

To The City of Millersburg

Attention Janelle:

We would like to take to the City Council the open tracks of land in Sweetwater Phase III and Becker Ridge Phase IV.

Sweetwater Phase III: Millersburg Land & Development has title to Tracts A, B & D. Tract C has been deeded to Conser Development as agreed when we purchased the land. They are in the process of donating to the City of Millersburg Tract C.

Millersburg Land & Development would like to donate and deed Tracts A & B which border Clearwater Dr and where held to get road through open tract the City already owns from Sweetwater Phase II. Tract D also adjoins the open tract The City owns from Phase II and was left over land from the creation of Sweetwater Phase III. It was noted that The City would be interested in us donating this to add to the already existing Open Tract they currently own.

Becker Ridge Phase IV: Millersburg Land & Development has title to Tracts E & F. Millersburg Land & Development would like to donate Tract E, approximately 2.01 acres of greenspace that adjoins and would create a continuation of Greenspace The City of Millersburg will receive from Conser Development in Sweetwater Phase III. Tract F has a sewer easement and public utility easement running in the open tract. Millersburg Land & Development has agreed to transfer Tracts to the Henschel Family which the Tract adjoins their existing property and will transfer Tract with approved language The City would like for the sewer easement which Janelle has provided. Millersburg Land & Development will get approval of language added to make sure The City has what they need prior to transfer of deed.

Please let us know if we can create deeds and obtain approval for all parcels as detailed above & shown on attached maps for each project to give and/or donate these lands to The City of Millersburg.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Agee". The signature is written in a cursive style with a long horizontal stroke at the end.

Mike Agee

Millersburg Land & Development LLC

RECORD REFERENCE LIST:

- (A) C.S. 26274, "SWEETWATER ESTATES 3RD ADDITION PHASE 2"
- (B) DITTMER TRACT DEED REFERENCE MF. V. 1304, PG. 266.
- (C) C.S. 24562, "SWEETWATER ESTATES 3RD ADDITION"
- (D) C.S. 26285
- (E) C.S. 1312
- (F) C.S. 19816
- (G) C.S. 26395, "PARTITION PLAT 2017-74"
- (H) C.S. 26463, "BECKER RIDGE PHASE 4"
- (X) SURVEY UNKNOWN

LEGEND:

- FOUND MONUMENT, AS NOTED;
- SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YFC MARKED; "H-D ENGR. L5 58561"
- SET 5/8" X 30" ROD W/ALUMINUM CAP MARKED; "H-D ENGR. L5 58561"
- FOUND 5/8" IR. (A), W/YFC MARKED; "H-D ENGR. L5 58561"
- FOUND 5/8" IR. (C), W/YFC MARKED; "H-D ENGR. L5 58561"
- () RECORD DATA PER (A)
- { } RECORD DATA PER (C)
- { } SAME AS MEASURED, UNLESS NOTED.
- { } SAME AS MEASURED, UNLESS NOTED.
- IR. IRON ROD
- IP. IRON PIPE (INSIDE DIAMETER)
- TPC. TOWN PLASTIC CAP
- C.S. FRANCHISE UTILITY EASEMENT
- PP. PARTITION PLAT
- S.F. SQUARE FEET
- q CENTERLINE
- (A) FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (B) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- (C) CURVE DATA; SEE "CURVE DATA TABLE"
- (1) CENTERLINE CURVE DATA; SEE "CENTERLINE CURVE DATA TABLE"
- (L20) LINE REFERENCE; SEE "LINE DATA TABLE"
- (E1) PROPOSED EASEMENT REFERENCE
- (E2) PROPOSED EASEMENT LIST

REGISTERED PROFESSIONAL LAND SURVEYOR
JOE J. COTA
 JULY 7, 2002
OS 58561
 Renewal: 12/31/19

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

JOE J. COTA
 P.L.S. 58561



FOUND MONUMENT LIST:

No.	DIRECTION	LENGTH
L1	{502°49'36"W}	{14.93}
L2	{58°42'29"W}	{22.80}
L3	{500°33'03"E}	{19.63}
L4	{507°37'59"W}	{22.87}
L5	{86°55'32"W}	{17.84}
L6	{530°24'46"W}	{23.96}
L7	{503°19'28"W}	{53.31}
L8	{N70°02'26"W}	{48.63}
L9	{S88°24'53"W}	{61.94}
L10	{S64°00'13"W}	{42.32}
L11	{S76°10'17"W}	{30.30}
L12	{S60°55'59"W}	{40.22}
L13	{S60°57'36"W}	{53.08}
L14	{S67°09'08"W}	{46.40}
L15	{S76°13'26"W}	{32.12}
L16	{S65°52'22"W}	{40.28}
L17	{S56°28'23"W}	{37.62}
L18	{S52°04'50"W}	{30.12}
L19	{S25°58'10"W}	{38.62}
L20	{S53°02'30"W}	{34.68}
L21	{S40°47'30"W}	{24.62}

LINE DATA TABLE:

No.	DIRECTION	LENGTH
L40	N00°19'02"E	46.06'
L41	N00°19'02"E	24.98'
L43	N00°04'30"E	(25.00) (H)
L43	N00°19'02"E	36.22'
L43	(N00°04'30"E)	(37.72) (H)

RECORD REFERENCE LIST:

- (A) C.S. 26274, "SWEETWATER ESTATES 3RD ADDITION PHASE 2"
- (B) DITTMER TRACT DEED REFERENCE MF. V. 1304, PG. 266.
- (C) C.S. 24562, "SWEETWATER ESTATES 3RD ADDITION"
- (D) C.S. 26285
- (E) C.S. 1312
- (F) C.S. 19816
- (G) C.S. 26395, "PARTITION PLAT 2017-74"
- (H) C.S. 26463, "BECKER RIDGE PHASE 4"
- (X) SURVEY UNKNOWN

FOUND MONUMENT LIST:

No.	DIRECTION	LENGTH
L1	{502°49'36"W}	{14.93}
L2	{58°42'29"W}	{22.80}
L3	{500°33'03"E}	{19.63}
L4	{507°37'59"W}	{22.87}
L5	{86°55'32"W}	{17.84}
L6	{530°24'46"W}	{23.96}
L7	{503°19'28"W}	{53.31}
L8	{N70°02'26"W}	{48.63}
L9	{S88°24'53"W}	{61.94}
L10	{S64°00'13"W}	{42.32}
L11	{S76°10'17"W}	{30.30}
L12	{S60°55'59"W}	{40.22}
L13	{S60°57'36"W}	{53.08}
L14	{S67°09'08"W}	{46.40}
L15	{S76°13'26"W}	{32.12}
L16	{S65°52'22"W}	{40.28}
L17	{S56°28'23"W}	{37.62}
L18	{S52°04'50"W}	{30.12}
L19	{S25°58'10"W}	{38.62}
L20	{S53°02'30"W}	{34.68}
L21	{S40°47'30"W}	{24.62}



C.S. **26660**
SWEETWATER ESTATES
3RD. ADDITION PHASE 3
 A REPLAT OF PARCEL 3, PARTITION PLAT 2017-74
 LOCATED IN THE
 SARAH FARLOW D.L.C. No. 59
 IN THE
 NW 1/4 SEC. 21, T. 10 S., R. 03 W., W.M.
 CITY OF MILLERSBURG, LINN COUNTY, OREGON

DECEMBER 7, 2018
 CITY OF MILLERSBURG CASE NO. 05-002

LINE DATA TABLE:

No.	DIRECTION	LENGTH
L22	N60°46'51"E	10.28'
L23	[N48°56'32"E]	[45.00']
L24	S62°39'47"E	37.20'
L25	S48°56'32"W	7.74'
L36	S40°09'44"W	12.00'
L37	S4°00'16"E	40.91'
L38	S06°52'22"E	24.27'
L39	S36°09'31"W	88.16'

LEGEND:
 SEE SHEET 1 OF THIS PLAT
 EXISTING 20" WIDE SEWER AND UTILITIES EASEMENT AS SHOWN ON THE MILLERSBURG PERMITS COUNTY DEED VOL. 482, PAGE 106.

FLOOD PLAIN NOTE:
 A SMALL PORTION OF LOT 155 IS LOCATED IN AN "AE ZONE" SPECIAL FLOOD HAZARD AREA PER THE FEMA FIRM MAP 41043C0204G DATED SEPT. 29, 2010 AND REVISED PER APPROVED LORR (CASE # 11-10-0824P) EFFECTIVE DATE OCT. 12, 2011. THE SPECIAL FLOOD HAZARD AREA AFFECTING LOT 155 IS SHOWN ON THE SPECIAL FLOOD HAZARD EXHIBIT MAP "N" OF CASE # 11-10-0824P. NO STRUCTURE OR FILL MAY BE PLACED IN THE SPECIAL FLOOD HAZARD AREA WITHOUT FIRST OBTAINING PERMITS FROM THE CITY OF MILLERSBURG.

PROPOSED EASEMENT LIST:
 1 VARIABLE LENGTH PUBLIC SANITARY SEWER EASEMENT (SEE DECLARATION)
 2 VARIABLE LENGTH PRIVATE SANITARY SEWER STORAGE TANK EASEMENT (SEE DECLARATION)
 3 VARIABLE LENGTH PRIVATE SANITARY SEWER STORAGE TANK EASEMENT (SEE DECLARATION)
 4 VARIABLE LENGTH PRIVATE SANITARY SEWER STORAGE TANK EASEMENT (SEE DECLARATION)



LINE DATA TABLE:

No.	DIRECTION	LENGTH
L41	N00°15'02"E	24.96'
L42	N00°04'30"E	125.00'
L43	N00°15'02"E	21.62'
L43	N00°15'02"E	38.22'
L43	N00°04'30"E	(37.72')

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOE J. COTA
 JULY 9, 2002
 OREGON
 #585015
 Renewal: 12/31/19

Date: 7/15/2019
 Scale: 1"=100'
 File: dwg 201717-192-a17-1923-ep.dwg (George)

LINE DATA TABLE:

No.	DIRECTION	LENGTH
L15	S76°13'26"W	(32.12)
L16	S53°52'22"W	(40.28)
L17	S36°28'23"W	(37.62)
L18	S92°04'50"W	(30.12)
L19	S27°51'10"W	(36.62)
L20	S37°02'30"W	(34.68)
L21	S40°47'30"W	(24.62)

LINE DATA TABLE:

No.	DIRECTION	LENGTH
L1	S02°49'38"W	(14.43)
L2	S19°42'24"W	(22.80)
L3	S00°33'03"E	(19.63)
L4	S37°37'59"W	(22.57)
L5	S66°35'59"W	(40.22)
L6	S30°24'46"W	(33.56)
L7	S37°46'26"W	(33.33)

LINE DATA TABLE:

No.	DIRECTION	LENGTH
L1	S02°49'38"W	(14.43)
L2	S19°42'24"W	(22.80)
L3	S00°33'03"E	(19.63)
L4	S37°37'59"W	(22.57)
L5	S66°35'59"W	(40.22)
L6	S30°24'46"W	(33.56)
L7	S37°46'26"W	(33.33)

CENTERLINE CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA
C5	[129.000']	[197.66']	[N49°02'03"W 377.70']	[60°36'10"]
C6	400.00'	204.05'	N79°43'19"W 201.64'	29°13'38"
C7	200.00'	212.13'	N30°43'23"W 202.32'	60°46'13"
C8	150.00'	108.17'	N67°36'06"E 105.64'	47°19'07"
C4	150.00'	34.45'	N85°31'20"E 34.38'	13°09'36"
C10	155.31'	63.33'	N60°25'13"E 62.89'	23°21'51"

CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	[164.00']	[94.75']	S42°28'51"E 94.42'	[20°32'22"]
2	226.00'	81.79'	S36°06'54"E 81.30'	20°43'28"
5	151.00'	5.31'	N01°18'35"W 5.31'	03°09'13"
6	151.00'	60.40'	N4°20'45"W 60.00'	22°55'09"
7	151.00'	69.06'	N38°54'29"W 66.46'	26°12'18"
8	151.00'	60.36'	N63°27'59"W 59.98'	22°54'42"
9	151.00'	40.62'	N82°37'44"W 40.50'	15°24'49"
10	374.00'	94.10'	N83°07'40"W 93.95'	14°24'56"
11	374.00'	96.88'	N68°30'91"W 96.41'	14°48'42"
12	174.00'	27.32'	N66°36'35"W 27.30'	08°59'50"
13	174.00'	130.81'	N30°34'26"W 127.75'	43°04'26"
14	10.00'	16.36'	N37°50'30"E 14.60'	93°45'26"
15	[176.00']	[109.90']	[N66°49'32"E 106.12']	[35°46'40"]
16	124.00'	73.35'	N65°53'15"E 72.28'	33°53'25"
17	90.00'	105.19'	N22°33'46"E 86.84'	120°32'23"
18	50.00'	66.49'	N75°48'16"W 61.70'	76°11'42"
19	50.00'	57.27'	S33°17'13"W 54.19'	65°37'39"
20	20.00'	21.51'	S31°17'21"W 20.49'	61°37'35"
21	176.00'	40.42'	S39°31'20"W 40.34'	13°09'36"
22	124.00'	78.71'	S65°44'26"W 71.67'	33°39'47"
23	10.00'	16.95'	N46°53'59"W 14.99'	97°07'24"
24	10.00'	15.81'	S44°57'41"W 14.22'	90°39'56"
25	226.00'	76.34'	S16°04'31"E 75.98'	18°21'17"
26	226.00'	57.71'	S55°47'34"E 57.56'	14°37'53"
28	10.00'	15.71'	S15°06'30"E 14.14'	90°00'00"
29	10.00'	15.19'	N72°24'11"E 13.77'	87°01'22"
30	426.00'	105.75'	S71°15'0"E 103.48'	14°33'24"
31	426.00'	74.37'	S83°18'37"E 74.28'	10°00'10"
32	426.00'	15.05'	S89°12'25"E 15.05'	02°01'26"
33	98.00'	156.89'	S45°02'03"E 140.74'	90°36'10"

60 120 FT.
SCALE: 1" = 60'

PROPOSED EASEMENT (L151)
E1 VARIABLE WIDTH PUBLIC EASEMENT FOR ACCESS
E2 7.5' WIDE PRIVATE STORM DRAIN EASEMENT (SEE DECLARATION)

CENTERLINE CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	400.00'	83.16'	583.33	85.00'
C2	150.00'	104.52'	569.42	102.42'
C3	300.00'	213.94'	570.10	204.48'
C4	200.00'	98.92'	114.34	40.51'

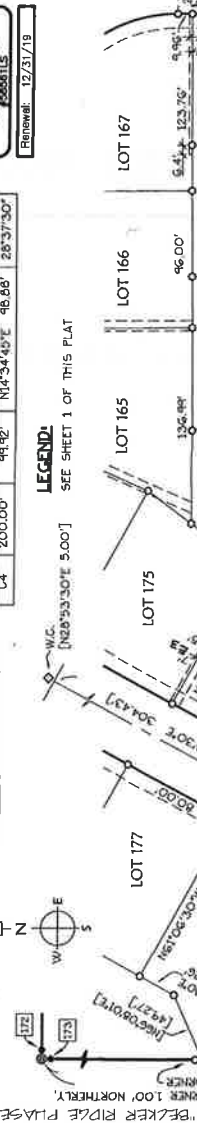
REGISTERED PROFESSIONAL LAND SURVEYOR
JOE J. GOTA
OREGON
NO. 10001
RENEWAL: 12/31/19

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
JOE J. GOTA
PL.S. 99561

C.S. 26660
SWEETWATER ESTATES
3RD. ADDITION PHASE 3

A REPLAT OF PARCEL 3, PARTITION PLAT 2017-74
LOCATED IN THE
SARAH FARLOW D.L.C. No. 59 IN THE
NW 1/4 SEC. 21, T. 10 S., R. 03 W., W.M.
IN THE
CITY OF MILLERSBURG, LINN COUNTY, OREGON
DECEMBER 7, 2018
CITY OF MILLERSBURG CASE No. 05-002

REPEATER RIDGE PHASE 4
(N07°50'27" E 109.03') (C.S. 26355)
SET WITNESS CORNER 100' NORTHEASTLY.
TREE AT TRUE CORNER.
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181
LOT 182



BASES OF BEARINGS: (C.S. 26355)
(N07°50'27" E 109.03')
(N07°50'27" E 109.03')
(N07°50'27" E 109.03')

LINE DATA TABLE:

No.	DIRECTION	LENGTH
L26	N00°15'02"E	15.40'
L27	S00°15'59"W	10.00'
L28	S12°32'02"E	23.63'
L29	S12°32'02"E	18.73'
L30	S00°15'59"E	10.25'
L31	N68°41'30"E	27.00'
L32	N68°41'30"E	12.40'
L33	S18°37'57"W	69.28'
L34	N68°39'52"E	15.45'
L35	N68°39'52"E	19.03'

CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA
3	370.00'	41.25'	580°39'37"W	41.23'
4	10.00'	16.83'	N47°56'21"W	14.91'
5	151.00'	8.31'	N01°18'35"W	8.31'
34	10.00'	15.60'	S44°57'57"W	14.07'
35	180.00'	56.76'	S60°37'53"W	56.52'
36	180.00'	68.67'	S60°40'09"W	68.26'
37	270.00'	16.67'	S81°30'31"W	16.67'
38	270.00'	116.28'	S63°56'55"W	115.38'
39	270.00'	59.65'	S64°46'50"W	59.52'
40	8.00'	12.92'	N44°33'43"W	11.28'
41	174.00'	86.93'	N44°34'45"E	86.03'
42	226.00'	33.34'	S24°34'55"W	33.31'
43	226.00'	51.49'	S13°54'45"W	51.37'
44	226.00'	28.08'	S03°49'35"W	28.06'
45	8.00'	12.61'	N45°26'17"E	11.35'
46	330.00'	19.59'	N88°54'20"E	19.59'
47	330.00'	81.47'	N80°08'05"E	81.27'
48	330.00'	41.56'	N62°17'51"E	41.53'
49	330.00'	25.01'	N63°40'30"E	25.00'
50	330.00'	67.76'	N95°37'20"E	67.64'
51	120.00'	63.64'	N64°56'00"E	62.90'
52	120.00'	19.98'	N84°55'45"E	19.95'
53	430.00'	3.38'	N89°26'22"E	3.38'
54	430.00'	85.61'	N83°30'39"E	85.47'
55	430.00'	2.56'	N77°38'32"E	2.56'
56	26.00'	33.06'	S53°52'57"E	30.88'

EXISTING 20' WIDE SEWER AND UTILITIES EASEMENT IN FAVOR OF THE CITY OF MILLERSBURG PER LINN COUNTY DEED VOL. 482, PAGE 108.
DITTMER TRACT
M.F. Y. 130A P.C. 268

EXISTING 10' WIDE WATER EASEMENT IN FAVOR OF THE DITTMER TRACT PER LINN COUNTY DEED DEC. No. 204-02599 DATED FEBRUARY 21, 2018



DATE: 7/15/2019
SCALE: 1"=60'
TIME: 15:54
FILE: d:\2017\17-192-117-192-50.dwg (Gota)
K & D ENGINEERING, Inc.
276 N.W. Albany, Oregon 97102
(503) 828-2888

THIRD ADDITION PHASE 2
PP 2017-74

THIRD ADDITION PHASE 3
PP 2017-74

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A LAND PARTITION APPROVED BY THE CITY OF MILLERSBURG ON DECEMBER 26, 2017.

BOUNDARY DETERMINATION:

EXISTING MONUMENTS OF RECORD AND SET MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY.

SURVEYOR'S CERTIFICATE:

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS SHOWN ON THE MAP, AND I HAVE AFFIXED MY SIGNATURE TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND LAND AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT 2017-74, A PARTITION RECORDED IN LINN COUNTY, OREGON RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR
Joe J. Cota
OREGON
JULY 9, 2002
JOB# 585613
Renewal: 12/31/19
P.L.S. 58561

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

TITLE REPORT / EASEMENT NOTES:

A TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER No. 70991-3218781, DATED APRIL 12, 2014.

- THE FOLLOWING EASEMENTS BY TITLE REPORT LINE ITEM ARE NOT LOCATED ON SUBJECT PROPERTY:
4) ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE EASEMENT IN FAVOR OF PACIFIC POWER & LIGHT COMPANY AS RECORDED IN VOLUME 347, PAGE 175 DATED MARCH 14, 1970.
5) ROADWAY IN FAVOR OF ADJOINING PROPERTY OWNERS AS RECORDED IN VOLUME 32, PAGE 150 DATED JANUARY 20, 1912.
6) ROADWAY IN FAVOR OF ADJOINING PROPERTY OWNERS AS RECORDED IN VOLUME 192, PAGE 912 DATED MARCH 2, 1976.
9) ROADWAY AND UTILITY AND PRIVATE UTILITY IN FAVOR OF CITY OF MILLERSBURG AS RECORDED IN VOLUME 1587, PAGE 442 DATED JUNE 3, 2004.

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE PRIVATE EASEMENTS SHALL RUN WITH THE LOT UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE LOT BENEFITING FROM THE EASEMENTS SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENTS PROVIDED THAT ANY DISTURBANCE TO THE EASEMENTS 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 EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COST ASSOCIATED WITH THAT SPECIFIC EASEMENT.

PUBLIC EASEMENT STATEMENT:

A PERPETUAL EASEMENT IS RESERVED FOR PUBLIC UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. THE PUBLIC UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. THIS INSTALLATION, SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS FROM ANY AND ALL PUBLIC UTILITIES NECESSARY UNDER THE PURPOSE OF CONSTRUCTION, MAINTENANCE OR REPAIR OF UTILITY PROVIDED UNDER THE PUBLIC EASEMENT. THE INSTALLATION, MAINTENANCE OR REPAIR OF UTILITY USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

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, AND SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT 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.

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS, KNOW THAT MILLERSBURG LAND AND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER AND DEVELOPER OF THE ATTACHED PLAT DEDICATED AS SWEETWATER ESTATES 3RD ADDITION PHASE 3, AND DESCRIBED BY THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, TRACTS AND STREETS, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO WITH OREGON REVISION STATUTES, CHAPTER 92.

A. THE FOLLOWING LANDS ARE BEING DEDICATED TO THE PUBLIC WITHOUT RESERVATIONS OR RESTRICTIONS WHATSOEVER FOR THE FOLLOWING PURPOSES:
1) **STREETS:** IDENTIFIED AS NE CLEARWATER DRIVE, NE WILSON LANE, NE TRASK LANE, AND NE NAVAJO COURT.

B. THE FOLLOWING **PUBLIC UTILITY EASEMENTS** FOR FRANCHISE UTILITIES IS BEING DEDICATED TO THE PUBLIC. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE FRANCHISE UTILITY EASEMENT¹ SHOWN ON THIS SHEET.

- 1.) A 10' WIDE PUBLIC UTILITY EASEMENT ALONG STREET RIGHT-OF-WAYS AS SHOWN ON SHEETS 2 & 3 OF THIS PLAT.
- 2.) A VARIABLE WIDTH PUBLIC UTILITY EASEMENT LOCATED OVER LOTS 192 AND 193 AS SHOWN ON SHEET 3, AND DETAIL No. 2 OF THIS PLAT.

C. THE FOLLOWING **PRIVATE EASEMENTS** ARE BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET.

- 1.) A 7' WIDE STORM DRAIN AND SANITARY SEWER EASEMENT LOCATED OVER LOTS 164, 165 & 175 AS SHOWN ON SHEET 2 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE STORY DRAIN AND SEWER PIPING. THIS EASEMENT IS FOR THE BENEFIT LOT 171.
- 2.) A 7' WIDE STORM DRAIN AND SANITARY SEWER EASEMENT LOCATED OVER LOTS 167 AND 168 AS SHOWN ON SHEET 2 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE STORY DRAIN AND SEWER PIPING. THIS EASEMENT IS FOR THE BENEFIT LOT 164.
- 3.) A 7' WIDE STORM DRAIN EASEMENT LOCATED OVER LOTS 174 AND 175 AS SHOWN ON SHEET 3 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE STORM DRAIN PIPING. THIS EASEMENT IS FOR THE BENEFIT LOT 172.
- 4.) A VARIABLE WIDTH SHARED PRIVATE RECIPROCAL DRIVEWAY UTILITY, & MAINTENANCE EASEMENT LOCATED OVER LOTS 143 AND 144 AS SHOWN ON SHEET 3 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE DRIVEWAY, WATER SERVICE AND RAIN DRAIN PIPES AND MAINTENANCE OF A DRAINAGE DITCH. THIS EASEMENT IS FOR THE BENEFIT OF LOTS 143 AND 144.
- D. THE FOLLOWING PUBLIC EASEMENT IS BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE PUBLIC EASEMENT STATEMENT SHOWN ON THIS SHEET:
3.) A VARIABLE WIDTH PUBLIC SANITARY SEWER AND ACCESS EASEMENT OVER LOTS 146 AND 149 AS SHOWN ON SHEET 2 OF THIS PLAT. THE PURPOSE OF THIS EASEMENT IS FOR CONSTRUCTION, MAINTENANCE, AND ACCESS TO SEWER MAINS AND MANHOLES.

BY: 
WILLIAM B. BUSSE (MEMBER)
MILLERSBURG LAND AND DEVELOPMENT, LLC,
AN OREGON LIMITED LIABILITY COMPANY

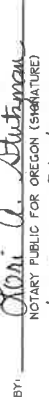
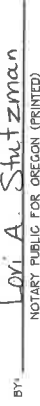
CONDITIONS, COVENANTS AND RESTRICTIONS

THE LOTS ARE SUBJECT TO THE TERMS OF THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF "SWEETWATER ESTATES 3RD ADDITION PHASE 3" AS RECORDED IN DOCUMENT NUMBER 2019-12436

ACKNOWLEDGMENT:

STATE OF OREGON } S.S.
COUNTY OF Benton }

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF July 2019, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED WILLIAM B. BUSSE, AS (MEMBER) OF MILLERSBURG LAND AND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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: 
LOVI A. STUTZMAN
NOTARY PUBLIC FOR OREGON (SHA87AMU)
BY: 
LOVI A. STUTZMAN
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: January 18, 2020

MY COMMISSION No.: 946249

C.S. 26660

**SWEETWATER ESTATES
3RD ADDITION PHASE 3
A REPLAT OF PARCEL 3, PARTITION PLAT 2017-74
LOCATED IN THE
CITY OF MILLERSBURG, LINN COUNTY, OREGON**

SARAH FARLOW D.L.C. No. 59
IN THE

NW 1/4 SEC. 21, T. 10 S., R. 03 W., WM.


CITY OF MILLERSBURG, LINN COUNTY, OREGON

DECEMBER 7, 2018

CITY OF MILLERSBURG CASE NO. 05-002

APPROVALS:


LINN COUNTY SURVEYOR 7/25/2019 DATE


CITY OF MILLERSBURG, CITY MANAGER/ENGINEER 7/23/19 DATE


CITY OF MILLERSBURG, CITY MANAGER/ENGINEER 7/23/19 DATE


LINN COUNTY COMMISSIONER, CHAIRPERSON 7/23/19 DATE


LINN COUNTY COMMISSIONER 7-24-2019 DATE


LINN COUNTY COMMISSIONER 7/24/2019 DATE

ASSESSOR/TAX COLLECTOR STATEMENT:

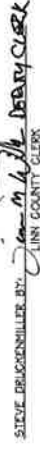
I HEREBY CERTIFY THAT ALL TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS 25th DAY OF JULY 2019.


KRISTAL BANN DEARBY
LINN COUNTY ASSESSOR/TAX COLLECTOR

RECORDER'S STATEMENT:

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

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK OF PLATS IN VOLUME No. 25, PAGE 19, ON THIS 29th DAY OF July 2019, AT 11:02 O'CLOCK A.M. TARGET SHEET RECORDED IN DOCUMENT NUMBER 2019-12436

STATE OF OREGON RECORDER BY: 
LINN COUNTY CLERK

K & D
K & D ENGINEERING, Inc.
278 N.W. Hickory Street, P.O. Box 702
MILLSBORO, OREGON 97141
(503) 938-2003

THEE 15-34

Date: 7/25/2019
Scale: 1"=40'
File: dwg\2017\7-192-a\7-192B--p.dwg (George)

BECKER RIDGE PHASE 4

A REPLAT OF PARCELS 2 AND 3, PARTITION PLAT 1990-02
 IN THE SE 1/4 SEC. 17, SW 1/4 SEC. 16, NE 1/4 SEC. 20, & NW 1/4 SEC. 21, T. 10 S., R. 3 W., W.M.
 CITY OF MILLERSBURG, LINN COUNTY, OREGON

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

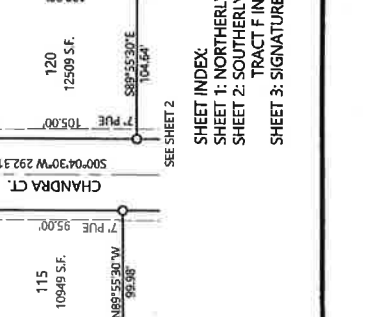
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2019

ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 1/2" OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
 CS = COUNTY SURVEY
 WIC = WITNESS CORNER
 OFF = OFFSET
 LDC = PUBLIC UTILITY EASEMENT
 LUE = RECORD AND MEASUREMENT PER SURVEY NOTED
 () = RECORD DATA PER SURVEY NOTED
 ● = FOUND MONUMENT PER CS 19816, UNLESS OTHERWISE NOTED
 ○ = SET 5/8" x 30" IRON ROD WITH RED PLASTIC CAP SCRIBED "NORTHEAST SURVEYING" PER CS 25969
 ○ = 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."

REFERENCE SURVEYS:
 1. CS 19816 - PARTITION PLAT 1990-02
 2. CS 25969 - BECKER RIDGE PHASE 3
 3. CS 26355 - PARTITION PLAT 2017-74

CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	400.00'	0°27'30"	3.20'	N0°15'33"W	3.20'
C2	50.00'	24°29'41"	21.36'	N12°19'21"E	21.21'
C3	50.00'	12°01'05"	10.48'	S18°33'38"W	10.47'
C4	50.00'	54°04'42"	47.19'	S14°23'15"E	45.46'
C5	50.00'	41°14'38"	35.99'	S62°08'55"E	35.22'
C6	50.00'	31°38'56"	27.62'	N81°24'18"E	27.27'
C7	50.00'	24°29'41"	21.36'	S77°49'40"W	21.21'
C8	50.00'	24°29'41"	21.36'	N77°40'40"W	21.21'
C9	50.00'	89°53'05"	78.53'	N89°34'38"E	70.70'
C10	50.00'	49°00'17"	42.76'	N0°04'58"E	41.47'
C11	50.00'	24°29'41"	21.36'	S12°10'20"E	21.21'
C12	15.00'	90°00'00"	23.56'	S45°04'30"W	21.21'
C13	15.00'	90°00'00"	23.56'	N44°55'30"W	21.21'
C14	5.00'	56°56'39"	4.97'	N28°32'50"E	4.77'
C15	50.00'	94°23'05"	82.37'	S9°49'37"W	73.36'
C16	50.00'	108°03'33"	94.30'	N88°36'18"E	80.93'
C17	50.00'	91°26'41"	79.80'	N1°08'48"W	71.60'
C18	5.00'	56°56'39"	4.97'	S28°23'50"E	4.77'
C19	15.00'	90°00'00"	23.56'	S45°04'30"W	21.21'
C20	15.00'	90°00'00"	23.56'	S44°55'30"E	21.21'
C21	450.00'	1°55'19"	15.09'	S0°57'28"E	15.09'
C22	15.00'	90°00'00"	23.56'	N45°04'30"E	21.21'
C23	15.00'	90°00'00"	23.56'	S44°55'30"E	21.21'
C24	15.00'	90°00'00"	23.56'	N45°04'30"E	21.21'
C25	15.00'	90°00'00"	23.56'	S44°55'30"E	21.21'
C26	450.00'	1°02'39"	8.20'	S0°31'30"E	8.20'
C27	40.00'	90°00'00"	62.83'	S44°55'30"E	56.57'
C28	40.00'	90°00'00"	62.83'	N45°04'30"E	56.57'



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

ROBERT D. HAMMAN

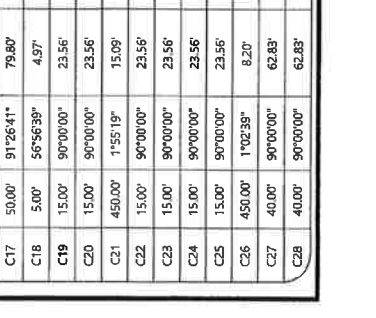
NOTES:
 1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 1/2" OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
 CS = COUNTY SURVEY
 WIC = WITNESS CORNER
 OFF = OFFSET
 LDC = PUBLIC UTILITY EASEMENT
 LUE = RECORD AND MEASUREMENT PER SURVEY NOTED
 () = RECORD DATA PER SURVEY NOTED
 ● = FOUND MONUMENT PER CS 19816, UNLESS OTHERWISE NOTED
 ○ = SET 5/8" x 30" IRON ROD WITH RED PLASTIC CAP SCRIBED "NORTHEAST SURVEYING" PER CS 25969
 ○ = 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."

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2019

REFERENCE SURVEYS:
 1. CS 19816 - PARTITION PLAT 1990-02
 2. CS 25969 - BECKER RIDGE PHASE 3
 3. CS 26355 - PARTITION PLAT 2017-74

CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	400.00'	0°27'30"	3.20'	N0°15'33"W	3.20'
C2	50.00'	24°29'41"	21.36'	N12°19'21"E	21.21'
C3	50.00'	12°01'05"	10.48'	S18°33'38"W	10.47'
C4	50.00'	54°04'42"	47.19'	S14°23'15"E	45.46'
C5	50.00'	41°14'38"	35.99'	S62°08'55"E	35.22'
C6	50.00'	31°38'56"	27.62'	N81°24'18"E	27.27'
C7	50.00'	24°29'41"	21.36'	S77°49'40"W	21.21'
C8	50.00'	24°29'41"	21.36'	N77°40'40"W	21.21'
C9	50.00'	89°53'05"	78.53'	N89°34'38"E	70.70'
C10	50.00'	49°00'17"	42.76'	N0°04'58"E	41.47'
C11	50.00'	24°29'41"	21.36'	S12°10'20"E	21.21'
C12	15.00'	90°00'00"	23.56'	S45°04'30"W	21.21'
C13	15.00'	90°00'00"	23.56'	N44°55'30"W	21.21'
C14	5.00'	56°56'39"	4.97'	N28°32'50"E	4.77'
C15	50.00'	94°23'05"	82.37'	S9°49'37"W	73.36'
C16	50.00'	108°03'33"	94.30'	N88°36'18"E	80.93'
C17	50.00'	91°26'41"	79.80'	N1°08'48"W	71.60'
C18	5.00'	56°56'39"	4.97'	S28°23'50"E	4.77'
C19	15.00'	90°00'00"	23.56'	S45°04'30"W	21.21'
C20	15.00'	90°00'00"	23.56'	S44°55'30"E	21.21'
C21	450.00'	1°55'19"	15.09'	S0°57'28"E	15.09'
C22	15.00'	90°00'00"	23.56'	N45°04'30"E	21.21'
C23	15.00'	90°00'00"	23.56'	S44°55'30"E	21.21'
C24	15.00'	90°00'00"	23.56'	N45°04'30"E	21.21'
C25	15.00'	90°00'00"	23.56'	S44°55'30"E	21.21'
C26	450.00'	1°02'39"	8.20'	S0°31'30"E	8.20'
C27	40.00'	90°00'00"	62.83'	S44°55'30"E	56.57'
C28	40.00'	90°00'00"	62.83'	N45°04'30"E	56.57'



SHEET INDEX:
 SHEET 1: NORTHERLY LOTS
 SHEET 2: SOUTHERLY LOTS AND TRACT F INSET
 SHEET 3: SIGNATURE PAGE

SHEET 1 OF 3

BECKER RIDGE PHASE 4

A REPLAT OF PARCELS 2 AND 3, PARTITION PLAT 1990-02
 IN THE SE 1/4 SEC. 17, SW 1/4 SEC. 16, NE 1/4 SEC. 20, & NW 1/4 SEC. 21, T. 10 S., R. 3 W., W.M.
 CITY OF MILLERSBURG, LINN COUNTY, OREGON

NOTES:
 1. ALL MONUMENTS FOUND IN GOOD CONDITION AND
 WITHIN 2' OF THE SURFACE OF THE GROUND UNLESS
 OTHERWISE NOTED.

LEGEND:

- CS = COUNTY SURVEY
- WC = WITNESS CORNER
- OFF = OFFSET
- PUE = PUBLIC UTILITY EASEMENT
- () = RECORD DATA PER SURVEY NOTED
- () = RECORD DATA PER SURVEY NOTED
- () = RECORD DATA PER SURVEY NOTED
- = FOUND 5/8" IRON ROD PER CS 19816, UNLESS OTHERWISE NOTED
- = FOUND 5/8" IRON ROD WITH RED PLASTIC CAP SCRIBED "NORTHSTAR SURVEYING" PER CS 25969
- = 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."

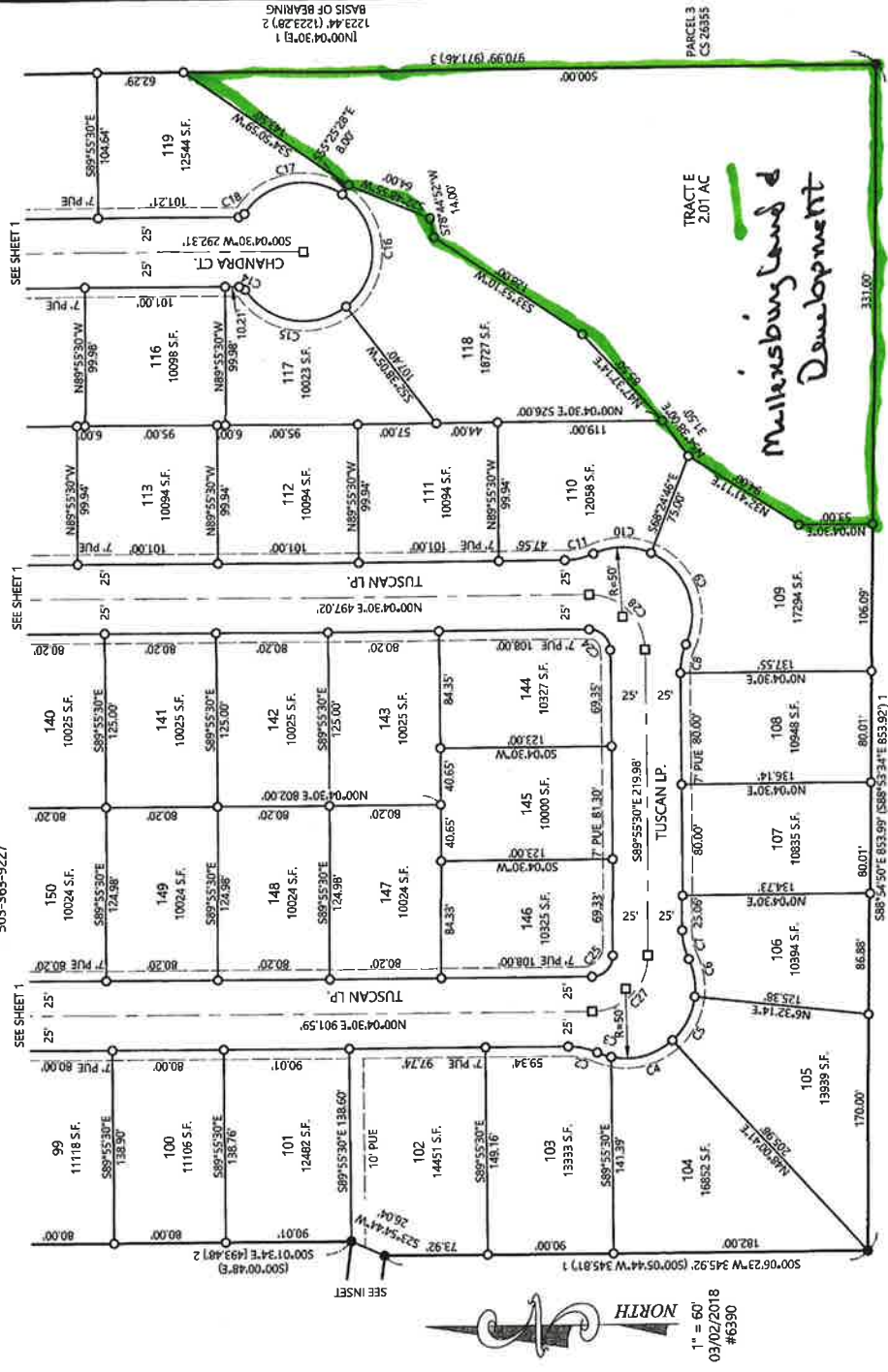
REFERENCES:
 1. CS 19816 - PARTITION PLAT 1990-02
 2. CS 25969 - BECKER RIDGE PHASE 3
 3. CS 26355 - PARTITION PLAT 2017-74

C.S.

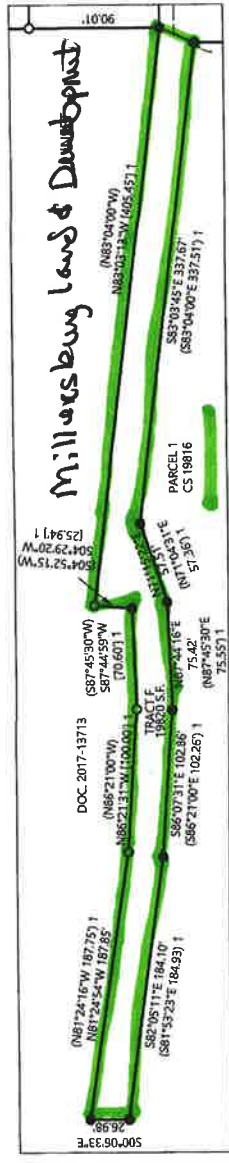
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

ROBERT D. HAMMAN

MULTI/TECH ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OREGON 97302
 503-563-9227



1" = 60'
 03/02/2018
 #6390



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6-30-2019

BECKER RIDGE PHASE 4

A REPLAT OF PARCELS 2 AND 3, PARTITION PLAT 1990-02
IN THE SE 1/4 SEC. 17, SW 1/4 SEC. 16, NE 1/4 SEC. 20, & NW 1/4 SEC. 21, T. 10 S., R. 3 W., W.M.
CITY OF MILLERSBURG, LINN COUNTY, OREGON

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

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

ROBERT D. HAMMAN

SURVEYOR'S CERTIFICATE:
I, ROBERT D. HAMMAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON,
HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND
SHOWN HEREBY AS WOODS ESTATES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 79, BECKER RIDGE PHASE 3 AS
RECORDED IN VOLUME 24, PAGE 44, LINN COUNTY PLAT RECORDS IN THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 10 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF
MILLERSBURG, LINN COUNTY, OREGON; THENCE ALONG THE EAST LINE OF LOTS 80, 92, AND 91
SOUTH 00°01'17" WEST 236.53 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 91;
THENCE ALONG THE WEST LINE OF PARCEL 2, PARTITION PLAT 1990-02, LINN COUNTY PARTITION
PLAT RECORDS, TO THE SOUTHWEST CORNER OF PARCEL 2, THENCE SOUTHWEST 00°01'34" EAST 463.48 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF
THE TRACT; THENCE SOUTHWEST 00°01'34" EAST 463.48 FEET TO A 5/8" IRON ROD; THENCE WEST 405.45
ALONG THE SOUTH LINE OF PARCEL 2, PARTITION PLAT 1990-02, LINN COUNTY DEED RECORDS; THENCE
WEST 70.60 FEET TO A 5/8" IRON ROD; SOUTH 04°29'20" WEST 26.94 FEET TO A 5/8" IRON ROD; SOUTH
NORTH 81°24'54" WEST 187.85 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°06'33" EAST 26.98 FEET
TO A 5/8" IRON ROD ON THE NORTH LINE OF PARCEL 1, PARTITION PLAT 1990-02; THENCE ALONG
THE NORTH LINE OF SAID PARCEL, THE FOLLOWING FIVE CALLS: SOUTH 82°05'11" EAST 184.10 FEET TO
A 5/8" IRON ROD; SOUTH 86°08'31" EAST 102.86 FEET TO A 5/8" IRON ROD; NORTH 87°44'16" EAST
75.42 FEET TO A 5/8" IRON ROD; NORTH 71°15'22" EAST 57.51 FEET; SOUTH 83°03'45" EAST 337.67
FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL 1; THENCE
ALONG THE MOST NORTHERLY EAST LINE OF SAID PARCEL 1, SOUTH 00°06'23" WEST 345.92 FEET TO A
5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2; THENCE SOUTH 86°54'39" EAST 853.99
FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE
NORTH 00°04'30" EAST 1233.44 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 174,
SAID BECKER RIDGE PHASE 3; THENCE ALONG THE SOUTH LINE OF BECKER RIDGE PHASE 3, THE
FOLLOWING ELEVEN CALLS: SOUTH 89°57'13" WEST 104.94 FEET TO A 5/8" IRON ROD; SOUTH 15 09 FEET
EAST 15 09 FEET TO A 5/8" IRON ROD; SOUTH 00°03'43" WEST 82.86 FEET TO A 5/8" IRON ROD;
NORTH 54°04'34" WEST 61.70 FEET TO A 5/8" IRON ROD; SOUTH 89°59'48" WEST 250.07 FEET TO A 5/8" IRON
ROD; 8.20 FEET ALONG A 450.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS
SOUTH 00°31'30" EAST 8.20 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 89°59'26" WEST 50.00 FEET TO
A 5/8" IRON ROD; 3.20 FEET ALONG A 400.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF
WHICH BEARS SOUTH 00°13'30" WEST 3.20 FEET) TO A 5/8" IRON ROD; SOUTH 89°59'25" WEST 139.67
FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING AND CONTAINING 22.25 ACRES, MORE
OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2019

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO LOTS AND STREETS THE LAND DESCRIBED IN
DOCUMENT 2017-23112, LINN COUNTY DEED RECORDS, AS ALLOWED BY THE CITY OF MILLERSBURG
PLANNING COMMISSION CASE NO. 06-010.

ALL FOUND EXTERIOR MONUMENTS WERE HEED, AND MONUMENTS WERE REPLACED ALONG TRACT E
USING RECORD DISTANCE AND GEOMETRY WHERE NECESSARY. THE BASIS OF BEARING IS ALONG THE
EAST LINE FROM COUNTY SURVEY 1981E.

APPROVALS AND ACCEPTANCE

CITY OF MILLERSBURG PLANNING CASE NO. 06-010

CITY ADMINISTRATOR/RECORDER, CITY OF MILLERSBURG

CHAIRPERSON
LINN COUNTY COMMISSIONER

LINN COUNTY COMMISSIONER

LINN COUNTY COMMISSIONER

LINN COUNTY SURVEYOR

I CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED PROPERTY ARE PAID AS OF THIS
DAY OF _____, 2018.

LINN COUNTY ASSESSOR/TAX COLLECTOR

AFFIDAVIT OF CONSENT FROM LOWTHER LAND & TIMBER, LLC RECORDED AS DOCUMENT
2018-_____, LINN COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT FROM HBR HOMES AND DEVELOPMENT, LLC RECORDED AS
DOCUMENT 2018-_____, LINN COUNTY DEED RECORDS.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT MILLERSBURG LAND & DEVELOPMENT LLC, AN
OREGON LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE
SURVEYOR'S CERTIFICATE HERON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS AND
ALLEYS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS BECKER RIDGE PHASE 4, I
HEREBY CERTIFY TO THE PUBLIC THE STREETS, RIGHT OF WAY, AND GRANT THE BASEMENTS
SHOWN HERON.

WILLIAM B. BUSSE, MEMBER
MILLERSBURG LAND & DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

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

ON THIS _____ DAY OF _____, 2018, BEFORE ME A NOTARY PUBLIC FOR THE STATE
OF OREGON, DID PERSONALLY APPEAR WILLIAM B. BUSSE, MEMBER OF MILLERSBURG LAND &
DEVELOPMENT, LLC WHO BEING DULY SWORN EXECUTED THE ABOVE DECLARATION FREELY AND
VOLUNTARILY.

SIGNATURE OF NOTARY

NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

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

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED AND DULY
RECORDED BY ME IN THE LINN COUNTY BOOK OF PLATS IN VOLUME _____ PAGE _____ ON
THIS _____ DAY OF _____, 2018 AT _____ O'CLOCK _____ M. TARGET SHEET
RECORDED IN DOCUMENT NUMBER _____

BY _____
STEVE DRUCKENMILLER, LINN COUNTY CLERK