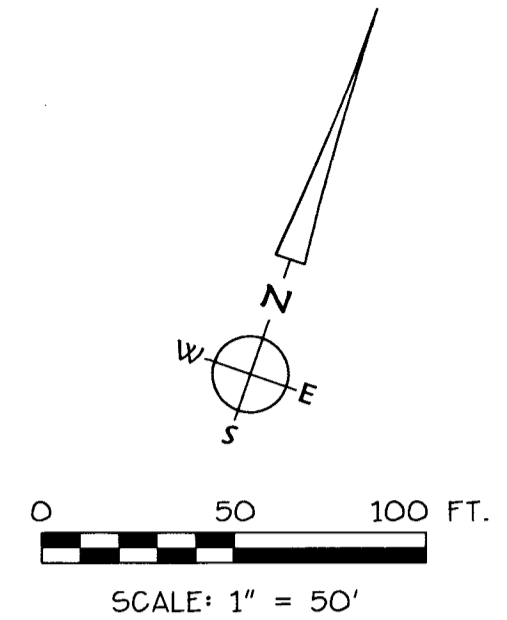


**LEGEND:**

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- ⊙ FOUND MONUMENT PER P.P. 2022-013
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- ⊙ SET 5/8" X 30" ROD W/AC MARKED: "K+D ENGR. LS 58561"
- ( ) RECORD DATA; SEE "RECORD REFERENCE LIST"
- { } MEASURED SAME AS RECORD PER PARTITION PLAT 2022-013
- AC ALUMINUM CAP
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- C.R. COUNTY ROAD (NUMBER)
- C.S. COUNTY SURVEY
- P.P. PARTITION PLAT
- SF SQUARE FEET
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- A RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- L1 LINE COURSE REFERENCE; SEE "LINE COURSE DATA"
- 1 CURVE DATA REFERENCE; SEE "CURVE DATA TABLE"
- 1 EASEMENT REFERENCE; {SEE DECLARATION}

CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
1	{20.00'}	{35.99'}	{557°37'08"E 31.33'}	{103°05'45"}
2	{79.00'}	{64.42'}	{52°25'51"E 62.65'}	{46°43'11"}
3	{79.00'}	{77.73'}	{58°58'43"E 74.63'}	{56°22'33"}
4	79.00'	142.15'	N57°37'08"W 123.73'	103°05'44"
5	{19.00'}	{14.61'}	{587°08'32"E 14.25'}	{44°02'55"}
6	45.00'	29.06'	S83°37'16"E 28.56'	37°00'23"
7	45.00'	50.00'	N46°02'23"E 47.47'	63°40'02"
8	45.00'	55.63'	S21°12'43"E 52.16'	70°50'10"
9	45.00'	44.84'	S85°10'28"W 43.01'	57°05'38"
10	45.00'	31.02'	S46°31'54"W 30.41'	3°29'38"
11	{45.00'}	{210.56'}	{N1°10'00"W 64.69'}	{268°05'50"}
12	{19.00'}	{14.61'}	{S48°48'33"W 14.25'}	{44°02'55"}
13	{50.00'}	{89.97'}	{N57°37'08"W 78.31'}	{103°05'44"}
14	{20.00'}	{26.84'}	{N32°22'52"E 24.87'}	{76°54'15"}
15	64.50'	116.06'	S57°37'08"E 101.02'	103°05'44"



**THORNTON PLACE**  
 A REPLAT OF  
**PARCEL 4, PARTITION PLAT 2022-013**  
 LOCATED IN  
**JOHN QUINN THORNTON D.L.C. No. 37**  
 NE 1/4 SEC. 1, T. 11 S., R. 4 W., W.M.  
 SE 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.  
 IN THE  
**CITY OF ALBANY, BENTON COUNTY, OREGON**  
 DECEMBER 19, 2023  
**CITY OF ALBANY PLANNING CASE No. SD-05-21**

**LINE COURSE DATA:**

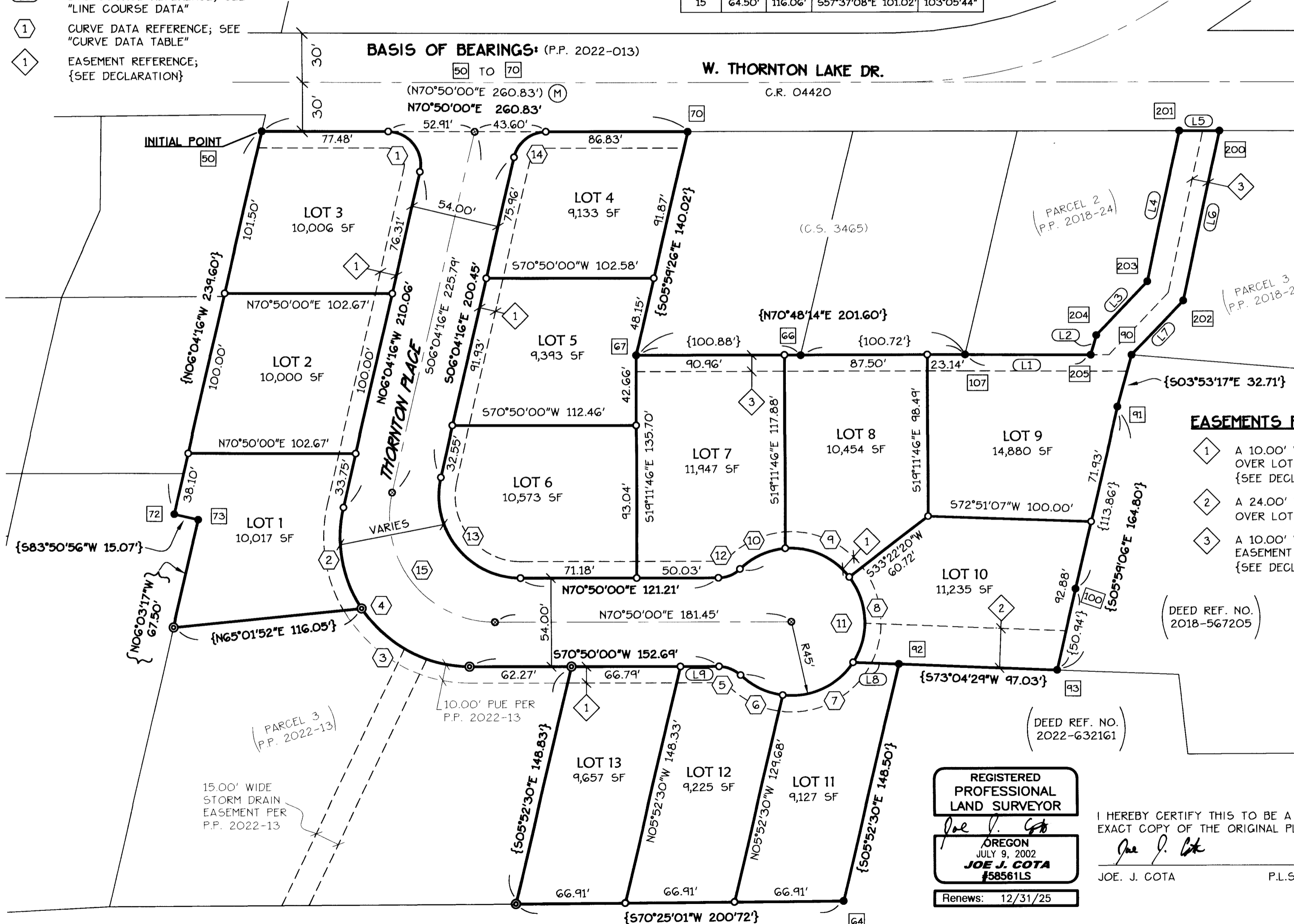
LINE	LENGTH	BEARING
L1	{77.02'}	{N71°04'43"E}
L2	{12.54'}	{N03°53'17"W}
L3	{45.11'}	{N24°36'46"E}
L4	{94.02'}	{N06°57'44"W}
L5	{24.55'}	{N70°50'00"E}
L6	{106.00'}	{S06°57'44"E}
L7	{45.80'}	{S24°36'46"W}
L8	28.16'	S73°04'29"W
L9	23.64'	N70°50'00"E

- FOUND MONUMENT LIST:**
- 50 INITIAL POINT  
FOUND 5/8" I.R. (K); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 64 FOUND 1/2" I.R. (D); HELD
  - 66 FOUND 1/2" I.R. (F); ON LINE
  - 67 FOUND 1/2" I.R. (F); HELD
  - 70 FOUND 1/2" I.R. (F); ON LINE
  - 72 FOUND 5/8" I.R. (E); HELD
  - 73 FOUND 1/2" I.P. (5/8" I.R.) (E); HELD
  - 90 FOUND 1/2" I.P. (A); HELD
  - 91 FOUND 1/2" I.P. (F); HELD
  - 92 FOUND 5/8" I.R. (H); W/YPC  
STAMPED "L.S. 501"; HELD
  - 93 FOUND 1/2" I.P. (A); HELD
  - 100 FOUND 5/8" I.R. (K); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 107 FOUND 5/8" I.R. (K); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 200 FOUND 5/8" I.R. (L); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 201 FOUND 5/8" I.R. (L); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 202 FOUND 5/8" I.R. (L); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 203 FOUND 5/8" I.R. (L); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 204 FOUND 5/8" I.R. (L); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD
  - 205 FOUND 5/8" I.R. (L); W/YPC  
STAMPED "K+D ENGR. LS 58561"; HELD

- EASEMENTS PER THIS MAP:**
- 1 A 10.00' WIDE PUBLIC UTILITY EASEMENT OVER LOTS 1 THRU 8 + 10 THRU 13. {SEE DECLARATION}
  - 2 A 24.00' WIDE ACCESS + UTILITY EASEMENT OVER LOT 10. {SEE DECLARATION}
  - 3 A 10.00' WIDE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 7, 8 AND 9. {SEE DECLARATION}

**RECORD REFERENCE LIST:**

(A) C.S. 3923	(G) C.S. 3573
(C) C.S. 10057	(H) C.S. 7485
(D) C.S. 2554	(K) C.S. 10885
(E) C.S. 3249	(L) P.P. 2018-024
(F) C.S. 3465	(M) P.P. 2022-013



**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**  
*Joe J. Cota*  
 OREGON  
 JULY 9, 2002  
**JOE J. COTA**  
 #58561LS  
 Renew: 12/31/25

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*Joe J. Cota*  
 JOE J. COTA P.L.S. 58561

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO CREATE INDIVIDUAL LOTS FOR AN APPROVED SUBDIVISION. THE SUBDIVISION RECEIVED TENTATIVE APPROVAL PER CITY OF ALBANY PLANNING CASE FILE No. SD-05-21.

**BOUNDARY DETERMINATION:**

FOUND MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE MAP. THIS IS A SUBDIVISION OF PARCEL 4 OF P.P. 2022-013

**SURVEYOR'S CERTIFICATE:**

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH WHICH THE PARCELS, STREETS, AND TRACTS ARE LAID OUT AS FOLLOWS:

PARCEL 4 OF PARTITION PLAT 2022-013, A PARTITION PLAT RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER 2022-633587 ON DECEMBER 9, 2022.

CONTAINING 3.89 ACRES MORE OR LESS.



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

Joe J. Cota P.L.S. 58561

Renews: 12/31/25

**ACCESS + UTILITY EASEMENT STATEMENT:**

THE ACCESS + UTILITY EASEMENT BEING CREATED BY THIS PLAT IS FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THIS ACCESS + UTILITY EASEMENT SHALL RUN WITH THE LOT UPON WHICH IT IS LOCATED. THE OWNERS OF THE PROPERTIES BENEFITING FROM THE EASEMENT MUST OBTAIN PERMISSION AND APPROVAL FROM THE CITY OF ALBANY PRIOR TO CONSTRUCTING ACCESS OR UTILITIES. THE OWNERS OF THE PROPERTIES BENEFITING FROM THE EASEMENT SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENTS PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID MAINTENANCE. THE BENEFITING OWNERS OF THE SAID EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COST ASSOCIATED WITH THAT SPECIFIC EASEMENT. THE OWNER OF LOT 10 MAY UTILIZE THE EASEMENT AREA TO THE EXTENT THAT SAID USE DOES NOT PERMANENTLY INTERFERE WITH THE FUTURE POSSIBLE USE BY THE BENEFITING PROPERTIES.

**FRANCHISE UTILITY EASEMENT STATEMENT:**

A PERPETUAL EASEMENT IS RESERVED FOR 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 EASEMENT 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.

**PRIVATE EASEMENT STATEMENT:**

THE PRIVATE EASEMENT BEING CREATED BY THIS PLAT IS FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THIS PRIVATE EASEMENT SHALL RUN WITH THE LOTS UPON WHICH IT IS LOCATED. THE OWNERS OF THE LOTS BENEFITING FROM THIS PRIVATE EASEMENT SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENT PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID MAINTENANCE. THE BENEFITING OWNERS OF THE SAID PRIVATE EASEMENT SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COST ASSOCIATED WITH THAT SPECIFIC EASEMENT.

**EASEMENT NOTES:**

- 1) A NEW SANITARY SEWER LATERAL HAS BEEN INSTALLED AND CONNECTED TO THE EXISTING RESIDENCE LOCATED ON PARCEL THREE OF PARTITION PLAT 2022-013. THE OLD LATERAL HAS BEEN ABANDONED, THE TEMPORARY 10' WIDE PRIVATE SANITARY SEWER EASEMENT CREATED BY PARTITION PLAT 2022-013 SHALL TERMINATE WITH THE RECORDING OF THIS SUBDIVISION PLAT.
- 2) STREET AND UTILITY IMPROVEMENTS FOR THORNTON PLACE HAVE BEEN CONSTRUCTED. THE TEMPORARY VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT CREATED BY PARTITION PLAT 2022-013 SHALL TERMINATE WITH THE RECORDING OF THIS SUBDIVISION PLAT.

**DECLARATION:**

LET ALL PERSONS BY THESE PRESENTS KNOW THAT DOUBLE D DEVELOPMENT LLC IS THE OWNER OF THE LAND REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92. THE STREET AS SHOWN IS DEDICATED TO THE PUBLIC WITHOUT RESERVATION.

- A) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE BEING GRANTED TO THE FRANCHISE UTILITY COMPANIES. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "FRANCHISE UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET.
  - 1) A 10' WIDE PUBLIC UTILITY EASEMENT OVER LOT 1 THRU LOT 8 + LOT 10 THRU LOT 13 FOR THE BENEFIT OF THE FRANCHISE UTILITY COMPANIES, AS SHOWN ON THE MAP.
- B) THE FOLLOWING ACCESS + UTILITY EASEMENT IS BEING GRANTED TO THE CITY OF ALBANY FOR THE FOLLOWING PURPOSE AND IS SUBJECT TO THE "ACCESS + UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET.
  - 2) A 24' WIDE ACCESS + UTILITY EASEMENT OVER LOT 10 AS SHOWN ON THE MAP FOR ACCESS AND UTILITIES TO BENEFIT PROPERTIES DESCRIBED BY DEED DOCUMENT NO. 2018-567205 AND DEED DOCUMENT NO. 2022-632161.
- C) THE FOLLOWING PRIVATE STORM DRAINAGE EASEMENT IS BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
  - 3) A 10.00' WIDE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 7, 8 AND 9 TO BENEFIT LOTS 7, 8 AND 9 FOR STORM DRAINAGE PURPOSES.

BY: Dennis Lee Derby DATE: 2-8-2024  
DENNIS LEE DERBY, MEMBER  
DOUBLE D DEVELOPMENT LLC

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF Benton } s.s.

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF February 2024, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED DENNIS LEE DERBY, AS MEMBER OF DOUBLE D DEVELOPMENT LLC, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: Tichelle Staten NOTARY PUBLIC FOR OREGON (SIGNATURE)  
BY: Tichelle Staten NOTARY PUBLIC FOR OREGON (PRINTED)  
MY COMMISSION EXPIRES: July 5 2025  
MY COMMISSION No.: 1013950

**AFFIDAVIT OF CONSENT:**

THE AFFIDAVIT OF CONSENT FOR TRUST DEED IN FAVOR OF COMMUNITY FINANCIAL CORPORATION RECORDED IN DOCUMENT NO. 2023-637417 IN BENTON COUNTY, OREGON MICROFILM RECORDS HAS BEEN RECORDED IN DOCUMENT NUMBER 2024-643485

**FLOODPLAIN NOTE:**

PORTIONS OF LOT 9 AND LOT 13 ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON THE FEMA FIRM MAP 41043C0213H DATED 12-8-2016. ZONE AE IS IN THE SFHA AND ZONE X IS OUTSIDE THE SFHA. DEVELOPMENT OF PROPERTY WITHIN THE SFHA AS MOST CURRENTLY ESTABLISHED BY FEMA OR CITY OF ALBANY MAY BE RESTRICTED AND SUBJECT TO SPECIAL REGULATIONS BY THE CITY.

THORNTON PLACE  
A REPLAT OF  
PARCEL 4, PARTITION PLAT 2022-013  
LOCATED IN  
JOHN QUINN THORNTON D.L.C. No. 37  
NE 1/4 SEC. 1, T. 11 S., R. 4 W., W.M.  
SE 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.  
IN THE  
CITY OF ALBANY, BENTON COUNTY, OREGON  
DECEMBER 19, 2023  
CITY OF ALBANY PLANNING CASE No. SD-05-21

**APPROVALS:**

Chris Bailey 4/2/2024  
PUBLIC WORKS DIRECTOR, CITY OF ALBANY  
Diana Maulinec 4/02/2024  
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY  
Jan 4/9/24  
BENTON COUNTY SURVEYOR  
Candace August 9 April 2024  
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS

**TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:**

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2024.  
BY: Sami Sy 4/4/2024  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT  
BY: [Signature] 4/4/24  
BENTON COUNTY TAX COLLECTOR

**RECORDER'S STATEMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } s.s.  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2024-643486 ON THIS 9th DAY OF April, 2024 AT 10:16 O'CLOCK A.M.  
BY: [Signature] BENTON COUNTY CLERK