

RIVERWOOD CROSSING

IN THE SE 1/4 SEC. 35, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT
Robert D. Hamman
ROBERT D. HAMMAN, PLS 64202LS

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	8.00'	89°47'51"	12.54'	N44°54'42"W	11.29'
C2	8.00'	90°00'00"	12.57'	N44°59'13"E	11.31'
C3	5.00'	31°21'55"	2.74'	S74°19'49"E	2.70'
C4	43.75'	50°39'56"	38.69'	N83°58'50"W	37.44'
C5	43.75'	33°51'30"	25.85'	S53°45'27"W	25.48'
C6	43.75'	68°12'24"	52.08'	S2°43'30"W	49.06'
C7	5.00'	31°21'55"	2.74'	N15°41'45"W	2.70'
C8	35.00'	90°00'00"	54.98'	S44°59'13"W	49.50'
C9	8.00'	90°00'00"	12.57'	S44°59'13"W	11.31'
C10	8.00'	90°00'00"	12.57'	N44°59'13"E	11.31'
C11	8.00'	90°00'00"	12.57'	N45°00'47"W	11.31'
C12	8.00'	90°00'00"	12.57'	S44°59'13"W	11.31'
C13	8.00'	90°00'00"	12.57'	S45°00'47"E	11.31'

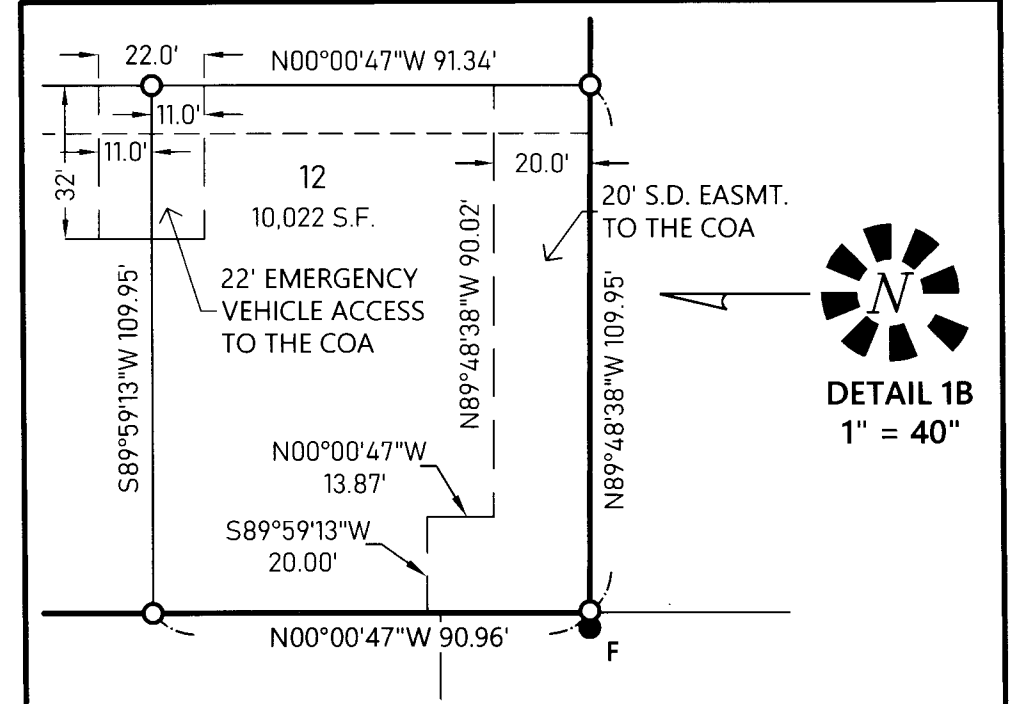
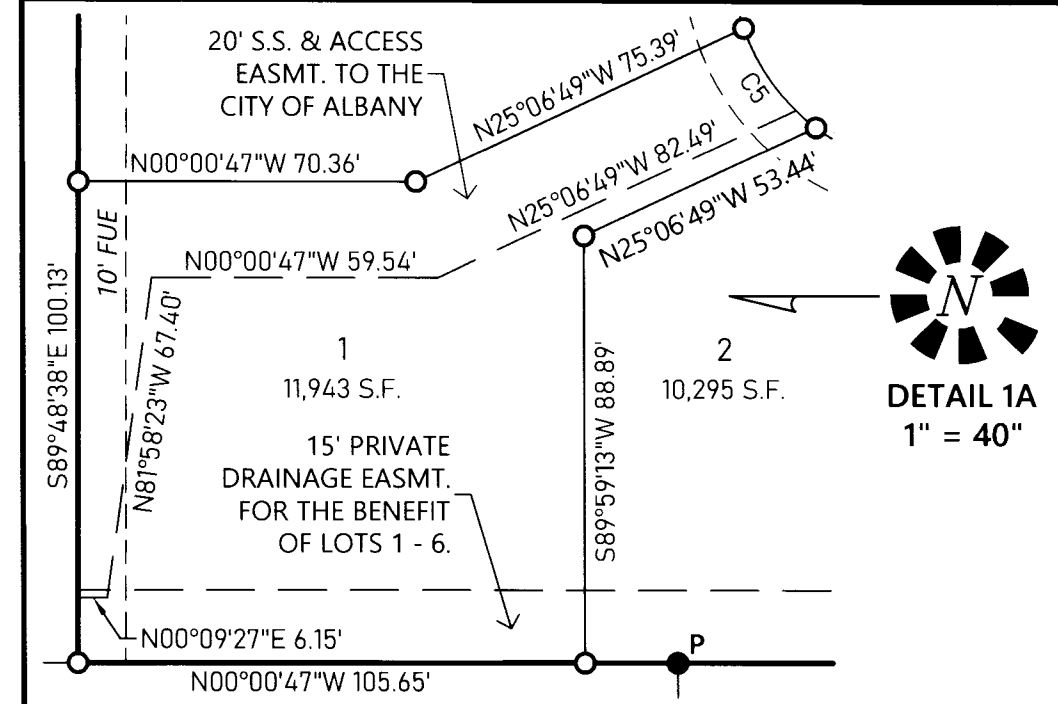
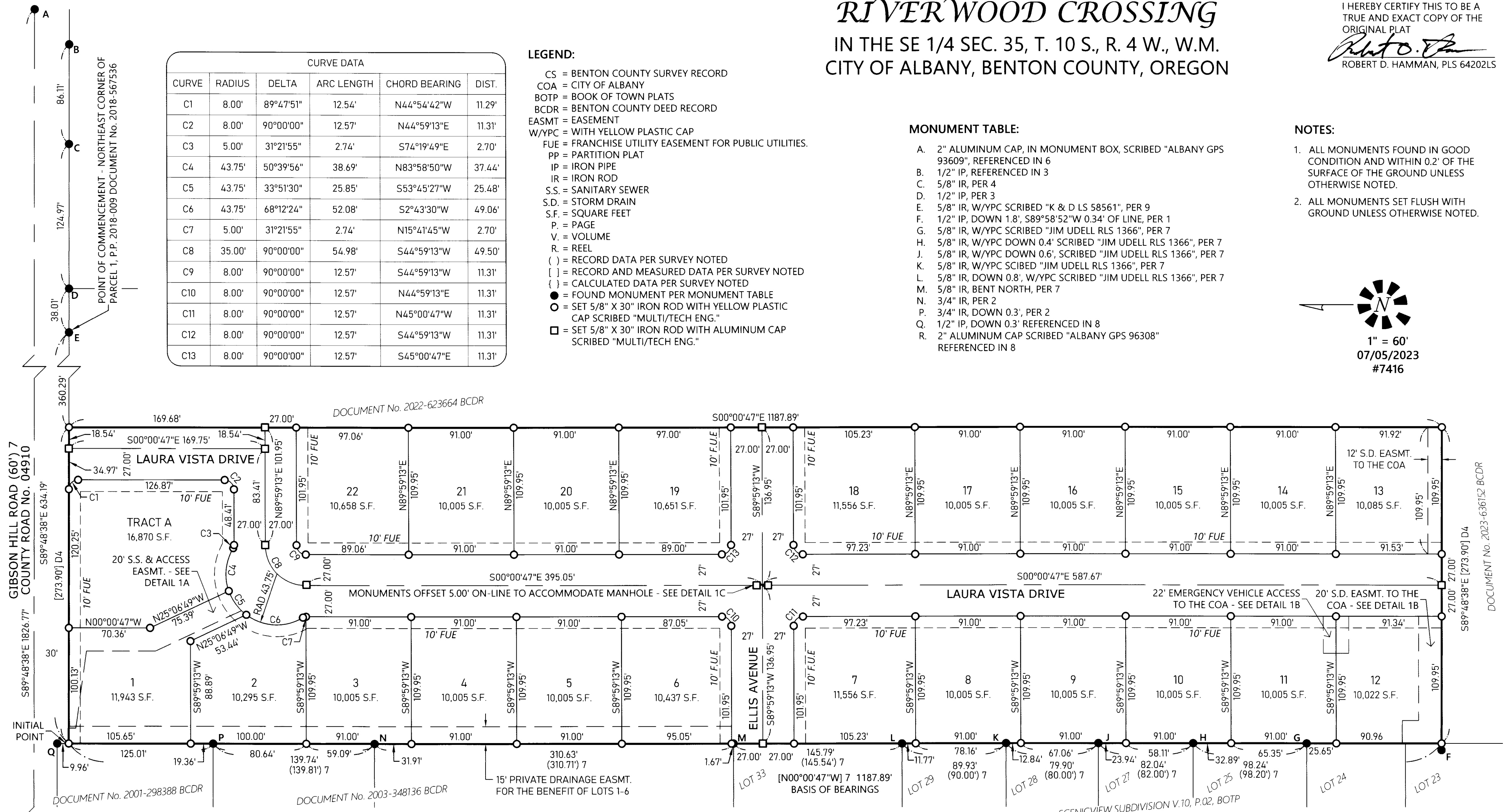
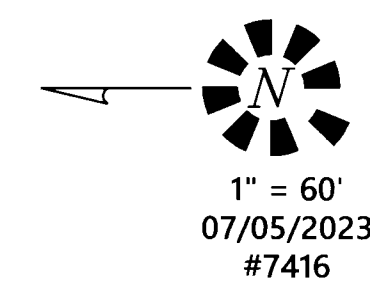
LEGEND:
 CS = BENTON COUNTY SURVEY RECORD
 COA = CITY OF ALBANY
 BOTP = BOOK OF TOWN PLATS
 BCDR = BENTON COUNTY DEED RECORD
 EASMT = EASEMENT
 W/YPC = WITH YELLOW PLASTIC CAP
 FUE = FRANCHISE UTILITY EASEMENT FOR PUBLIC UTILITIES.
 PP = PARTITION PLAT
 IP = IRON PIPE
 IR = IRON ROD
 S.S. = SANITARY SEWER
 S.D. = STORM DRAIN
 S.F. = SQUARE FEET
 P. = PAGE
 V. = VOLUME
 R. = REEL
 () = RECORD DATA PER SURVEY NOTED
 [] = RECORD AND MEASURED DATA PER SURVEY NOTED
 { } = CALCULATED DATA PER SURVEY NOTED
 ● = FOUND MONUMENT PER MONUMENT TABLE
 ○ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
 □ = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."

MONUMENT TABLE:

- A. 2" ALUMINUM CAP, IN MONUMENT BOX, SCRIBED "ALBANY GPS 93609", REFERENCED IN 6
- B. 1/2" IP, REFERENCED IN 3
- C. 5/8" IR, PER 4
- D. 1/2" IP, PER 3
- E. 5/8" IR, W/YPC SCRIBED "K & D LS 58561", PER 9
- F. 1/2" IP, DOWN 1.8', S89°58'52"W 0.34' OF LINE, PER 1
- G. 5/8" IR, W/YPC SCRIBED "JIM UDELL RLS 1366", PER 7
- H. 5/8" IR, W/YPC DOWN 0.4' SCRIBED "JIM UDELL RLS 1366", PER 7
- J. 5/8" IR, W/YPC DOWN 0.6', SCRIBED "JIM UDELL RLS 1366", PER 7
- K. 5/8" IR, W/YPC SCRIBED "JIM UDELL RLS 1366", PER 7
- L. 5/8" IR, DOWN 0.8', W/YPC SCRIBED "JIM UDELL RLS 1366", PER 7
- M. 5/8" IR, BENT NORTH, PER 7
- N. 3/4" IR, PER 2
- P. 3/4" IR, DOWN 0.3', PER 2
- Q. 1/2" IP, DOWN 0.3' REFERENCED IN 8
- R. 2" ALUMINUM CAP SCRIBED "ALBANY GPS 96308" REFERENCED IN 8

NOTES:

- 1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- 2. ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

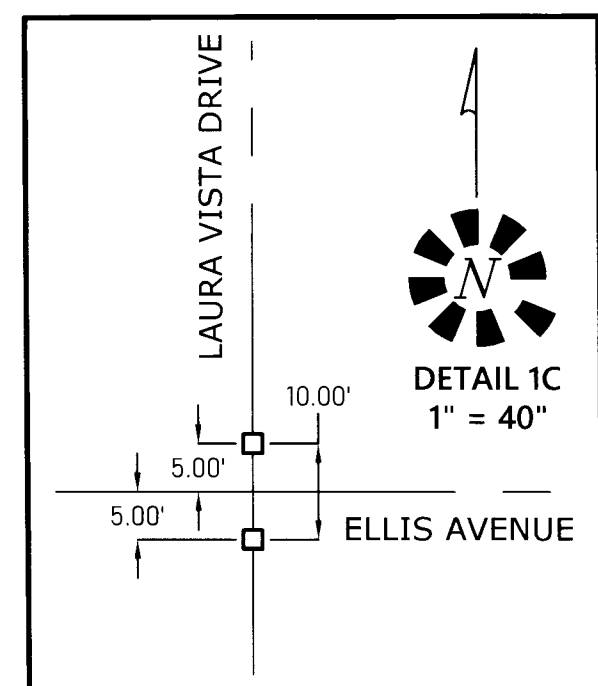


REFERENCE SURVEYS:

- 1. CS 225
- 2. CS 3282
- 3. CS 6749
- 4. CS 6869
- 5. CS 9084
- 6. CS 9090
- 7. SCENICVIEW SUBDIVISION V. 10, P. 02, BOTP
- 8. CS 10626
- 9. PP 2018-009 DOCUMENT No. 2018-567536

REFERENCE DOCUMENTS:

- D1. 2001-298388 BCDR
- D2. 2003-348136 BCDR
- D3. 2022-623664 BCDR
- D4. 2023-636152 BCDR



REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2025

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

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CITY OF ALBANY, BENTON COUNTY, OREGON

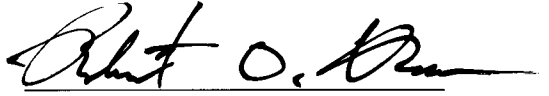
SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL ONE PARTITION PLAT No. 2018-009, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY OREGON; THENCE NORTH 89°48'38" WEST 634.19 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GIBSON HILL ROAD, BEING THE INITIAL POINT; THENCE SOUTH 00°00'47" EAST 1187.89 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SCENICVIEW SUBDIVISION AS RECORDED IN VOLUME 10, PAGE 02, BENTON COUNTY BOOK OF TOWN PLATS; THENCE SOUTH 89°48'38" EAST 273.90 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°00'47" WEST 1187.89 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GIBSON HILL ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°48'38" WEST 273.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.47 ACRES.



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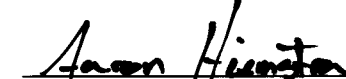
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT



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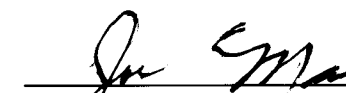


APPROVALS:


COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ALBANY
2/28/2024
DATE



PUBLIC WORKS DIRECTOR
CITY OF ALBANY
FOR Chris Bailey
2/28/2024
DATE


CHAIRPERSON
BENTON COUNTY BOARD OF COMMISSIONERS
3/4/2024
DATE


BENTON COUNTY SURVEYOR
3/1/2024
DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: June 30, 2024


DIRECTOR,
BENTON COUNTY DEPARTMENT OF ASSESSMENT
3-1-24
DATE


BENTON COUNTY TAX COLLECTOR
03-01-2024
DATE

AFFIDAVIT OF CONSENT BY THE BENEFICIARIES FOR TRUST DEED RECORDED IN BENTON COUNTY RECORDS INSTRUMENT NO. 2023-636153, RECORDED IN BENTON COUNTY RECORDS DOCUMENT NO. 2023-639993.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENT THAT PACIFIC NATIONAL DEVELOPMENT, INCORPORATED IS THE OWNER OF RECORD OF THE LANDS REPRESENTED ON THIS SUBDIVISION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC WITHOUT RESERVATION OR RESTRICTION THE STREETS AND GRANT THE EASEMENTS AS SHOWN. WE HEREBY ALSO DEDICATE TRACT A TO THE CITY OF ALBANY.

BY:

SERGE SERDSEV, PRESIDENT

STATE OF OREGON }
COUNTY OF Marion } S.S.

ON THIS 1st DAY OF February, 2024, THAT SERGE SERDSEV, PRESIDENT OF PACIFIC NATIONAL DEVELOPMENT, INC. DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR OREGON, AND THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

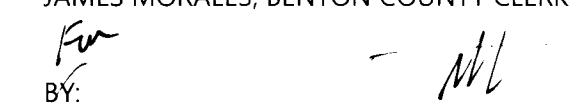

NOTARY SIGNATURE
BRIAN M. GRENZ
NOTARY PUBLIC - OREGON

COMMISSION NO. 1016844

MY COMMISSION EXPIRES: September 14, 2025

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. 2024-642148, ON THIS 5th DAY OF March, 2024 AT 9:10 O'CLOCK AM.

JAMES MORALES, BENTON COUNTY CLERK
BY: 
BENTON COUNTY CLERK

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO LOTS, RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN PER CITY OF ALBANY PLANNING CASE No. SD-07-21. THE BASIS OF BEARINGS WAS HELD FROM MONUMENTS "G" TO "Q" OF SCENICVIEW SUBDIVISION, BOOK 10, PAGE 02, BENTON COUNTY BOOK OF TOWN PLATS AND ITS EXTENSION

I HELD MONUMENTS "G", "H", "J", "K", "L", "M", "N", "P", AND "Q" TO ESTABLISH THE WESTERLY LINE.

I HELD MONUMENTS "A" AND "R" TO ESTABLISH THE CENTERLINE OF GIBSON HILL ROAD AND OFFSET THE LINE 30' TO CREATE THE NORTH LINE. THIS MATCHES THE "B", "C", "D", AND "E" LINE ON THE SOUTH RIGHT-OF-WAY TO ESTABLISH THE NORTHERLY LINE.

I USED A RECORD DEED DISTANCE OF 273.90 FEET TO OFFSET THE WESTERLY BOUNDARY LINE TO THE EAST, ESTABLISHING THE EASTERLY LINE.

I FOUND AND HELD MONUMENT "F" FOR THE LOCATION OF THE SOUTHERLY LINE OF THE SUBJECT PROPERTY, AS THIS WAS AN ORIGINAL MONUMENT, ESTABLISHING THIS LINE IN COUNTY SURVEY 225. I SET THE CORNER AT THE INTERSECTION OF THE EAST LINE OF SCENICVIEW SUBDIVISION FROM MONUMENTS "G"- "Q" FOUND ON THE WEST LINE OF THE SUBJECT PROPERTY.

FRANCHISE UTILITY EASEMENT STATEMENT:

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, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE 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.

BY:
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