

# CALLOWAY CREEK PHASE IV

A SUBDIVISION REPLAT OF PARCEL 1 OF PARTITION PLAT No. 2021-019

LOCATED IN THE  
 MARK CAHOON D.L.C. No. 58 IN THE  
 NW 1/4 SEC. 32 AND THE NE 1/4 SEC. 31  
 T. 10 S., R. 4 W., W.M.

IN THE  
 CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

OCTOBER 10, 2024

CITY OF ADAIR VILLAGE CASE No. R-3-PD

**LEGEND:**

- FOUND MONUMENT; PER "CALLOWAY CREEK PHASE I" UNLESS NOTED OTHERWISE
- FOUND MONUMENT; PER "CALLOWAY CREEK PHASE II"
- ⊙ FOUND MONUMENT; PER "CALLOWAY CREEK PHASE III"
- ◇ FOUND MONUMENT; PER PARTITION PLAT 2021-019
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- ⊙ SET 5/8" X 30" ROD W/ALUM CAP MARKED: "K+D ENGR. LS 58561"

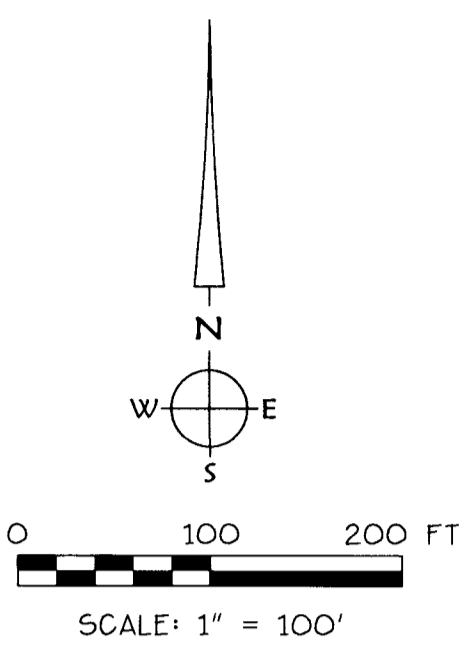
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- C.R. COUNTY ROAD
- S.F. SQUARE FEET
- ⊕ CENTERLINE
- R-O-W RIGHT OF WAY
- W.C. WITNESS CORNER

**LINE DATA TABLE:**

LINE	LENGTH	BEARING	NOTES
1	(66.00')	(S88°10'57"E)	⊙
2	(22.29')	(S01°49'03"W)	⊙
3	(101.53')	(S71°29'35"E)	⊙
4	(83.78')	(N85°46'35"E)	⊙
5	(37.43')	(S59°06'30"E)	⊙
6	(35.99')	(N32°11'27"E)	⊙
7	(35.35')	(N32°11'27"E)	⊙
8	(55.00')	(S57°48'33"E)	⊙
9	(74.50')	(N32°11'27"E)	⊙
10	(66.00')	(S57°48'33"E)	⊙
11	(112.67')	(S32°11'27"W)	⊙
12	(90.00')	(S57°48'33"E)	⊙
13	(70.00')	(N57°48'33"W)	⊙
14	(4.99')	(N60°05'51"W)	⊙
15	(121.55')	(N00°47'39"E)	⊙
16	(63.02')	(N23°17'31"W)	⊙
17	(154.02')	(N59°52'05"W)	⊙
18	(63.52')	(N45°47'49"W)	⊙
19	(26.82')	(N81°15'03"W)	⊙
20	(54.79')	(N61°13'07"W)	⊙
21	(58.47')	(N62°39'22"W)	⊙
22	(152.27')	(N01°49'03"E)	⊙

**CURVE DATA TABLE:**

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	(14.00')	(22.55')	(513°57'16"E) (20.19')	(92°17'18")
2	(75.00')	(62.24')	(S83°52'25"E) (60.47')	(47°32'54")
3	(395.00')	(134.99')	(N82°08'26"E) (134.33')	(19°34'48")



- ① CURVE DATA; SEE "CURVE DATA TABLE"
- ( ) RECORD DATA PER PARTITION PLAT 2021-019, SAME AS MEASURED, EXCEPT WHERE NOTED
- { } RECORD DATA PER DEED REF. 2019-582578, SAME AS MEASURED, EXCEPT AS NOTED
- ⬇ LINE DATA; SEE "LINE DATA TABLE"

**NOTE:** FOUND MONUMENTS 5/8"x30" ROD W/YPC MARKED "K+D ENGR. LS 58561" UNLESS NOTED OTHERWISE

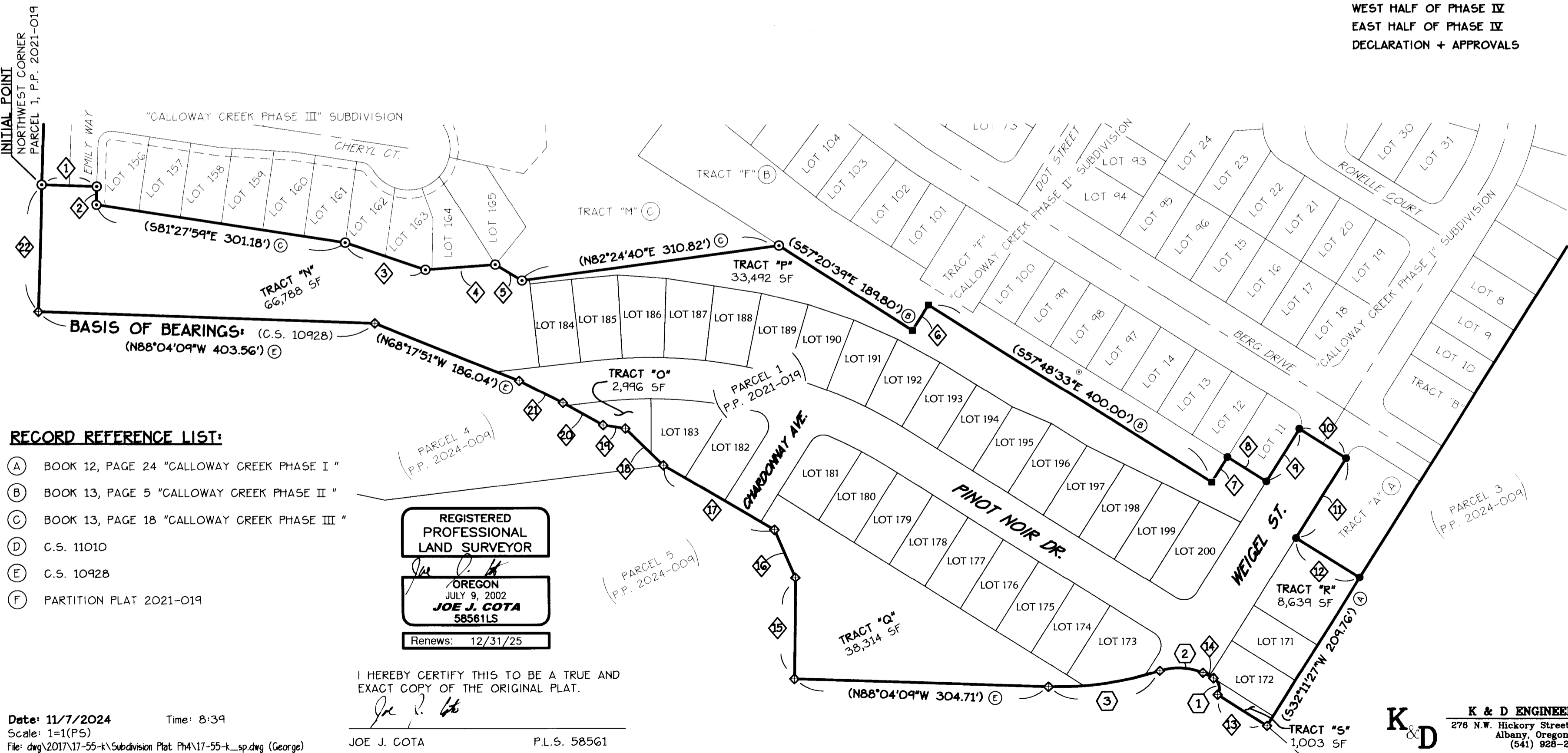
**EXISTING EASEMENTS OF RECORD:**

THE FOLLOWING WERE REVEALED BY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. 7089-421128, DATED OCTOBER 7, 2024, LISTED BY ITEM NUMBER BELOW:

4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. AS RECORDED AUGUST 8, 1941 AS BOOK 98, PAGE 477 BENTON COUNTY, OREGON DEED RECORDS. EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

**DRAWING INDEX:**

- COVER SHEET AND EXISTING EASEMENTS 1 of 4
- WEST HALF OF PHASE IV 2 of 4
- EAST HALF OF PHASE IV 3 of 4
- DECLARATION + APPROVALS 4 of 4



**RECORD REFERENCE LIST:**

- (A) BOOK 12, PAGE 24 "CALLOWAY CREEK PHASE I"
- (B) BOOK 13, PAGE 5 "CALLOWAY CREEK PHASE II"
- (C) BOOK 13, PAGE 18 "CALLOWAY CREEK PHASE III"
- (D) C.S. 11010
- (E) C.S. 10928
- (F) PARTITION PLAT 2021-019

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

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

JOE J. COTA P.L.S. 58561

Date: 11/7/2024 Time: 8:39  
 Scale: 1"=100'  
 File: dwg\2017\17-55-k\Subdivision Plat PH\17-55-k\_sp.dwg (George)

**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 725  
 Albany, Oregon 97321  
 (541) 928-2583

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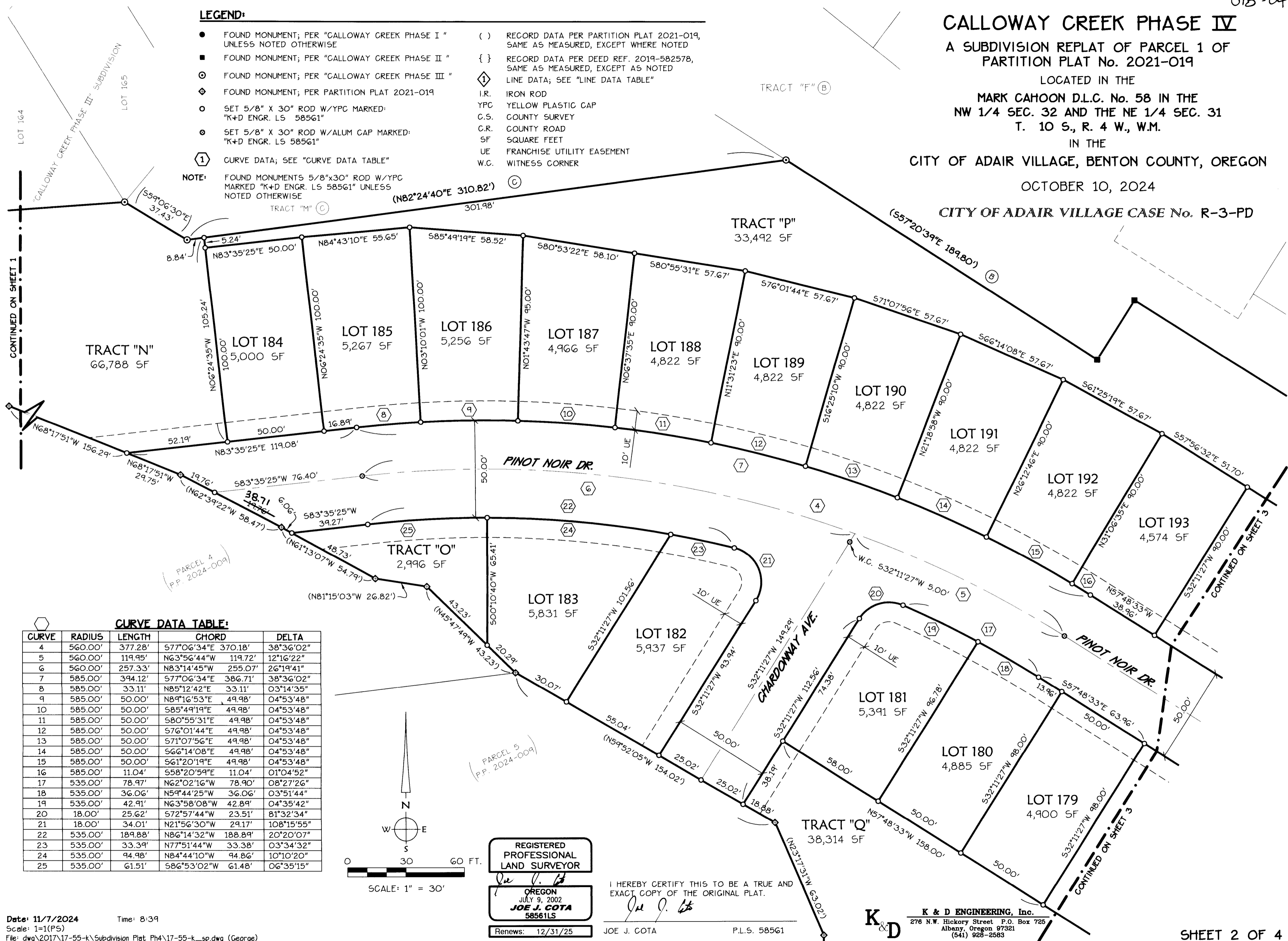
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CITY OF ADAIR VILLAGE CASE No. R-3-PD

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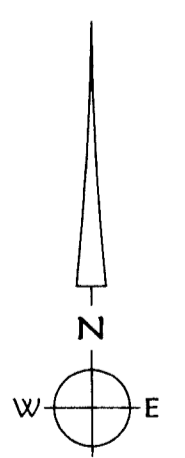
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- UE FRANCHISE UTILITY EASEMENT
- W.C. WITNESS CORNER

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### CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA
4	560.00'	377.28'	S77°06'34"E 370.18'	38°36'02"
5	560.00'	119.95'	N63°56'44"W 119.72'	12°16'22"
6	560.00'	257.33'	N83°14'45"W 255.07'	26°19'41"
7	585.00'	394.12'	S77°06'34"E 386.71'	38°36'02"
8	585.00'	33.11'	N85°12'42"E 33.11'	03°14'35"
9	585.00'	50.00'	N89°16'53"E 49.98'	04°53'48"
10	585.00'	50.00'	S85°49'19"E 49.98'	04°53'48"
11	585.00'	50.00'	S80°55'31"E 49.98'	04°53'48"
12	585.00'	50.00'	S76°01'44"E 49.98'	04°53'48"
13	585.00'	50.00'	S71°07'56"E 49.98'	04°53'48"
14	585.00'	50.00'	S66°14'08"E 49.98'	04°53'48"
15	585.00'	50.00'	S61°20'19"E 49.98'	04°53'48"
16	585.00'	11.04'	S58°20'59"E 11.04'	01°04'52"
17	535.00'	78.97'	N62°02'16"W 78.90'	08°27'26"
18	535.00'	36.06'	N59°44'25"W 36.06'	03°51'44"
19	535.00'	42.91'	N63°58'08"W 42.89'	04°35'42"
20	18.00'	25.62'	S72°57'44"W 23.51'	81°32'34"
21	18.00'	34.01'	N21°56'30"W 29.17'	108°15'55"
22	535.00'	189.88'	N86°14'32"W 188.89'	20°20'07"
23	535.00'	33.39'	N77°51'44"W 33.38'	03°34'32"
24	535.00'	94.98'	N84°44'10"W 94.86'	10°10'20"
25	535.00'	61.51'	S86°53'02"W 61.48'	06°35'15"



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Joe J. Cota*  
OREGON  
JULY 9, 2002  
**JOE J. COTA**  
58561LS  
Renews: 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

**K & D ENGINEERING, Inc.**  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

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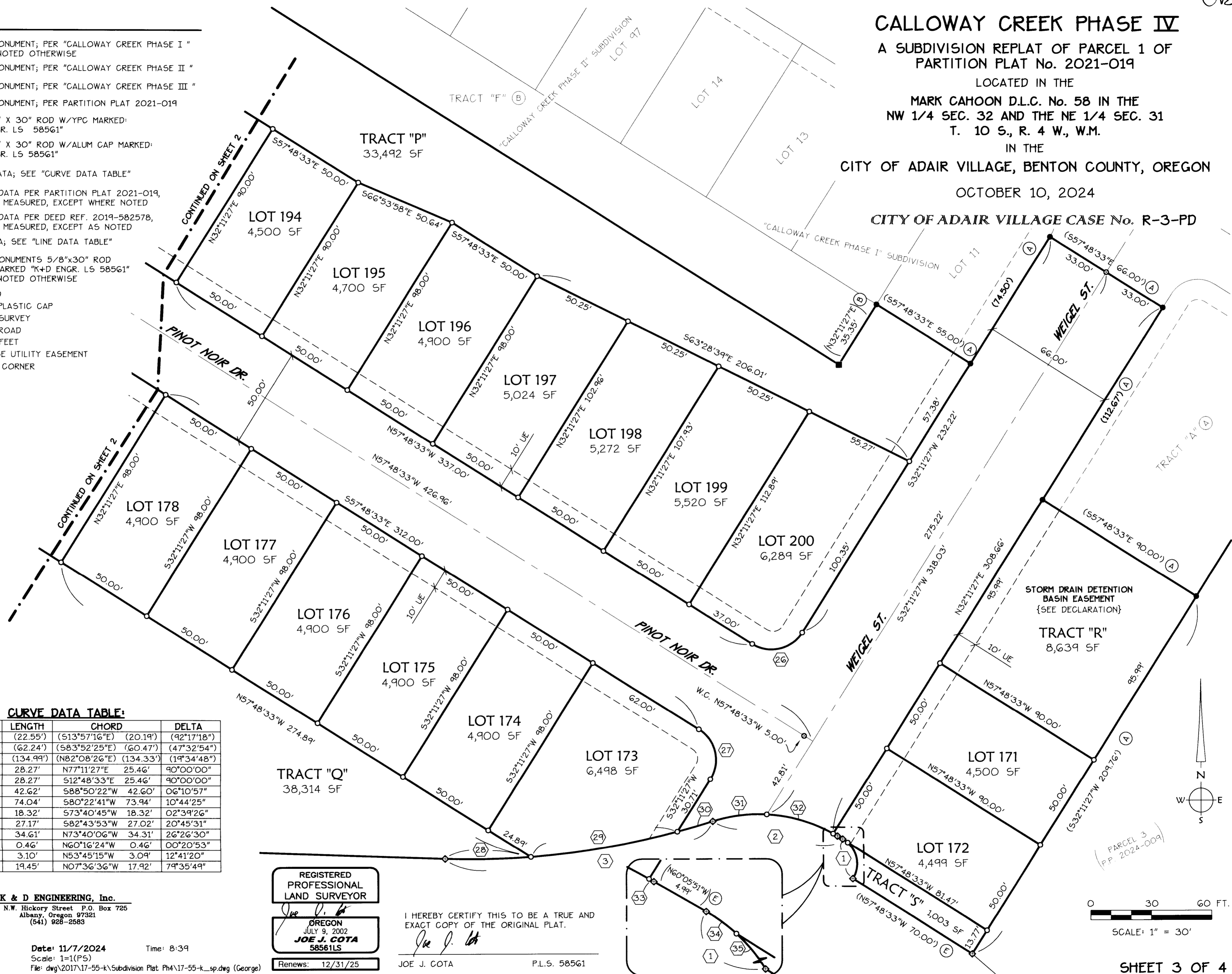
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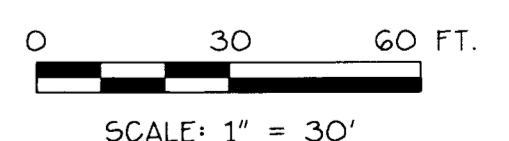
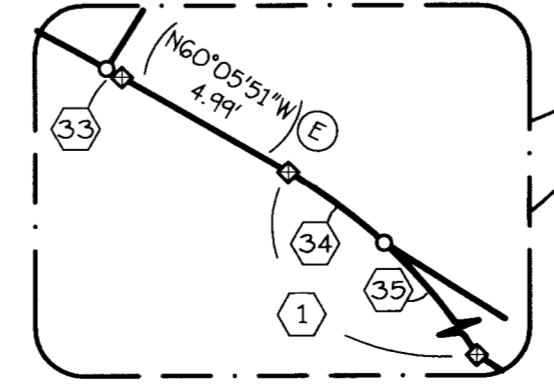
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28	395.00'	42.62'	S88°50'22"W 42.60'	06°10'57"
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30	395.00'	18.32'	S73°40'45"W 18.32'	02°39'26"
31	75.00'	27.17'	S82°43'53"W 27.02'	20°45'31"
32	75.00'	34.61'	N73°40'06"W 34.31'	26°26'30"
33	75.00'	0.46'	N60°16'24"W 0.46'	00°20'53"
34	14.00'	3.10'	N53°45'15"W 3.09'	12°41'20"
35	75.00'	19.45'	N07°36'36"W 17.92'	79°35'49"

**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 725  
 Albany, Oregon 97321  
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Date: 11/7/2024 Time: 8:39  
 Scale: 1"=1(P5)  
 File: dwg\2017\17-55-k\Subdivision Plat: Ph\17-55-k\_sp.dwg (George)

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JOE J. COTA  
 JULY 9, 2002  
 58561LS  
 RENEWS: 12/31/25

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



**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED SUBDIVISION PER CITY OF ADAIR VILLAGE CASE FILE R-3-PD.

**BOUNDARY DETERMINATION:**

THE FOUND MONUMENTS PER PARTITION PLAT 2021-019 WERE HELD TO ESTABLISH THE BOUNDARY OF THE PARENT TRACT, AS SHOWN ON THE MAP.

**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 SET A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE LOTS AND STREETS ARE LAID OUT AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 2021-019, A PARTITION RECORDED IN BENTON COUNTY, OREGON BOOK OF PLATS.

CONTAINING 8.58 ACRES MORE OR LESS.

**DECLARATION:**

LET ALL PERSONS BY THESE PRESENTS KNOW THAT **ALLOWAY CREEK, LLC.**, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER 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, TRACTS AND STREETS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92. THE STREETS ARE BEING GRANTED TO THE PUBLIC WITHOUT RESERVATION.

- A) THE FOLLOWING LANDS ARE BEING **DEDICATED TO THE PUBLIC** WITHOUT ANY RESERVATIONS OR RESTRICTIONS WHATSOEVER FOR THE FOLLOWING PURPOSES:
  - 1. **STREETS:** IDENTIFIED AS **WEIGEL STREET, PINOT NOIR DRIVE AND CHARDONNAY AVENUE**, AS SHOWN ON THIS MAP, ARE HEREBY DEDICATED TO THE PUBLIC.
- B) THE FOLLOWING **FRANCHISE UTILITY EASEMENT** IS BEING GRANTED TO THE PUBLIC UTILITY COMPANIES. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE "FRANCHISE UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET.
  - 1. A **10' WIDE FRANCHISE UTILITY EASEMENT:** ALONG STREET RIGHT-OF-WAYS AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT.
- C) THE FOLLOWING **CITY OF ADAIR VILLAGE EASEMENTS** ARE BEING GRANTED TO THE CITY OF ADAIR VILLAGE FOR THE PURPOSES STATED. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "CITY OF ADAIR VILLAGE EASEMENT STATEMENT" SHOWN ON THIS SHEET.
  - 1. A **90.00' x 95.99' STORM DRAIN AND DETENTION BASIN EASEMENT** OVER TRACT "R", AS SHOWN ON THE PLAT. FOR ACCESS, MAINTENANCE, STORM DRAIN AND DETENTION PURPOSES.

BY: *Dennis Derby*  
DENNIS DERBY, MEMBER  
ALLOWAY CREEK, LLC.

**ACKNOWLEDGMENT:**

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

THIS IS TO CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF November, 2024, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED **DENNIS DERBY**, AS A MEMBER OF THE **ALLOWAY CREEK, LLC.**, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: *Tichelle Staten*  
(NOTARY SIGNATURE)

BY: Tichelle Staten  
NOTARY PUBLIC OREGON (PRINTED)

MY COMMISSION EXPIRES: July 5 2025

MY COMMISSION No.: 1013950

**CITY OF ADAIR VILLAGE EASEMENT STATEMENT:**

THE CITY OF ADAIR VILLAGE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE EASEMENTS SHALL RUN WITH THE LOTS UPON WHICH THEY ARE LOCATED. WITH THE EXCEPTION OF THE PUBLIC STORM DRAIN AND DETENTION BASIN EASEMENTS IDENTIFIED IN TRACT "R", THE CITY OF ADAIR VILLAGE 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 PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE. TREES PLANTED IN THE EASEMENT, NEED NOT BE REPLACED. THE ALLOWAY CREEK HOMEOWNER'S ASSOCIATION SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH THAT SPECIFIC EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON OR OVER THESE EASEMENTS.

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IN THE

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**OCTOBER 10, 2024**

**CITY OF ADAIR VILLAGE CASE No. R-3-PD**

**APPROVALS:**

*[Signature]*  
CITY OF ADAIR VILLAGE  
ADMINISTRATOR

11/7/24  
DATE

*[Signature]*  
BENTON COUNTY SURVEYOR

12-10-24  
DATE

*[Signature]*  
CHAIR, BENTON COUNTY BOARD OF  
COMMISSIONERS

12-10-24  
DATE

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

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH THIS 30TH DAY OF JUNE, 2025.

BY: *[Signature]*  
FOR: DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

12/3/2024  
DATE

BY: *[Signature]*  
BENTON COUNTY TAX COLLECTOR

12/03/2024  
DATE

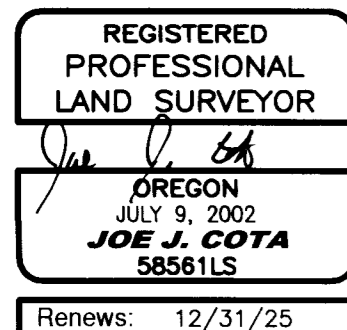
**RECORDER'S STATEMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } s.s.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2024-649240 ON THIS

10<sup>th</sup> DAY OF December, 2024 AT 2:28 O'CLOCK P.M.

BY: *[Signature]*  
BENTON COUNTY CLERK



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

*[Signature]*  
JOE J. COTA P.L.S. 58561

**FRANCHISE UTILITY EASEMENT STATEMENT:**

A PERPETUAL EASEMENT IS RESERVED FOR FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. 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.