

# SUNNY LANE ESTATES

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

NOTICE OF DECISION SD-02-22  
AUGUST 26, 2024

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND DESCRIBED IN COUNTY DEED DOCUMENT NO. ~~2024-646246~~ INTO 6 LOTS AS APPROVED IN CITY OF ALBANY NOTICE OF DECISION SD-02-22. \* 2019-589839

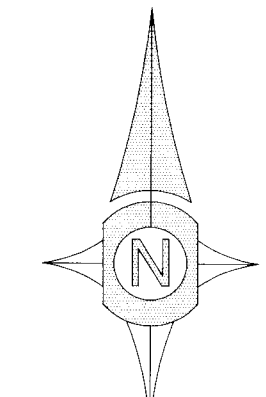
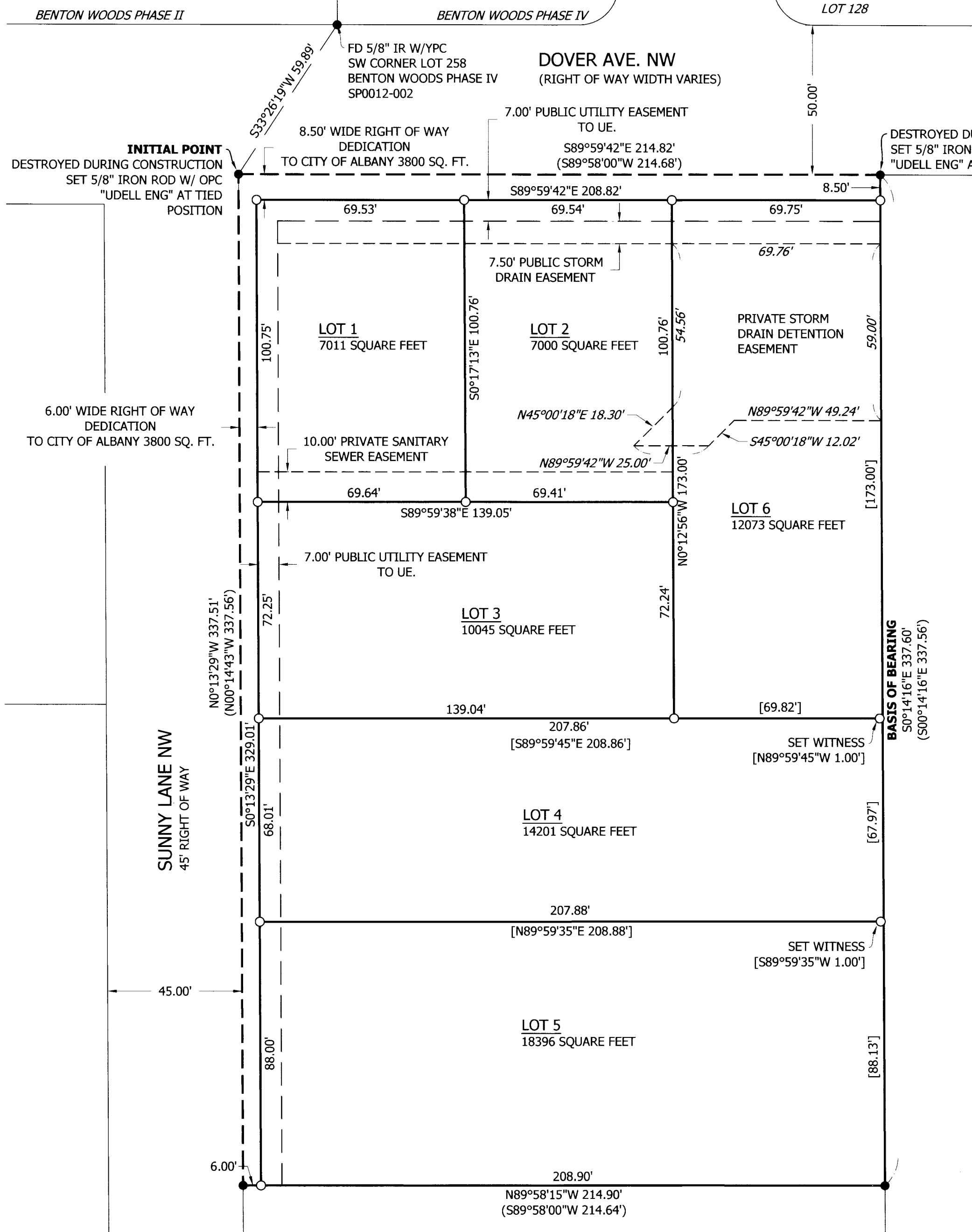
THE EXTERIOR BOUNDARY DESCRIBED IN BENTON COUNTY DEED NO. \* 2024-646246 WAS RETRACED USING FOUND MONUMENTS OF RECORD PER C.S. 10280 AS SHOWN HEREON. \* 2019-589839

THE BASIS OF BEARING WAS ESTABLISHED PER COUNTY SURVEY 10280.

### LEGEND:

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WRG DESIGN INC" PER C.S. 10280 FLUSH OR AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"
- ( ) DATA OF RECORD PER C.S. 10280
- [ ] CALCULATED DATA
- C.S. COUNTY SURVEY
- SP SUBDIVISION PLAT
- SQ. FT. SQUARE FEET
- UE. FOR PUBLIC UTILITIES
- W/ OPC WITH ORANGE PLASTIC CAP

REFERENCE SURVEYS: C.S. 10280.



SCALE: 1" = 30'  
0' 30' 60'

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*Kyle W. Latimer*  
KYLE W. LATIMER



REGISTERED PROFESSIONAL LAND SURVEYOR

*Kyle W. Latimer*

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2024

**Udell**  
**ENGINEERING & LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
PH. (541) 451-5125  
FAX (541) 451-1366  
21-152 WILLIAMS SUB GSR

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NOTICE OF DECISION SD-02-22  
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## AFFIDAVIT OF CONSENTS:

MORIA DEVELOPMENT INC. DBA PEOPLES MORTGAGE  
DOCUMENT NO. 2024-649239 AND NO. 2024-649238

OREGON STATE CREDIT UNION  
DOCUMENT NO. 2024-646982 AND 2024-649236

BOB G. MITCHELL  
DOCUMENT NO. 2024-649237

## SURVEYOR'S CERTIFICATE:

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF DOVER AVENUE NW. WHICH BEARS SOUTH 33°26'19" WEST 59.89 FEET FROM THE SOUTHWEST CORNER OF LOT 258, BENTON WOODS PHASE IV, CITY OF ALBANY, BENTON COUNTY, OREGON; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°59'42" EAST 214.82 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°14'16" EAST 337.60 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°58'15" WEST 214.90 FEET TO A 5/8" IRON ROD ON THE EAST RIGHT OF WAY OF SUNNY LANE NW; THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00°13'29" WEST 337.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.66 ACRES OF LAND, MORE OR LESS.

## EASEMENTS OF RECORD:

A TITLE REPORT PREPARED BY AMERITITLE, ORDER NO. 645865AM REVEALED NO EASEMENTS OF RECORD:

## PRIVATE STORM DRAIN DETENTION EASEMENT:

AN AREA AS SHOWN AND DIMENSIONED ON LOT 2 AND LOT 6 IS RESERVED FOR JOINT USE BY THE OWNERS OF LOTS 1, 2, 3, 4, AND 5 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS (SYSTEM TO INCLUDE SWALES, OPEN POND, DITCHES OR PIPES). THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS AS NECESSARY TO SERVE THE LOTS OF THIS PLAT.

## 7.00' PUBLIC UTILITY EASEMENT

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS (UE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE UE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE UE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE UE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FACILITIES IN THE UE.

## 7.5' PUBLIC STORM DRAIN EASEMENT:

AN AREA ALONG THE NORTH PORTION OF LOTS 1, 2, AND 6 IS RESERVED FOR JOINT USE BY THE OWNERS OF THOSE LOTS; FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS (SYSTEM TO INCLUDE SWALES, DITCHES OR PIPES). THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS AS NECESSARY TO SERVE THE LOTS OF THIS PLAT.

## 10.00' PRIVATE SANITARY SEWER EASEMENT:

AN AREA LOCATED IN THE SOUTHERLY PORTION OF LOTS 1 AND 2 AS SHOWN ON THIS PLAT, IS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER LINE BENEFITTING LOTS 2 AND 6.

## OWNER'S DECLARATION:

KNOW ALL PERSONS THAT DAVID KEITH WILLIAMS AND DAVID WILLIAMS CONSTRUCTION LLC ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO 6 LOTS WITH PRIVATE EASEMENTS SHOWN. I HEREBY GRANT PUBLIC UTILITY EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY ALONG DOVER AVENUE NW. AND SUNNY LANE NW., AS DEPICTED ON SHEET 1, WITHOUT RESERVATION OR RESTRICTION WHATSOEVER.

David Keith Williams 11/2/24  
DAVID KEITH WILLIAMS  
DAVID WILLIAMS CONSTRUCTION LLC

## ACKNOWLEDGMENT:

STATE OF OREGON )  
 ) SS  
COUNTY OF BENTON )

THIS IS TO CERTIFY THAT ON THIS 12 DAY OF November, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID KEITH WILLIAMS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert  
NOTARY SIGNATURE

Amanda Albert  
NOTARY PUBLIC - OREGON  
(PRINT NAME)

COMMISSION NO. 1051993

MY COMMISSION EXPIRES: September 23, 2028

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

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92-095 HAVE BEEN PAID THROUGH

THE 30 DAY OF JUNE, 2025.

BY: [Signature] 12/5/2024  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: [Signature] 12/05/2023  
BENTON COUNTY TAX COLLECTOR

## APPROVALS:

CITY OF ALBANY NOTICE OF DECISION SD-02-22, WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS SUBDIVISION AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signature] For Chris Bailey 11-25-24  
PUBLIC WORKS DIRECTOR, DATE  
CITY OF ALBANY

[Signature] 11-28-24  
COMMUNITY DEVELOPMENT DIRECTOR, DATE  
CITY OF ALBANY

[Signature] 12-19-24  
BENTON COUNTY SURVEYOR DATE

[Signature] 12-10-24  
CHAIR, BENTON COUNTY BOARD OF DATE  
COMMISSIONERS

## RECORDER'S STATEMENT:

STATE OF OREGON )  
 ) SS  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2024-649239.

ON THIS 10<sup>th</sup> DAY OF December, 2024,  
AT 2:27 O'CLOCK pm.

FOR: [Signature]  
BENTON COUNTY CLERK

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
KYLE W. LATIMER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2024

SHEET 2 OF 2



**U dell**  
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