

RIVERWOOD CROSSING PHASE II

RE-PLAT OF 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

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

NOTES:

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

REFERENCE SURVEYS:

- BCSR ~~225~~ G10400024
- BCSR 3282
- BCSR 6749
- BCSR 6869
- BCSR 9084
- BCSR 9090
- SCENICVIEW SUBDIVISION V. 10, P. 02, BOTP
- BCSR 10626
- PP 2018-009, DOCUMENT No. 2018-567536, BCDR
- RIVERWOOD CROSSING, DOCUMENT No. 2024-642748, BCDR

REFERENCE DOCUMENTS:

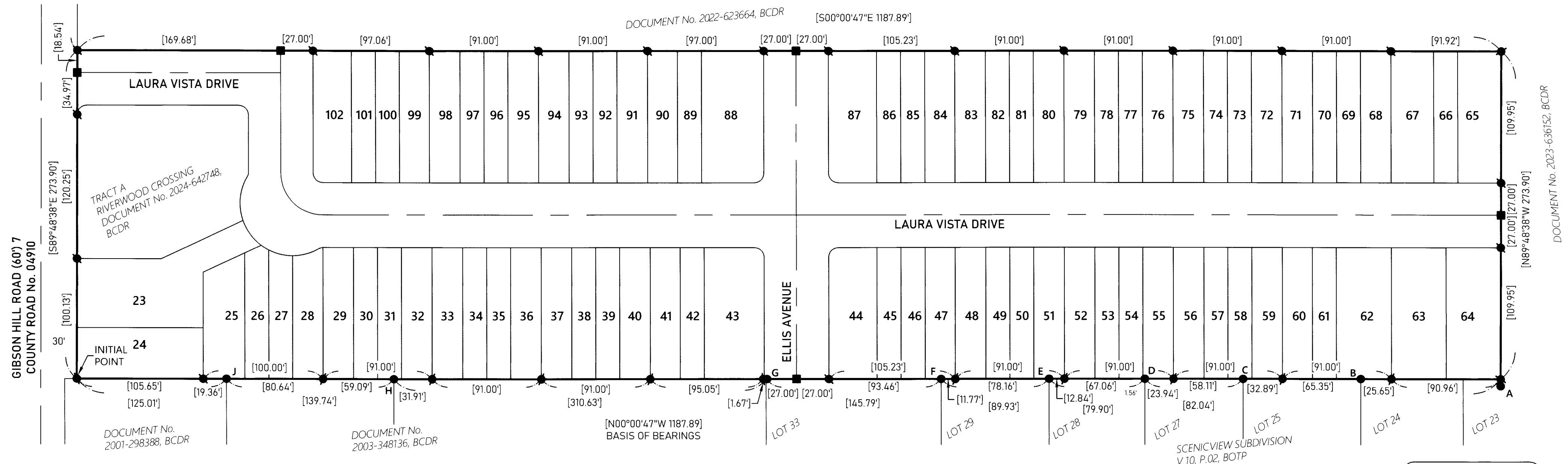
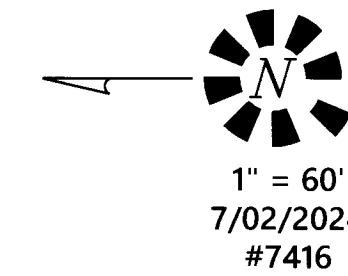
- D1. 2001-298388 BCDR
- D2. 2003-348136 BCDR
- D3. 2022-623664 BCDR
- D4. 2023-636152 BCDR

LEGEND:

- BCSR = 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
- RAD = RADIUS
- () = RECORD DATA PER 10, UNLESS NOTED OTHERWISE
- [] = RECORD AND MEASURED DATA PER 10, UNLESS NOTED OTHERWISE
- { } = CALCULATED DATA PER 10, UNLESS NOTED OTHERWISE
- = FOUND MONUMENT PER MONUMENT TABLE
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG.", PER 10
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG.", PER 10
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."

MONUMENT TABLE:

- 1/2" IP, DOWN 1.8', S89°58'52"W 0.34' OF LINE, PER 1
- 5/8" IR, W/YPC SCRIBED "JIM UDELL RLS 1366", PER 7
- 5/8" IR, W/YPC DOWN 0.4' SCRIBED "JIM UDELL RLS 1366", PER 7
- 5/8" IR, W/YPC DOWN 0.6', SCRIBED "JIM UDELL RLS 1366", PER 7
- 5/8" IR, W/YPC SCRIBED "JIM UDELL RLS 1366", PER 7
- 5/8" IR, DOWN 0.8', W/YPC SCRIBED "JIM UDELL RLS 1366", PER 7
- 5/8" IR, BENT NORTH, PER 7
- 3/4" IR, PER 2
- 3/4" IR, DOWN 0.3', PER 2

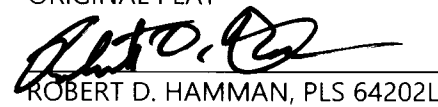


REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2025

SHEET INDEX:
SHEET 1 - BOUNDARY, NOTES, LEGEND, REFERENCES, AND MONUMENT TABLE
SHEET 2 - NORTH LOT DETAIL, LOT TABLE, CURVE TABLE, AND DETAIL 2A
SHEET 3 - SOUTH LOT DETAIL, LOT TABLE, CURVE TABLE, DETAIL 3A, AND DETAIL 3B
SHEET 4 - DECLARATION, SURVEYOR'S CERTIFICATE, APPROVALS, PLAT NOTES, NARRATIVE, AND RECORDING INFORMATION

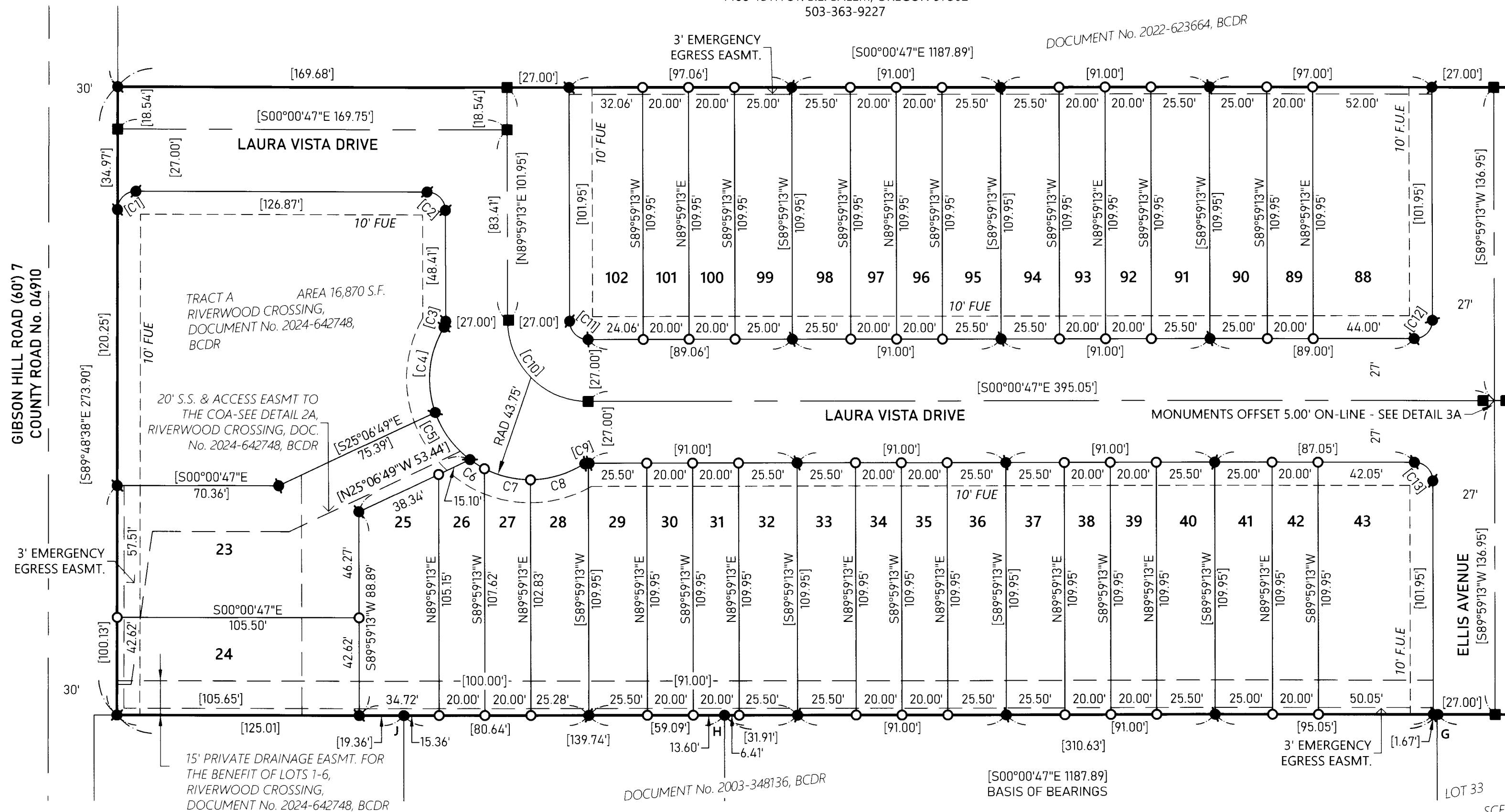
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RE-PLAT OF RIVERWOOD CROSSING
 IN THE SE 1/4 SEC. 35, T. 10 S., R. 4 W., W.M.
 CITY OF ALBANY, BENTON COUNTY, OREGON

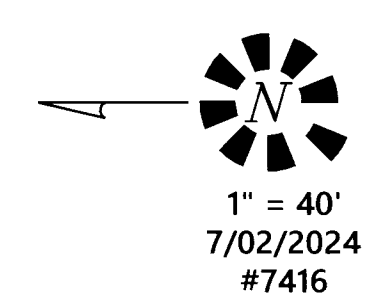
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 503-363-9227

DOCUMENT No. 2022-623664, BCDR



SEE SHEET 3



DOCUMENT No. 2001-298388, BCDR

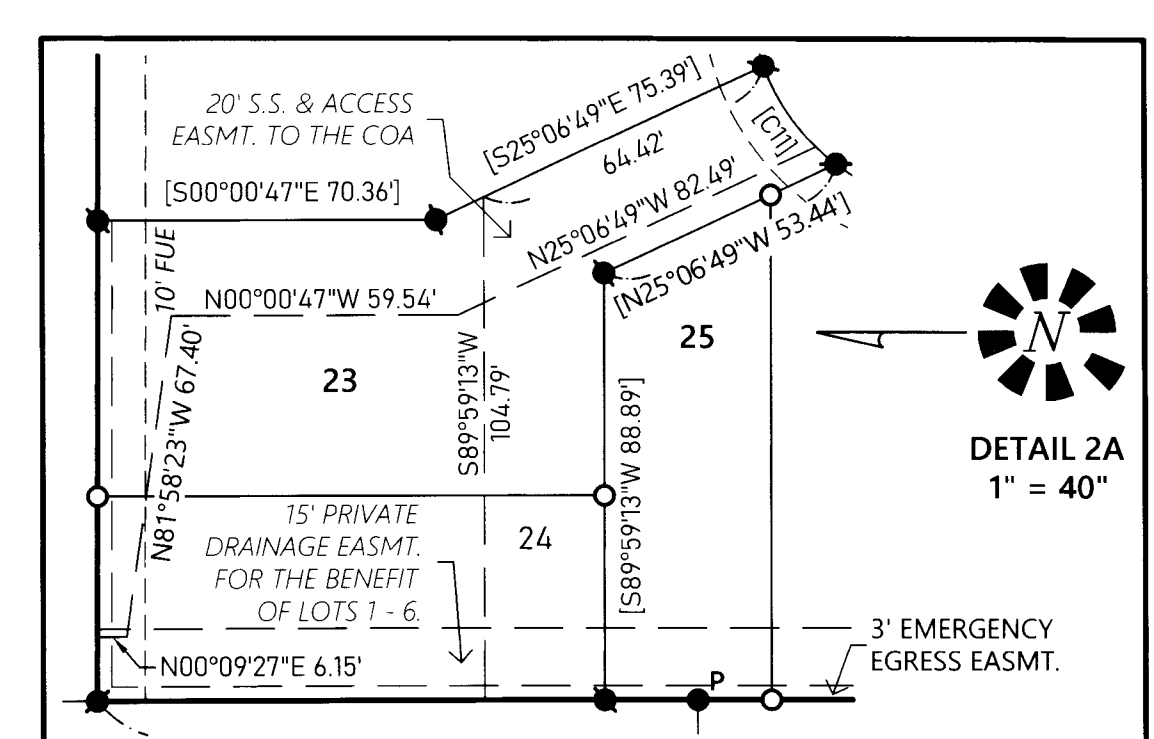
DOCUMENT No. 2003-348136, BCDR

DOCUMENT No. 2022-623664, BCDR

SCENICVIEW SUBDIVISION
 V.10, P.02, BOTP

LOT TABLE		LOT TABLE		LOT TABLE	
LOT #	AREA	LOT #	AREA	LOT #	AREA
23	7443 S.F.	35	2199 S.F.	91	2804 S.F.
24	4500 S.F.	36	2804 S.F.	92	2199 S.F.
25	3368 S.F.	37	2804 S.F.	93	2199 S.F.
26	2174 S.F.	38	2199 S.F.	94	2804 S.F.
27	2088 S.F.	39	2199 S.F.	95	2804 S.F.
28	2665 S.F.	40	2804 S.F.	96	2199 S.F.
29	2804 S.F.	41	2749 S.F.	97	2199 S.F.
30	2199 S.F.	42	2199 S.F.	98	2804 S.F.
31	2199 S.F.	43	5490 S.F.	99	2749 S.F.
32	2804 S.F.	88	5703 S.F.	100	2199 S.F.
33	2804 S.F.	89	2199 S.F.	101	2199 S.F.
34	2199 S.F.	90	2749 S.F.	102	3511 S.F.

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1]	8.00'	89°47'52"	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°39'57"	38.69'	N83°58'50"W	37.44'
[C5]	43.75'	33°51'32"	25.85'	S53°45'27"W	25.48'
[C6]	43.75'	9°46'11"	7.46'	S31°56'36"W	7.45'
[C7]	43.75'	27°11'19"	20.76'	S13°27'52"W	20.57'
[C8]	43.75'	31°14'55"	23.86'	S15°45'15"E	23.57'
[C9]	5.00'	31°21'55"	2.74'	N15°41'45"W	2.70'
[C10]	35.00'	90°00'00"	54.98'	S44°59'13"W	49.50'
[C11]	8.00'	90°00'00"	12.57'	S44°59'13"W	11.31'
[C12]	8.00'	90°00'00"	12.57'	S45°00'47"E	11.31'
[C13]	8.00'	90°00'00"	12.57'	S44°59'13"W	11.31'




REGISTERED PROFESSIONAL LAND SURVEYOR

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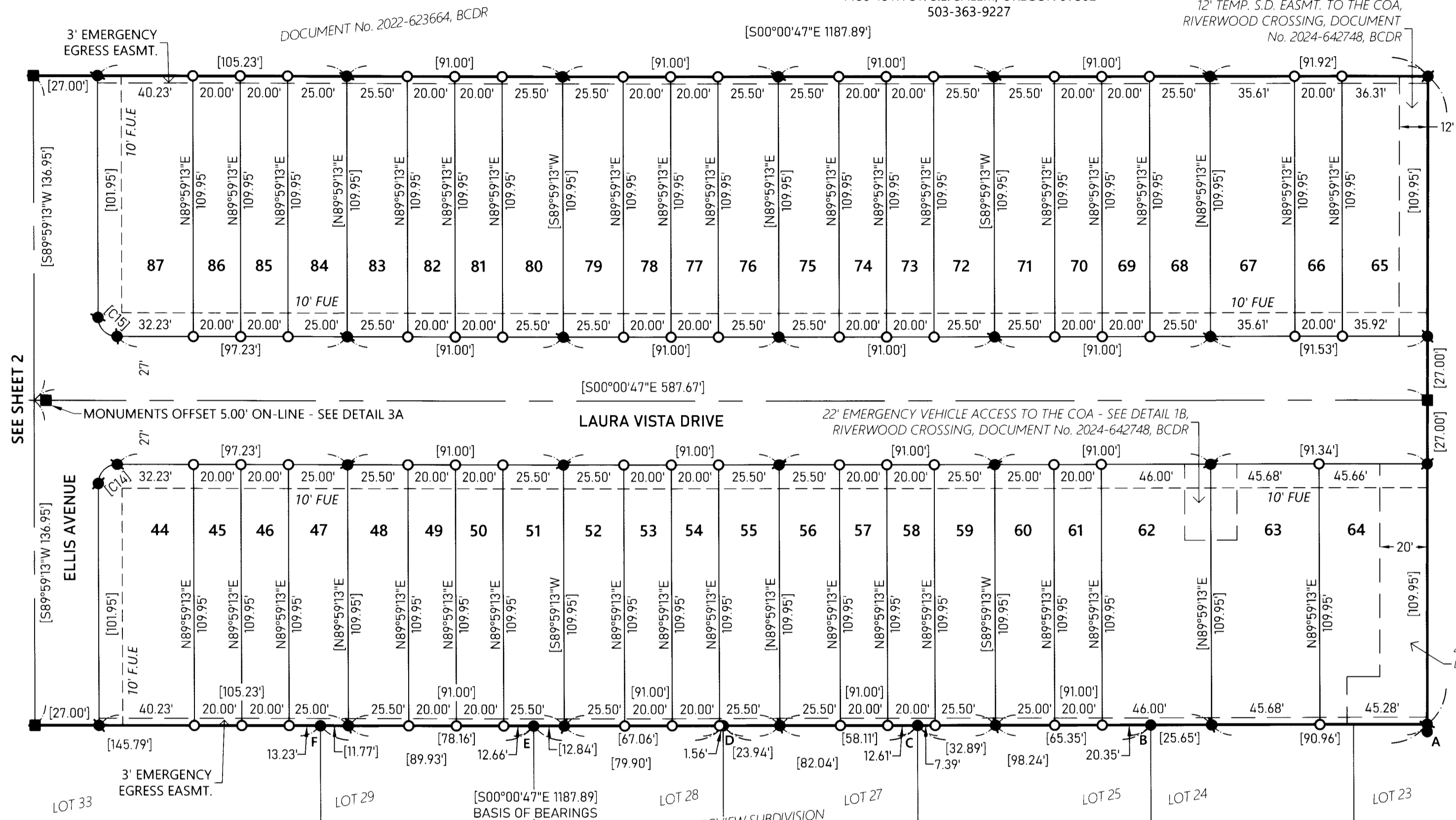
EXPIRES: 6-30-2025

RIVERWOOD CROSSING PHASE II

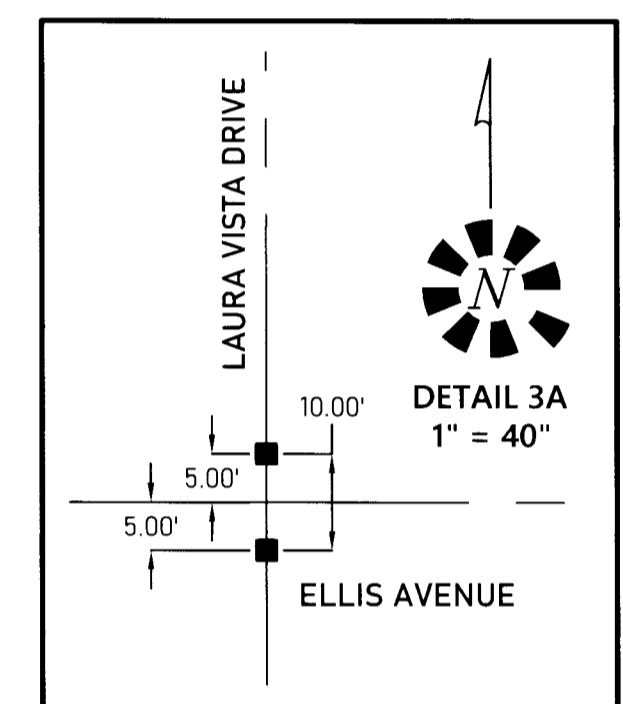
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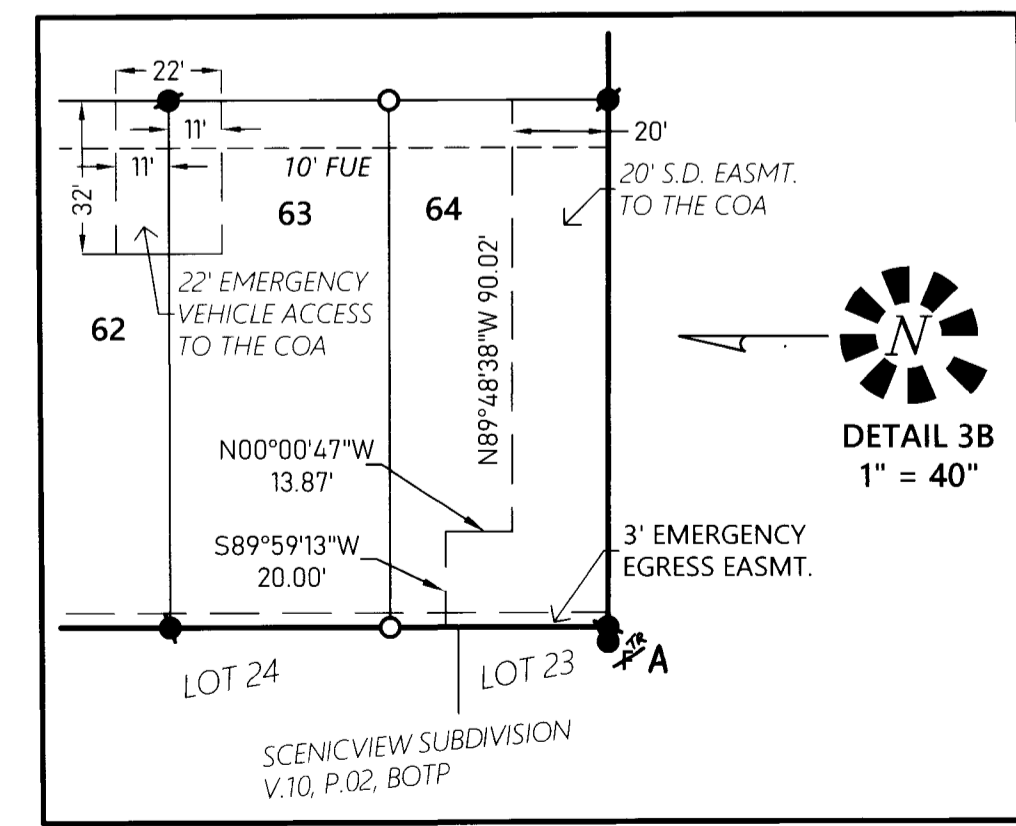


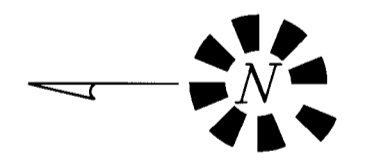
CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C14]	8.00'	90°00'00"	12.57'	N45°00'47"W	11.31'
[C15]	8.00'	90°00'00"	12.57'	S44°59'13"W	11.31'



20' S.D. EASMT. TO THE COA - SEE DETAIL 3B, RIVERWOOD CROSSING, DOCUMENT No. 2024-642748, BCDR

LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE	
LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
44	4410 S.F.	55	2804 S.F.	66	2199 S.F.	77	2199 S.F.
45	2199 S.F.	56	2804 S.F.	67	3916 S.F.	78	2199 S.F.
46	2199 S.F.	57	2199 S.F.	68	2804 S.F.	79	2804 S.F.
47	2749 S.F.	58	2199 S.F.	69	2199 S.F.	80	2804 S.F.
48	2804 S.F.	59	2804 S.F.	70	2199 S.F.	81	2199 S.F.
49	2199 S.F.	60	2749 S.F.	71	2804 S.F.	82	2199 S.F.
50	2199 S.F.	61	2199 S.F.	72	2804 S.F.	83	2804 S.F.
51	2804 S.F.	62	5057 S.F.	73	2199 S.F.	84	2749 S.F.
52	2804 S.F.	63	5023 S.F.	74	2199 S.F.	85	2199 S.F.
53	2199 S.F.	64	4999 S.F.	75	2804 S.F.	86	2199 S.F.
54	2199 S.F.	65	3971 S.F.	76	2804 S.F.	87	4410 S.F.




 1" = 40'
 7/02/2024
 #7416

REGISTERED PROFESSIONAL LAND SURVEYOR

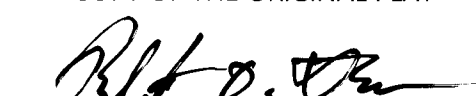
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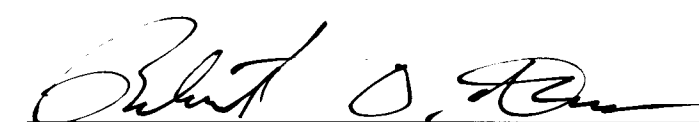
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT
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ROBERT D. HAMMAN, PLS 64202LS

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:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 1, RIVERWOOD CROSSING, DOCUMENT No. 2024-642748, BENTON COUNTY DEED RECORDS, 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 ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GIBSON HILL ROAD SOUTH 89°48'38" EAST 273.90 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF LAURA VISTA DRIVE; THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE LAND DESCRIBED IN DOCUMENT No. 2022-623664, BENTON COUNTY DEED RECORDS, SOUTH 00°00'47" EAST 1187.89 FEET TO A 5/8" IRON ROD ON THE SOUTHEAST CORNER OF LOT 13, RIVERWOOD CROSSING; THENCE NORTH 89°48'38" WEST 273.90 FEET TO A 5/8" IRON ROD ON THE EAST BOUNDARY LINE OF SCENICVIEW SUBDIVISION AS RECORDED IN VOLUME 10, PAGE 02, BENTON COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID EAST LINE NORTH 00°00'47" WEST 1187.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.47 ACRES, MORE OR LESS.


ROBERT D. HAMMAN, PLS 64202LS



NARRATIVE:


THE PURPOSE OF THIS SURVEY IS TO RE-PLAT RIVERWOOD CROSSING, DOCUMENT No. 2024-642748, BENTON COUNTY DEED RECORDS. AS ALLOWED PER CITY OF ALBANY PLANNING CASE No. SD-02-24.


THE BOUNDARY OF THE SUBJECT PLAT WAS HELD FROM THE PLATTING OF RIVERWOOD CROSSING AND THE ORIGINAL CONTROL WAS USED, THE BOUNDARY WAS CHECKED AT THE TIME OF MONUMENTATION OF THIS PLAT AND HELD AS SHOWN

FRANCHISE UTILITY EASEMENT STATEMENT:

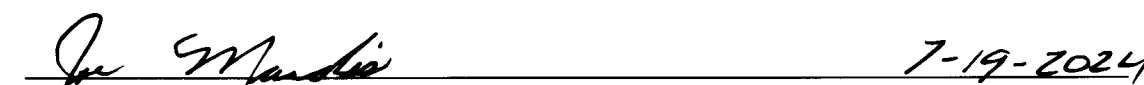
PERPETUAL EASEMENTS ARE RESERVED FOR THE FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE MAP. FOR PURPOSES OF THIS STATEMENT, FRANCHISE UTILITIES ARE DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OR 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.

APPROVALS:



COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ALBANY
DATE: 7-15-2024


PUBLIC WORKS DIRECTOR
CITY OF ALBANY
DATE: 7-19-2024


CHAIRPERSON
BENTON COUNTY BOARD OF COMMISSIONERS
DATE: 7/22/2024


BENTON COUNTY SURVEYOR
DATE: 7-19-2024

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095
HAVE BEEN PAID THROUGH: JUNE 30, 2024 2025

For 
DIRECTOR,
BENTON COUNTY DEPARTMENT OF ASSESSMENT
DATE: 7-19-2024


BENTON COUNTY TAX COLLECTOR
DATE: 7/19/24

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.

PER THE CONDITIONS OF APPROVAL:

1. THE APPROVAL WAS GIVEN UNDER ORS CHAPTER 92.
2. A (TOWNHOMES) MIDDLE HOUSING LAND DIVISION HAS BEEN APPROVED ON THE SUBJECT SITE AND THIS MIDDLE HOUSING TYPE SHALL NOT ALTERED BY THE MIDDLE HOUSING LAND DIVISION.
3. ACCESSORY DWELLING UNITS ARE NOT PERMITTED ON CHILD LOTS RESULTING FROM A MIDDLE HOUSING LAND DIVISION.

DECLARATION:

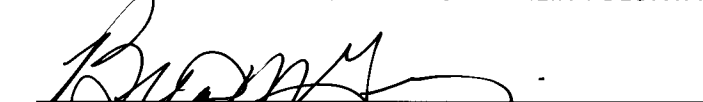
KNOW ALL PERSONS BY THESE PRESENT THAT PACIFIC NATIONAL DEVELOPMENT, INCORPORATED IS THE OWNER OF RECORD OF THE LANDS REPRESENTED ON THIS SUBDIVISION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, AND GRANT THE EASEMENT AS SHOWN.

BY:


SERGE SERDSEV, PRESIDENT
PACIFIC NATIONAL DEVELOPMENT, INC.

STATE OF OREGON }
COUNTY OF LINN } S.S.

ON THIS 15th DAY OF JULY, 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. 2024-642022, ON THIS 22nd DAY OF July, 2024 AT 7:02 O'CLOCK PM

JAMES MORALES, BENTON COUNTY CLERK

BY: 
BENTON COUNTY CLERK