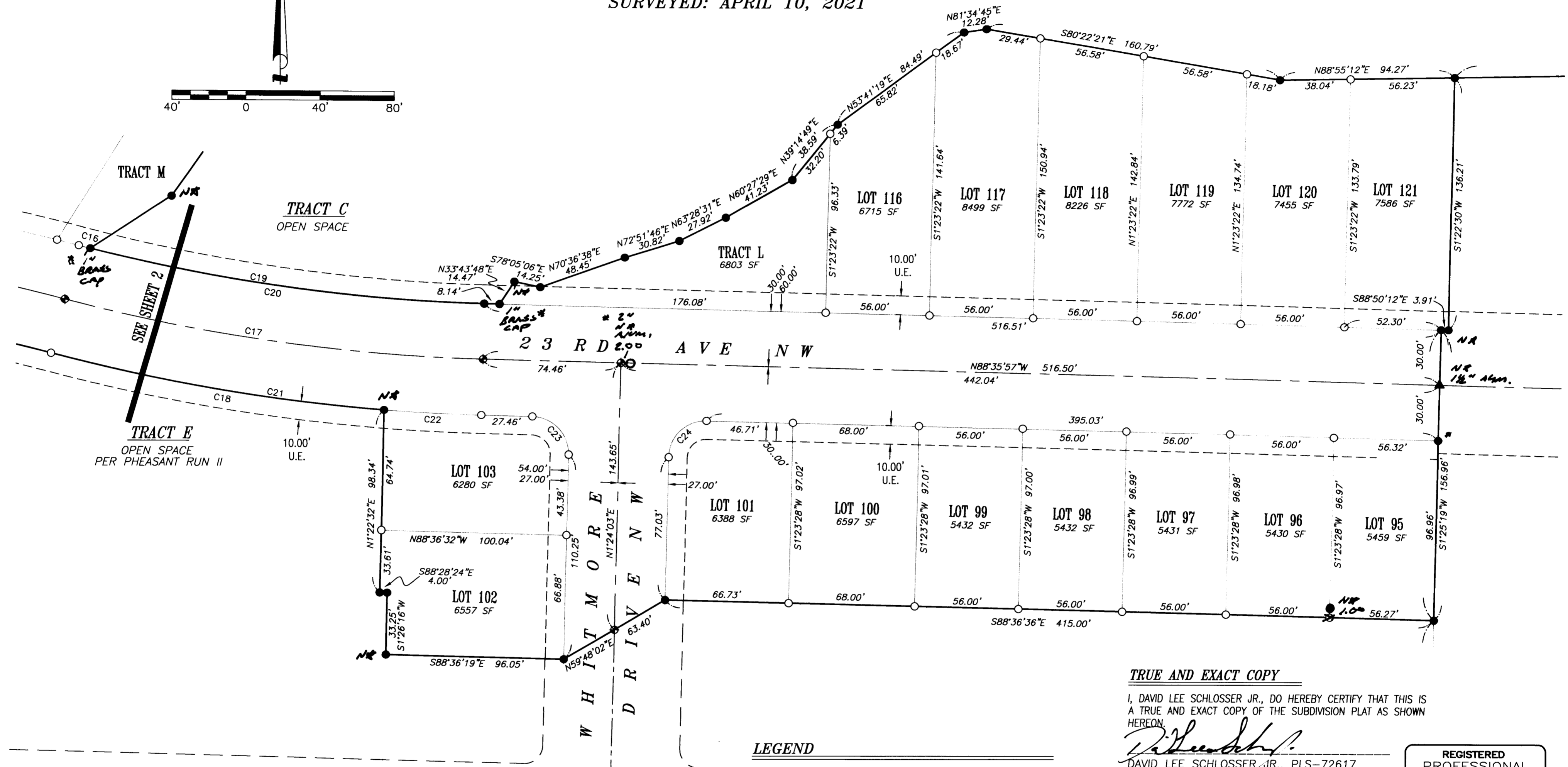
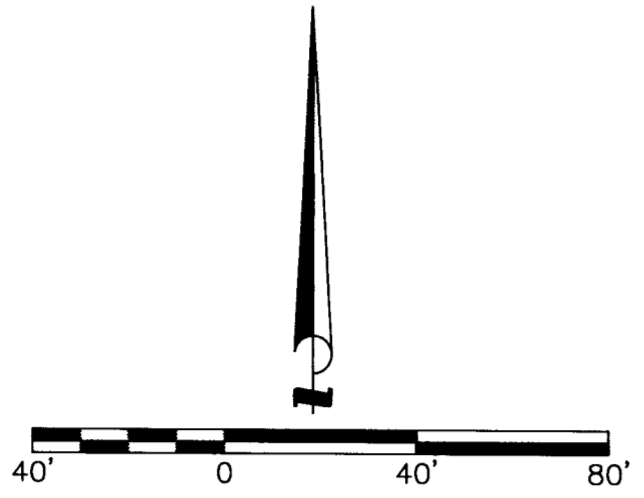
DAVID LEE SCHLOSSER JR., PLS-72617

**Northstar
SURVEYING**

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

013-024

PHEASANT RUN III
 AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II
 & TRACT "C" 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: APRIL 10, 2021



Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C16	6.40'	970.00'	0°22'42"	S75°43'02"E 6.40'
C17	228.32'	1001.38'	13°03'50"	S82°04'02"E 227.83'
C18	182.52'	1031.38'	10°08'23"	S80°36'18"E 182.29'
C19	215.01'	971.38'	12°40'55"	S82°15'30"E 214.57'
C20	221.48'	971.38'	13°03'50"	S82°04'02"E 221.00'
C21	235.16'	1031.38'	13°03'50"	S82°04'02"E 234.66'
C22	52.64'	1031.38'	2°55'27"	S87°08'14"E 52.63'
C23	31.42'	20.00'	90°00'00"	N43°35'57"W 28.28'
C24	31.42'	20.00'	90°00'00"	S46°24'03"W 28.28'

LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
 - ▲ FOUND 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." PER PHEASANT RUN
 - ● **NR** 5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED **AFFIDAVIT 2023-635413**
 - 5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
 - (---) RECORD/REFERENCE DATA
 - RPC RED PLASTIC CAP
 - IR IRON ROD
 - UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
 - BCODR BENTON COUNTY OREGON DEED RECORDS
- SEE SHEET 1 FOR BOUNDARY REFERENCES
 * **POST-Mon. AFFIDAVIT 2023-635413**

TRUE AND EXACT COPY

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

David Lee Schlosser Jr.
 DAVID LEE SCHLOSSER JR., PLS-72617

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

SHEET 4 OF 6
 LOTS 95-103, 116-121, AND TRACT L

RENEWS: 06/30/2022

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

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DAVID LEE SCHLOSSER JR., PLS-72617

PHEASANT RUN III AS A REPLAT OF TRACT "I" AND TRACT "J" PHEASANT RUN II & TRACT "C" 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: APRIL 10, 2021



LEGEND

- FOUND IRON ROD W/OPC "EGR & ASSOC" PER PHEASANT RUN II UNLESS NOTED OTHERWISE
FOUND 1-1/2" ALUMINUM CAP MARKED "EGR & ASSOC." PER PHEASANT RUN I OR PHEASANT RUN II
FOUND IRON ROD W/YPC "JIM UDELL PLS 1366" PER CS 10119
5/8" IR W/RPC MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
5/8" IR WITH 1-1/2" ALUMINUM CAP MARKED "NORTHSTAR SURVEYING" TO BE POST MONUMENTED
CALCULATED POINT, NOTHING SET, NOTHING FOUND
RPC RED PLASTIC CAP
IR IRON ROD
UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
BCODR BENTON COUNTY OREGON DEED RECORDS

SEE SHEET 1 FOR BOUNDARY REFERENCES * POST-MON. AFFIDAVIT 2023-635413

Table with 5 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD. Lists curves C25 through C55 with their respective measurements.

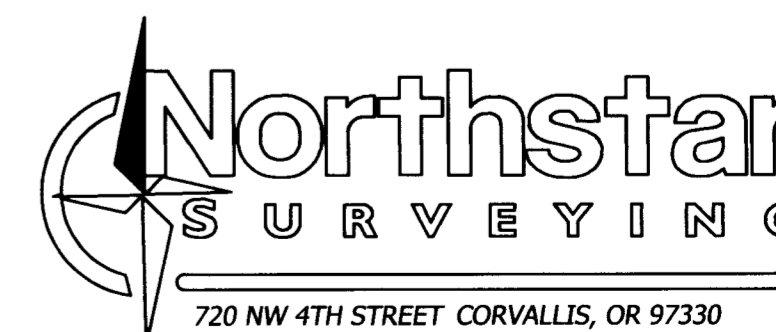
REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of David Lee Schlosser Jr.

OREGON JUNE 10, 2014 DAVID LEE SCHLOSSER JR. 72617

SHEET 5 OF 6 LOTS 104-115 AND TRACTS M & N

RENEWS: 06/30/2022



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

**PHEASANT RUN III
AS A REPLAT OF
TRACT "I" AND TRACT "J" PHEASANT RUN II
& TRACT "C" 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: APRIL 10, 2021**

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, JR., 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:

TRACTS "I" AND "J", PHEASANT RUN II, AS PLATTED AND RECORDED IN BOOK 13, PAGE 20, BENTON COUNTY OREGON PLAT RECORDS, AND

TRACT "C", PHEASANT RUN, AS PLATTED AND RECORDED IN BOOK 9, PAGE 20, BENTON COUNTY OREGON PLAT RECORDS.

THE INITIAL POINT OF THIS SURVEY IS 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;



RENEWS: 06/30/2022

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.

2.) SUBJECT TO DECLARATION OF ANNEXATION AGREEMENT OF CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED ON

FEBRUARY 18, 2022, IN INSTRUMENT NO. 2022 - 624795, BENTON COUNTY OREGON DEED RECORDS.

NARRATIVE

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

THIS SUBDIVISION CONSISTS OF TRACTS "I" AND "J", PHEASANT RUN II, AS PLATTED AND RECORDED IN BOOK 13, PAGE 20, BENTON COUNTY, OREGON PLAT RECORDS, AND TRACT "C", PHEASANT RUN, AS PLATTED AND RECORDED IN BOOK 9, PAGE 20, BENTON COUNTY, OREGON PLAT RECORDS. THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM THE FOUND MONUMENTS USED IN SAID PHEASANT RUN II PLAT. THE CONFIGURATION OF PHASE III 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, ORIGINAL APPROVAL DATED MAY 23, 2018 (SP-14-17) AND (SD-05-17). SEE MODIFICATION OF APPROVAL.

POST MONUMENTATION STATEMENT

I, DAVID LEE SCHLOSSER JR., 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 17 DAY OF MARCH, 2023, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE ON DOCUMENT NO. 2023, 635413.

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.

AFFIDAVITS OF CONSENT

AN AFFIDAVIT OF CONSENT FROM THE BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT NUMBER 2019-583342, BENTON COUNTY OREGON DEED RECORDS, WHICH AFFIDAVIT WAS RECORDED ON

FEBRUARY 18, 2022 IN INSTRUMENT NO. 2022 - 624793, BENTON COUNTY OREGON DEED RECORDS.

AN AFFIDAVIT OF CONSENT FROM THE BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT NUMBER 2019-583345, BENTON COUNTY OREGON DEED RECORDS, WHICH AFFIDAVIT WAS RECORDED

FEBRUARY 18, 2022 IN INSTRUMENT NO. 2022 - 624794, BENTON COUNTY OREGON DEED RECORDS.

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.

David Montemore 2-08-2022
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ALBANY

Brandon Steffenmeier for Chris Bailey 2-7-2022
PUBLIC WORKS DIRECTOR
CITY OF ALBANY

Cheryl McC 2-15-2022
CHAIRPERSON
BENTON COUNTY BOARD OF COMMISSIONERS

Joe Mauder 2-15-2022
BENTON COUNTY SURVEYOR

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

Jami Gray February 10, 2022
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

for Debbie Pottner 02-10-2022
BENTON COUNTY TAX COLLECTOR DATE

TRUE AND EXACT COPY

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT AS SHOWN HEREON.

David Lee Schlosser Jr.
DAVID LEE SCHLOSSER JR., PLS-72617

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT CW - PHEASANT RUN, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER TRACTS "I" AND "J", PHEASANT RUN II, AND TRACT "C", PHEASANT RUN, BEING 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 III. FURTHER, THEY HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT OF WAYS AND GRANT THE EASEMENTS AS SHOWN HEREON. TRACTS C, L, AND N AS SHOWN HEREON ARE ESTABLISHED AS COMMON OPEN SPACE AREAS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED WITH THIS PLAT. TRACT M IS DEDICATED TO THE CITY OF ALBANY. THE OWNER ALSO ACKNOWLEDGES THE CREATION OF THE PRIVATE STORMWATER EASEMENT ALONG THE EAST LINE OF LOTS 136-140 FOR THE BENEFIT OF LOTS 136-140 TO BE MAINTAINED BY SAID LOTS.

BY: Tim Hix
CW PHEASANT RUN, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: Tim Hix

STATE OF Oregon

COUNTY OF Deschutes } S.S.

ON THIS 26th DAY OF January, 2022, BY Tim Hix, AS REPRESENTATIVE 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.

Kimberly D. Guthrie
SIGNATURE OF NOTARY

Kimberly D. Guthrie
PRINTED NAME
NOTARY PUBLIC - STATE OF Oregon

COMMISSION NO. 987928 MY COMMISSION EXPIRES: may 20, 2023

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. 2022 624792, ON THIS 18th DAY OF February, 2022 AT 8:57 O'CLOCK Am

BY: [Signature]
BENTON COUNTY CLERK

