City of Falls City
City Council Work Session
Wednesday February 2, 2017
Meeting Location: 320 N Main Street, Falls City, Oregon 97344

Council Present
Mayor Terry Ungricht, Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Charlie Flynn, Dennis Sickles

Staff Present
Domenica Protheroe and JoHanna Birr, City Clerks

Facilitator
Mayor Ungricht

Mayor Ungricht called the meeting to order at 9:01 am.

1) **Roll Call**
Clerk Birr took roll call. Lori Jean Sickles arrived at 9:12 am.

2) **Pledge of Allegiance**
Mayor Ungricht led the pledge.

3) **Motion to adopt the entire agenda**

A motion was made by Councilor D. Sickles and seconded by Councilor Meier to adopt the entire agenda. Motion carried 6-0-0. Lori Jean Sickles, Cliff Lauder, Tony Meier, Charlie Flynn, Dennis Sickles and Jennifer Drill.

4) **Consent Agenda**

5) **Public Comments**
None

6) **New Business**
Mayor Ungricht/City Manager recapped his staff report on the status of 2016 Goals.

Mission statement remains the same to- Create an environment that supports Community rural living at its best by mixing family, work, recreation and social opportunities while providing fiscally sound, responsible municipal services.

The word "Priority" was replaced with the word "Level" to show ratings of importance.

Goals identified:

1. Maintain City infrastructure at adequate levels to meet current, future and regulatory requirements
2. Maintain and Broaden community understanding of City government and operations by enhancing community communications.
3. Develop a strategy to encourage economic development in Falls City.
4. Explore options to enhance Public Safety and implement a Code Enforcement Program with available resources.

Council identified the following issues facing Falls City as Level #1:

1. Develop funding for sewer project
2. Create a Parks Master Plan

3. Town Hall meeting to explore neighborhood associations
4. Install reader board in front of Community Center to keep public informed
5. Town Hall meetings to encourage economic development
6. Develop and implement program and train appropriate people

Council identified the following issues facing Falls City as Level #2:

1. Develop projects in water system based on Master Water Plan
2. Review City ordinances to ensure compatibility with business development

Council identified the following issues facing Falls City as Level #3:
None

Council identified the following issues facing Falls City as Level #4:

1. Develop funding sources for street improvements
2. Schedule town hall meetings to share information with and solicit information from citizens
3. Continue to enhance the City's website
4. Enhance communications with Falls City School District and businesses
5. Educate the public on emergency procedures
6. Replace missing sings in the City as needed

The Goals portion of the Work Session concluded at 10:58 am followed by a fifteen minute break. Council regrouped at 11:15 am. Materials were distributed and Land Use 101 training was provided for Council. Materials included zoning maps, survey information, and Falls City Subdivisions. (Exhibit A)

Council broke for lunch from 12:06 to 12:43 pm.

Mayor Ungricht led a policy discussion on Agriculture within the city and tips on learning more about land use.

Council was encouraged to visit Falls City's and the League of Oregon Cities' websites.

7) Correspondence, Comments and Ex-Officio Reports:
None

8) Council Announcements
None

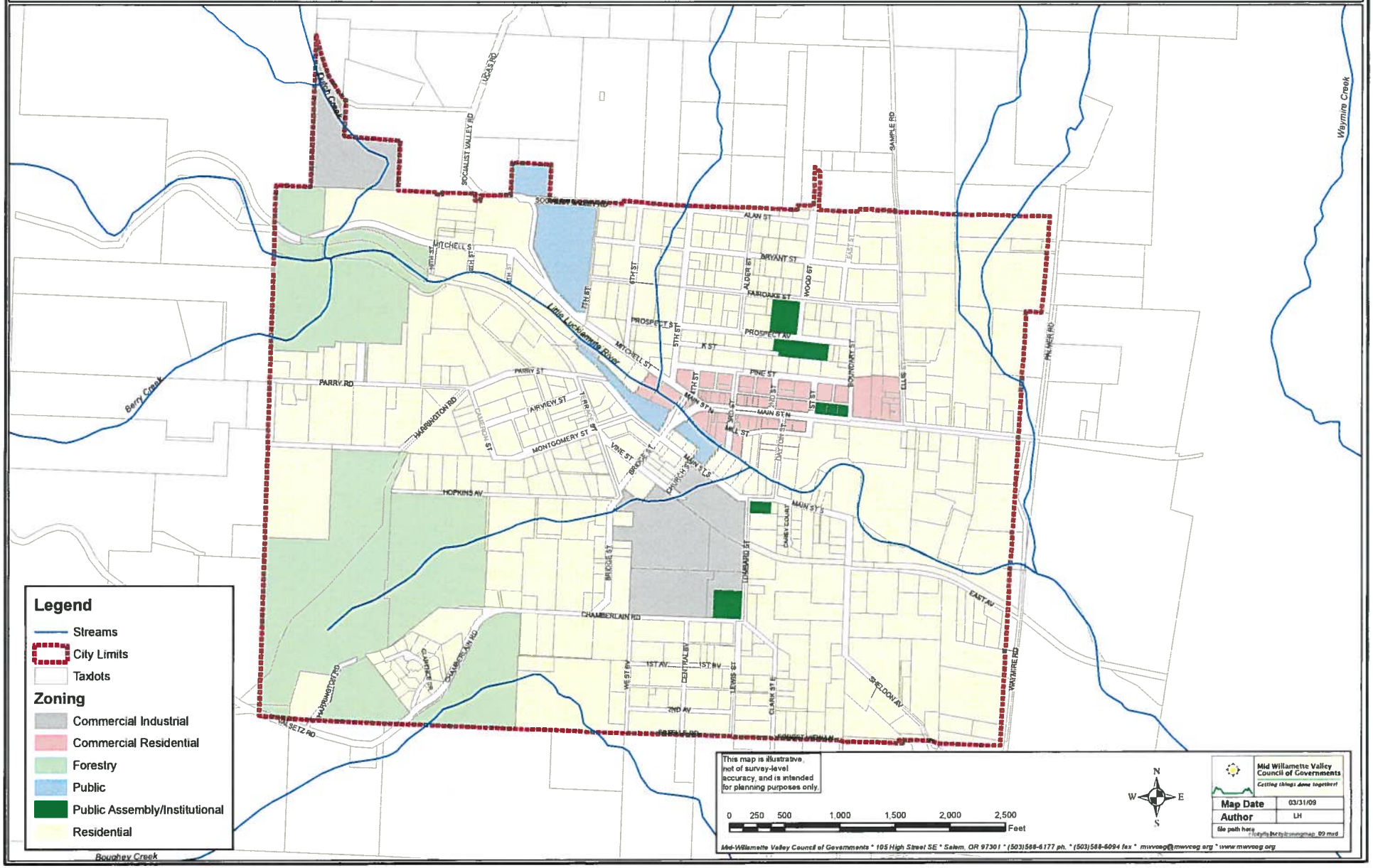
9) Adjourn
The work session adjourned at 2:47 pm.

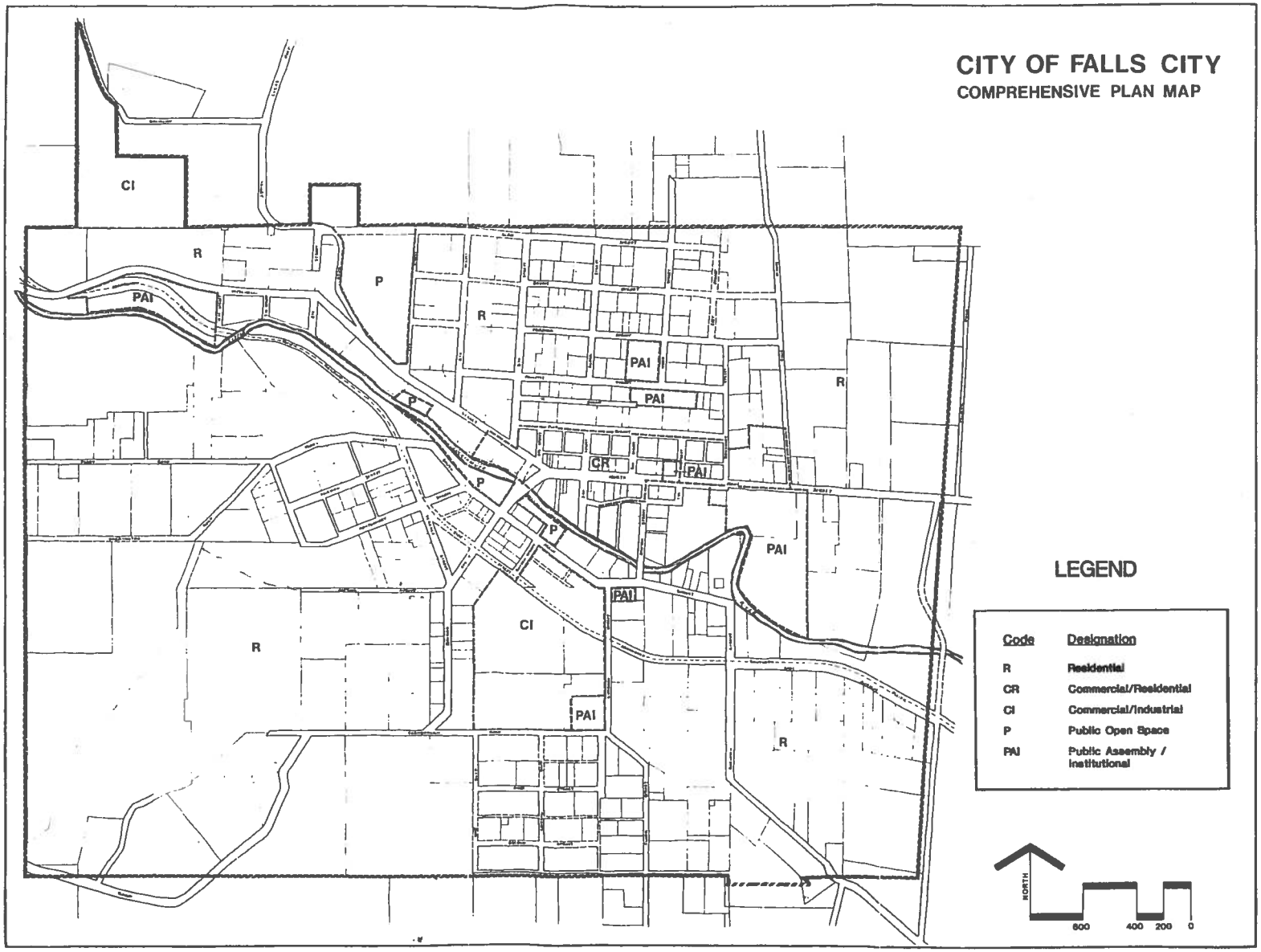
Mayor Terry Ungricht

Attested: City Clerk JoHanna Birr

Exhibit A

Falls City Zoning, 2009




CITY OF FALLS CITY
COMPREHENSIVE PLAN MAP
CI
R
PAI
P
R
PAI
PAI
R
P
CR
PAI
P
P
PAI
PAI
CI
R
PAI
R
LEGEND
Code
Designation
R
Residential
CR
Commercial/Residential
CI
Commercial/Industrial
P
Public Open Space
PAI
Public Assembly / Institutional
NORTH
800
400
200
0

POLK COUNTY

POLK COUNTY

PUBLIC WORKS

820 S.W. ASH STREET o DALLAS, OREGON 97338-2112
503-623-9287 o FAX 503-623-0897

General Survey Map Requirements

References are from Chapter 209 of the Oregon Revised Statutes.

Maps must be filed within 45 days of setting monuments or a written notice must be submitted (209.250 1)

Date of survey (209.250 3 b)

Maps must include a narrative (209.250 2)

Size of lettering must be clear and reproducible (209.250 2)

Location by T R S & 1/4S (209.250 3 a)

Scale of drawings and north arrow (209.250 3 c)

Bearing and distance of all lines (209.250 3 d,e,f)

Basis of bearings (209.250 3 d)

Measured bearing and distance to a monument section 1/4s 1/16s DLC or a monumented lot parcel or boundary corner of a recorded subdivision, partition or condominium plat. (209.250 3 d)

Show both measured and record distances. Cite references of record courses (209.250 3 e,f)

Show all monuments found and set with a different symbol (209.250 3 f)

Describe monuments found and set (209.250 3 g)

Map must be stamped and signed by a licensed surveyor (209.250 3 g)

The business name and address must be stated on map (209.250 3 h)

Office Use Only:

PW NO: _____ Date: _____

Falls City Subdivisions

Partial List of Donation Land Claims:

- Donation Land Claim of Theodore C. Thorp
- Donation Land Claim of John Shelden
- Donation Land Claim of Samuel Gothard

Primary list of Additions and Subdivisions to Falls City, Oregon

- 1891 Plat First Addition to Falls City, Oregon
- 1891 Plat Montgomery Addition to Falls City, Oregon
- 1893 Plat of the First Addition to Falls City, Oregon
- 1903 Plat of Hoodview Addition to Falls City, Oregon
- 1904 Plat of Cameron's Addition to Falls City, Oregon
- 1907 Plat of Goldenwest Addition to Falls City, Oregon
- 1909 Plat of East View Addition to Falls City, Oregon
- 1998 Plat of R.L. Carey Subdivision, Falls City, Oregon
- 2004 Plat of Valsetz Heights Subdivision, Falls City, Oregon

Land Use Approvals that modify Plat Maps (One to many relationship):

- Subdivisions
- Partitions
- Partition Plat Modification
- Lot Line Adjustment
- Replats
- Vacation

Date Prepared: 1/24/2017

For Partial Vacation see page 93

For Vacation of portion of Sub 21 marked with red see Vol 66 Deeds page 122.

For Vacation of that portion of 9th & 10th Streets, marked with red see Vol 66 of Deeds page 203

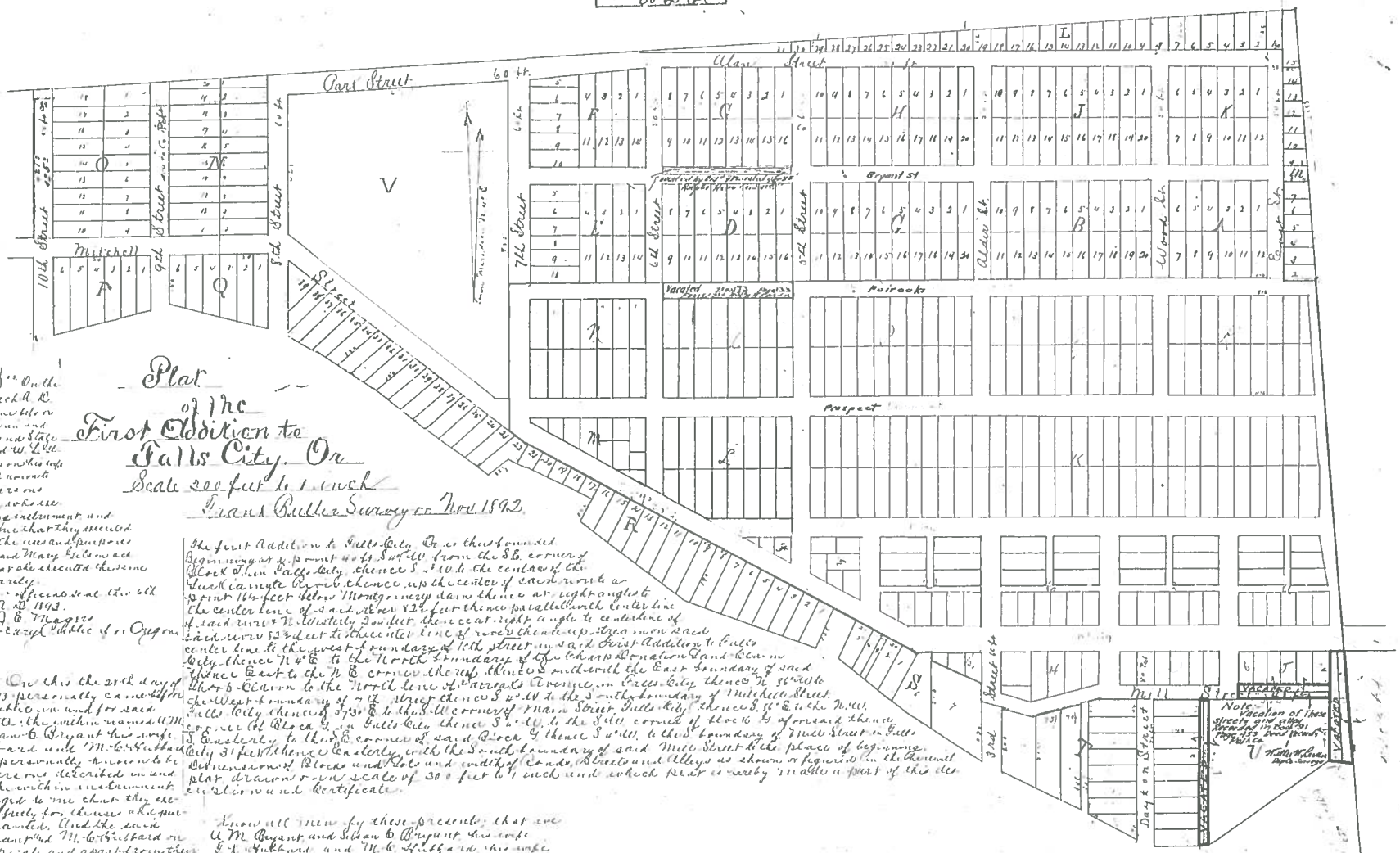
1-51

PLAT ATTACHMENTS
Vacation DV 91-453
" DV 39-582-3
" BOR 10-188
" DV 219-584
Dedic. DV 41-518
SEE SP 1-20, 21

PLAT ATTACHMENTS
Vac. DV 219-584
" DV 83-231
" BOR 104-572
" DV 93-133
" BOR 14-215
" DV 66-121

PLAT ATTACHMENTS
Vac. DV 66-203
Vacation OR 08-520

First Addition to Falls City, Oregon 1891



State of Oregon } ss. On the
County of Polk } 6th day of March A.D.
1893 personally came before
me a Notary Public in and
for said County and State
the within named W. L. Gilson
and Mary Gilson who each
is personally known
to be the identical persons
described in and who executed
the foregoing instrument and
acknowledged that they executed
the same freely and voluntarily.
Witness my hand and official seal this 6th
day of March A.D. 1893.
D. B. Magers
(Seal) A Notary Public for Oregon

State of Oregon } ss. On this the 21st day of
County of Polk } February A.D. 1893 personally came before
me a Notary Public in and for said
County and State the within named W.M.
Bryant and Susan C. Bryant his wife
and E.K. Hubbard and M.C. Hubbard
his wife to me personally known to
be the identical persons described in and
who executed the within instrument
and acknowledged to me that they ex-
ecuted the same freely for the uses & pur-
poses therein named. And the said
Susan C. Bryant and M.C. Hubbard on
examination separate and apart from their
said husbands, acknowledged to me that
they executed the same freely and without
fear or compulsion from anyone.
Witness my hand and seal this 21st
day of February A.D. 1893.
D. C. McFarlane
Notary Public

The First Addition to Falls City Or. as this is surveyed
Beginning at a point 40.2 ft. S. 10° W. from the S.E. corner of
Block 5 in Falls City, thence S. 10° W. to the center of the
Buck Lamyte River, thence up the center of said river to a
point 18 feet below Montgomery Drive thence at right angles to
the center line of said River 132 feet thence parallel with center line
of said river N. Westerly 200 feet, thence at right angle to centerline of
said river 132 feet to the center line of road, then due up stream on said
center line to the west boundary of 10th Street in said First Addition to Falls
City, thence N. 4° E. to the North boundary of the Charles Donation Land Claim in
said City, thence East to the N.E. corner thereof, thence S. and west to the S.E. corner of
Block 5 in Falls City, thence N. 85° W. to the South boundary of Mitchell Street
in Falls City thence S. 5° W. to the S.W. corner of Main Street in Falls City thence S. 85° E. to the N.W.
corner of Block 4 in Falls City thence S. 5° W. to the S.W. corner of Block 4 aforesaid thence
Easterly to the S.E. corner of said Block 4 thence S. 5° W. to the S. boundary of Mill Street in Falls
City 31 feet thence Easterly with the South boundary of said Mill Street to the place of beginning.
Delineating and Blocks and Lots and width of roads, Streets and Alleys as shown or figured on the thereon
plat drawn to a scale of 200 feet to 1 inch and which plat is hereby made a part of this dedication and Certificate.

Know all men by these presents that we
W.M. Bryant and Silvan C. Bryant his wife
E.K. Hubbard and M.C. Hubbard his wife
W.L. Gilson and Mary Gilson his wife,
do lay out and plat the hereinto described
piece of land as the First Addition to Falls
City Polk County, Oregon and we forever dedi-
cate to the use of all streets and alleyways laid
out and specified on said plat as public
highways and for the public use as such.
Witness our hands, and seals this 21st day of Feb. 1893.

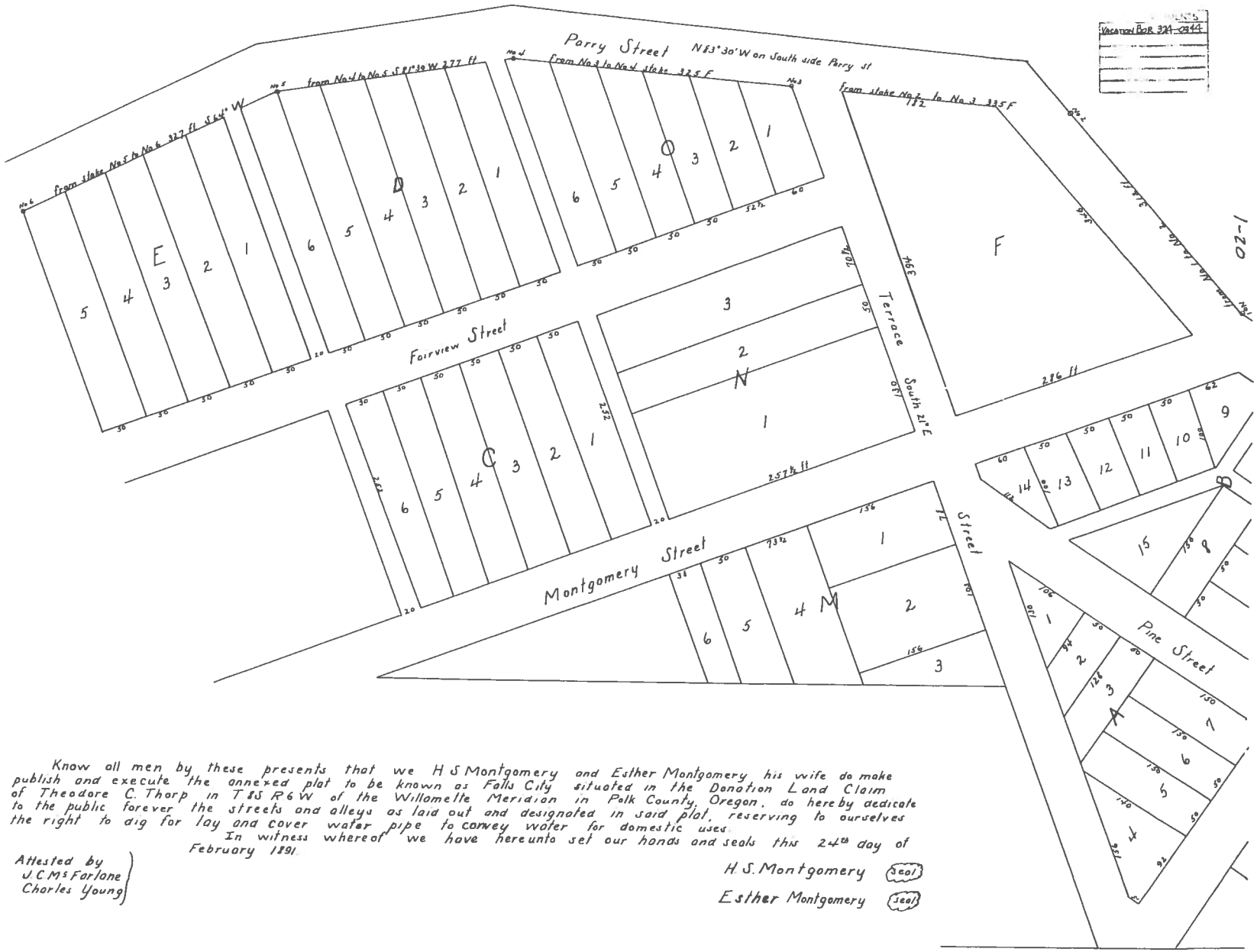
Witnesses
J.B. Meyers } for W.M. Bryant
W.M. Ellis } & Bryant
M. Francis } witnesses for
J. C. McFarlane } E.K. & M.C. Hubbard
J.C. Bales } witnesses for W.L.
J.B. Magers } Mary Gilson

W.M. Bryant (Seal)
Susan C. Bryant (Seal)
E.K. Hubbard (Seal)
M.C. Hubbard (Seal)
W.L. Gilson (Seal)
Mary Gilson (Seal)

Received for record March 9th 1892
and recorded August 21st 1893.
B. G. McKay County Clerk
By D. Gambrell
Deputy.

51

1891



Know all men by these presents that we H S Montgomery and Esther Montgomery his wife do make publish and execute the annexed plat to be known as Falls City situated in the Donation Land Claim of Theodore C. Thorp in T 8S R 6 W of the Willamette Meridian in Polk County, Oregon, do hereby dedicate to the public forever the streets and alleys as laid out and designated in said plat, reserving to ourselves the right to dig for lay and cover water pipe to convey water for domestic uses.

In witness whereof we have hereunto set our hands and seals this 24th day of February 1891

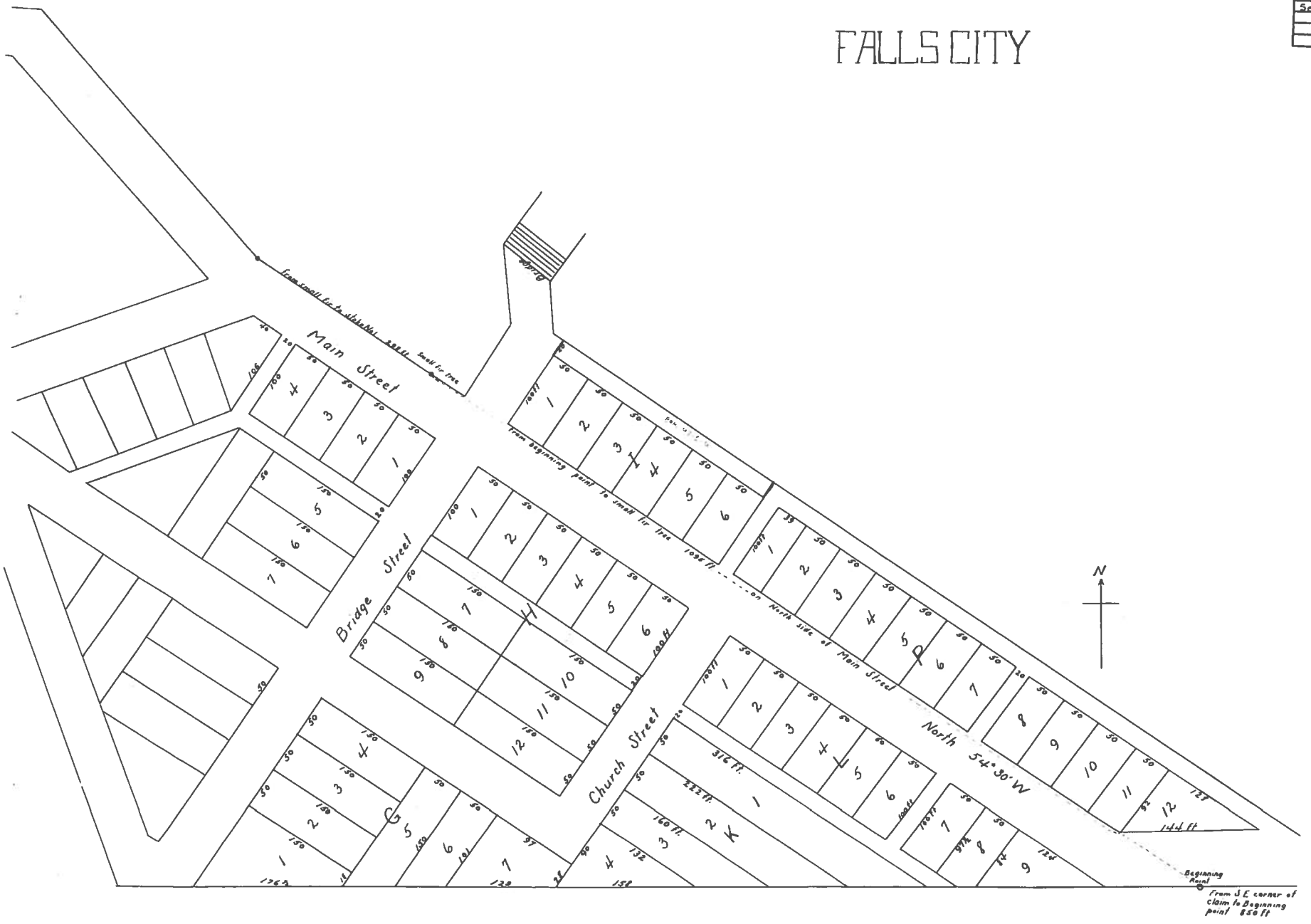
Attested by
J.C. McFarlane
Charles Young

H.S. Montgomery (Seal)

Esther Montgomery (Seal)

PLAT ATTACHMENTS
Vacation Bk 324-0314
" Bk 97-286
See S.P 1-20

FALLS CITY

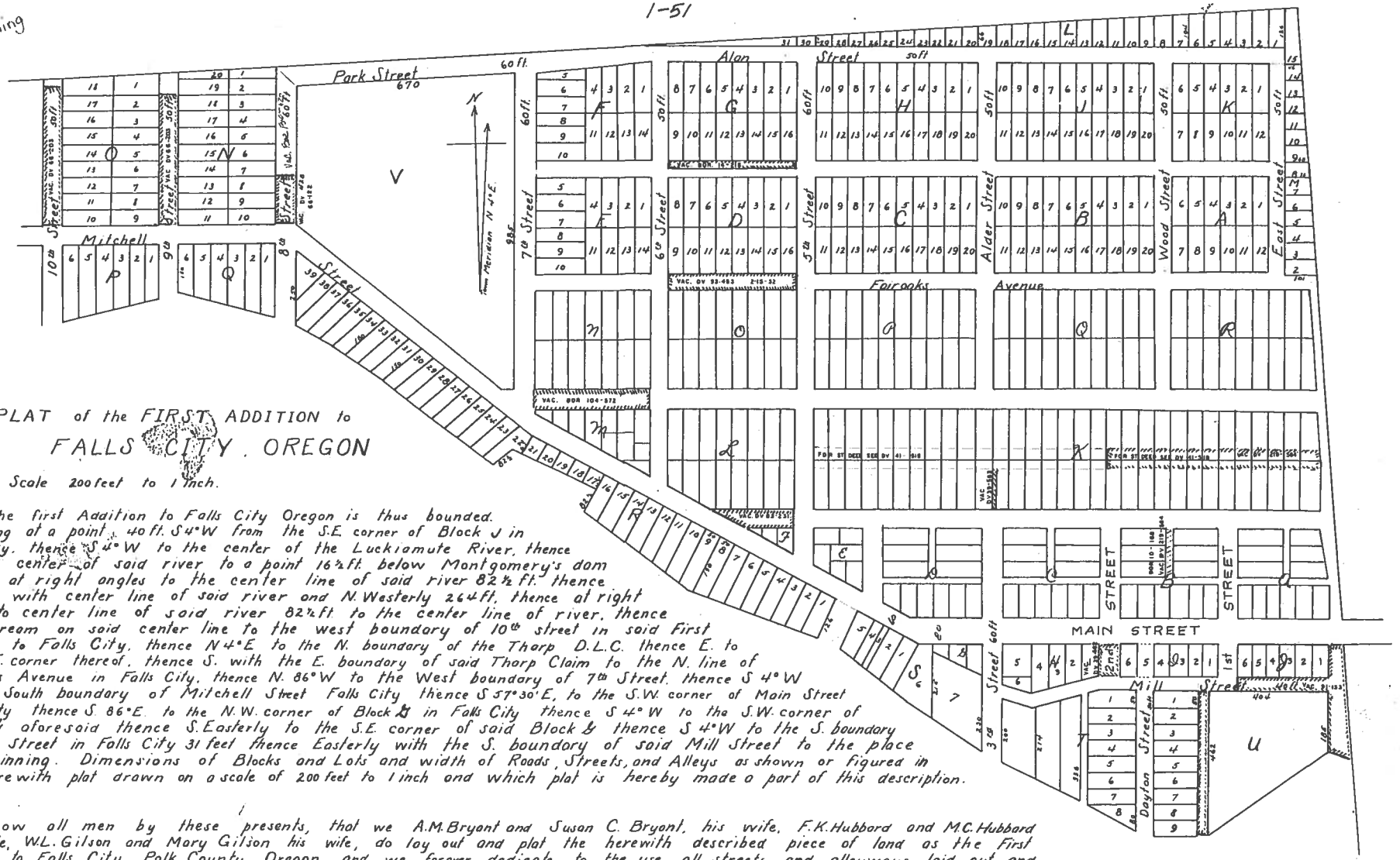


1893

Book 1 Page 51

1-51

Nothing



PLAT of the FIRST ADDITION to

FALLS CITY, OREGON

Scale 200 feet to 1 inch.

The first Addition to Falls City Oregon is thus bounded. Beginning at a point 40 ft. S 4° W from the S.E. corner of Block J in Falls City. thence S 4° W to the center of the Luckiamute River. thence up the center of said river to a point 16½ ft. below Montgomery's dam thence at right angles to the center line of said river 82½ ft. thence parallel with center line of said river and N. Westerly 264 ft. thence at right angle to center line of said river 82½ ft to the center line of river. thence up stream on said center line to the west boundary of 10th street in said First Addition to Falls City. thence N 4° E to the N. boundary of the Thorp D.L.C. thence E. to the N.E. corner thereof. thence S. with the E. boundary of said Thorp Claim to the N. line of Fairoaks Avenue in Falls City. thence N. 86° W to the West boundary of 7th Street. thence S 4° W to the South boundary of Mitchell Street Falls City thence S 57° 30' E, to the S.W. corner of Main Street Falls City thence S. 86° E. to the N.W. corner of Block L in Falls City thence S 4° W to the S.W. corner of Block L aforesaid thence S. Easterly to the S.E. corner of said Block L thence S 4° W to the S. boundary of Mill Street in Falls City 31 feet thence Easterly with the S. boundary of said Mill Street to the place of beginning. Dimensions of Blocks and Lots and width of Roads, Streets, and Alleys as shown or figured in the herewith plat drawn on a scale of 200 feet to 1 inch and which plat is hereby made a part of this description.

Know all men by these presents, that we A.M. Bryant and Susan C. Bryant, his wife, F.K. Hubbard and M.C. Hubbard his wife, W.L. Gilson and Mary Gilson his wife, do lay out and plat the herewith described piece of land as the First Addition to Falls City, Polk County, Oregon and we forever dedicate to the use all streets and alleyways laid out and specified in said plat as public highways and for the public use as such. Witness our hands and seals this 28th day of February 1893

Witnesses

J.R. Moyer
Wm Ellis

A.M. Bryant (seal)
Susan C. Bryant (seal)

J.D. Baker
J.E. Magers

W.L. Gilson (seal)
Mary Gilson (seal)

W. Leavitt
J.C. McFarlane

F.K. Hubbard (seal)
M.C. Hubbard (seal)

PLAT ATTACHMENTS
Vacation DV. 91-453
See SP 1-20, 21
Vacation DV 91-133
Vacation OR 08-530

Hoodview Addition to Falls City.

1903

Description

"Hoodview Addition to Falls City, Oregon," as shown described being a part of the donation land claim of Theodore B. Frank, Polk Co. Or. 4S. 6W. No. 51 in Township 5 S. R 6 W. East of the Will. Mer. Polk County, Oregon, from the S.W. corner of said D.L.C. No. 64 North 14 deg. E. 49.41 chs. from which a gas gate post 16 ins. square bears S. 52° E. 3.38 links, distant, which point is the S.E. corner of said Addition, Plat of which is hereto attached, which is hereby made a part of this description, on Thompson Avenue, S. 12½ E. 12.5 chs. and N. 77½ E. 2.5 chs. to the place of beginning, containing 3.12 acres more or less.

Frank Butler
Surveyor
March 2, 1903

Know all men by these Presents, That I, M. L. Thompson, and Margaret Thompson (his wife) with Geo. M. Sice and Mary J. Sice his wife are owners in fee simple of the above tract, and have laid out the same as our Addition to Falls City, Oregon, and do dedicate to the use of Public forever the streets as shown by the hereunto Plat.

In Witness Whereof, we have hereunto set our hands and seals this second day of March A.D. 1903

Attest:
S. E. Hart
Frank Butler

M. L. Thompson
Margaret Thompson
Geo. M. Sice
Mary J. Sice

State of Oregon, } ss
County of Polk }

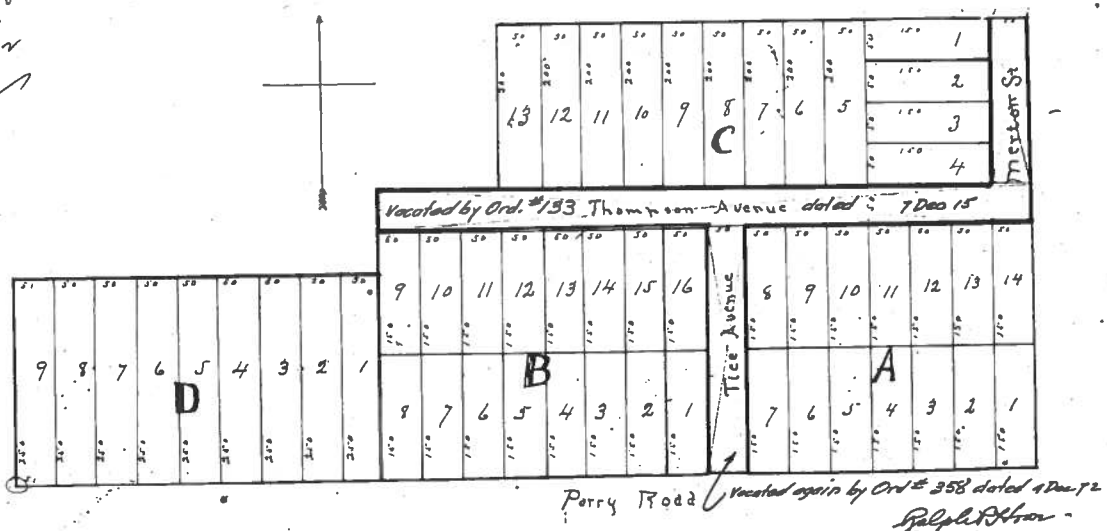
On this second day of March A.D. 1903, personally appeared before me, a Notary Public in and for said County and State, M. L. Thompson and Margaret J. Thompson his wife, and Geo. M. Sice and Mary J. Sice his wife personally known to me to be the identical persons named, and who executed the foregoing plat, dedication and acknowledgment, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes named therein.

In Witness Whereof, I have hereunto set my hand and official seal the day and year first above written.

Frank Butler
Notary Public for Oregon

(L. S.)

Plat of "Hoodview Addition to Falls City, Oregon"



For Record of Vacation of all streets and avenues see Vol 65 Deeds Page 132

Filed for Record March 7, 1903
U. S. Longtary Clerk
By W. F. Nichols Deputy

Ralph L. Hoxie
County Surveyor

Scale 1" = 100'

99-1

66

Hoodview Addition to Falls City

Description

The Hoodview Addition to Falls City, Oregon, is thus described being a part of the Donation Land Claim of Theodore B. Hoop, Notice No. 6743, Cert. No. 61 in Township 8 S R 6 West of the Will. Mer. Polk County, Oregon, from the S.W. corner of said D.L.C. N. 14° 45' W. 33.33 links, thence N. 52° E. 33.33 links, distant, which stake is the S.W. corner of said addition, thence as figured on hereunto plat, which is hereby made a part of this description and certificate, Thompson Avenue, Vice Avenue, and Morton Street each 80 feet in width. The Size of Blocks and Lots as hereon figured all feet on a scale of 100 feet to 1 inch

Frank Butler
Surveyor
March 2, 1903

Clerk's Original

PLAT ATTACHMENTS
SEE CS 13711

Know all men by these Presents, That We, M. L. Thompson, and Margaret Thompson (his wife) with Geo. M. Tice and Mary Tice (his Wife) are owners in fee simple of the above tract, and have laid out the same as our Addition to Falls City, Oregon, and do dedicate to the use of Public forever the Streets as shown by the hereunto Plat.

In Witness Whereof we have hereunto set our hands and seals this second day of March A.D. 1903

attest:
D E Lott
Frank Butler

M L Thompson
Margaret Thompson
Geo M Tice
Mary J Tice

State of Oregon } ss
County of Polk }

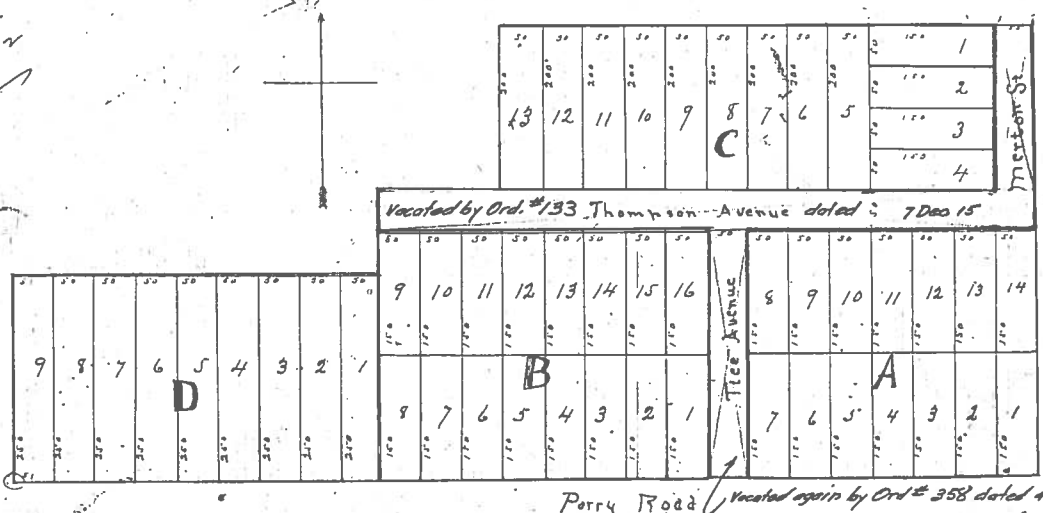
On this second day of March A.D. 1903, personally appeared before me, a Notary Public in and for said County and State, M. L. Thompson and Margaret Thompson his wife and Geo. M. Tice and Mary J. Tice his wife personally known to me to be the identical persons named, and who executed the foregoing plat, dedication and acknowledgment, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein.

In Witness Whereof, I have hereunto set my hand and official seal the day and year first above written.

Frank Butler
notary Public for Oregon

Plat of Hoodview Addition

To Falls City, Oregon



For Record of vacation of the streets and avenues see Vol 65 Deeds Page 13

Ralph B Thor
County Surveyor

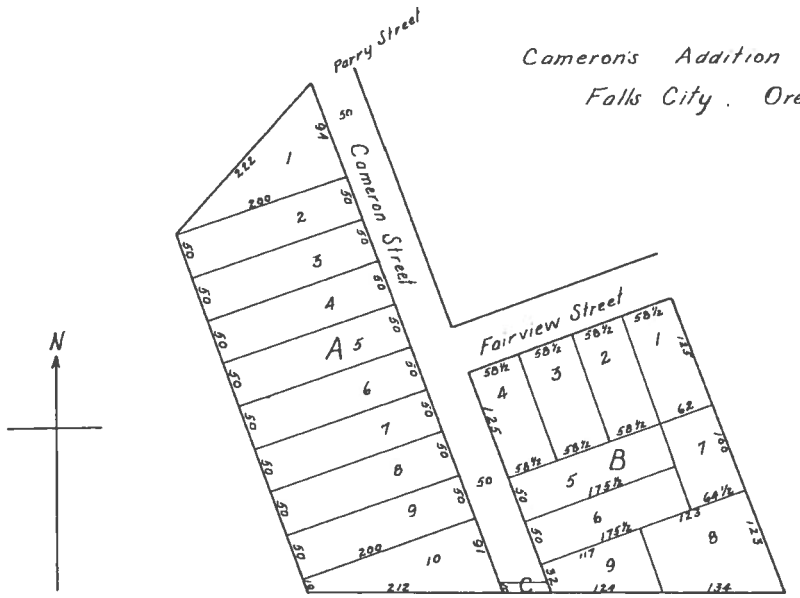
Filed for Record March 7, 1903
U. S. Laughary Clerk
By W. F. Nichols Deputy

1904

1-68

Book 1 Page 68

Cameron's Addition to Falls City, Oregon



Know all men by these presents that we John D. Cameron and Maude Cameron his wife, do make, publish and execute the here-with plat to be known as Cameron's Addition to Falls City (south) Polk Co. Oregon and do hereby dedicate to the public use forever the street on said Addition

In witness whereof we have hereunto set our hands and seals this 17th day of February A.D. 1904

John D Cameron (seal)

Attested by

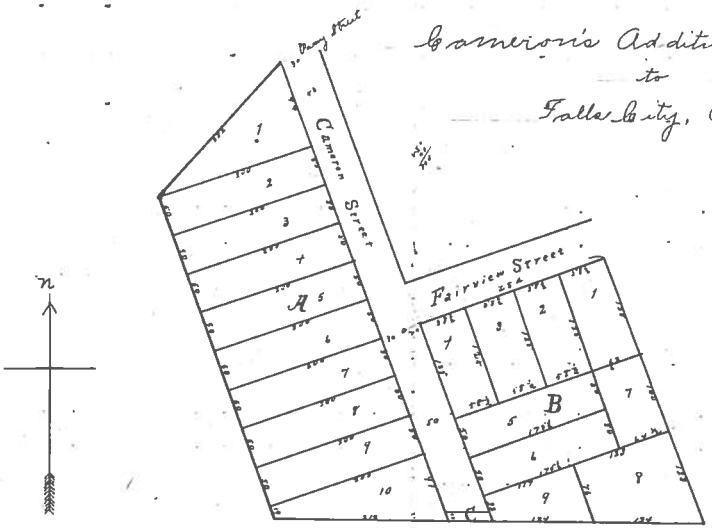
Maude Cameron (seal)

Rheuben Olmsted.
Frank Butler.

Cameron's Addition to Falls City is a part of the D.L.C. of Theodore C. Thorp Not. No. 6743 Cl. No. 55 in T. 8 S. R. 6 W. of the Will Mer. Polk Co. Oregon Beginning at a point which is W. 384 feet from the S.W. corner of Lot 5 in Blk M of Falls City (south) thence N 21° W. 348 feet, thence S. 69° 20' W. 254 feet thence N 21° W 358½ feet or to stake No. 6. thence S 44° 15' W 252 feet, thence S. 21° E 419 feet, thence E. 525 feet to the place of beginning. Blocks and Lots are of dimensions in feet as figured on the herewith plat, which is hereby made a part of this description and certificate. Cameron's St is 50 feet wide, and a strip of 10 feet in width is reserved on the S. end of said street and in Block C. of Addition.

Clerk's Original

Cameron's Addition ✓ –
to
Falls City, Oregon
Frank Butler, Surveyor



State of Oregon } ss.
County of Polk. }

On this 17th day of February A.D. 1904, personally appeared before me, a Notary Public in and for said County and State, the within named John D. Cameron and Maude Cameron, his wife, personally known to me to be the identical persons named and who executed the foregoing plat + dedication and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes named therein.

In Witness Whereof, I have hereunto set my hand and Official Seal the day and year first above written.

(Seal) Frank Butler
Notary Public for Oregon

Dedication.

Know All Men by These Presents, That we John D. Cameron and Maude Cameron, his wife, do make, publish and execute the herewith plat, to be known as Cameron's Addition to Falls City (south) Polk Co. Oregon and do hereby dedicate to the public use forever the street on said Addition.

In Witness Whereof, we have hereunto set our hands and seals this 17th day of February, A.D. 1904.

John D. Cameron (Seal)
Maude Cameron (Seal)

Attested by.
Rheuben Olmsted.
Frank Butler

Description.

Cameron's Addition to Falls City is a part of the D.L.C. of Theodore C. Tharp, Not. No. 6743. Cl. No. 55 in Tp. 8 S. R 6 W. of the Will. Mer. Polk Co. Oregon. Beginning at a point which is West 384 feet from the S.W. corner of Lot 5 in Blk "M" of Falls City (south) Thence N 21° W. 348 feet Thence S. 69° 20' W. 254 feet. Thence N. 21° W. 350½ feet or to Stake No. 6; Thence S. 44° 15' W. 252 feet, Thence S. 21° E 419 feet Thence E. 525 feet to the place of beginning. Blocks and Lots are of dimensions in feet as figured on the herewith Plat of said Addition, which plat is hereby made a part of this description and Certificate. Cameron's Street is 50 feet wide, and a strip of 10 feet in width is reserved on the South end of said street and in Block C. of Addition

Filed for Record Feb 18, 1904.
U.S. Langhary. Clerk:
Deputy

Goldenwest Addition to Falls City

1907

PLAT ATTACHMENTS
VACATION BOR ~~208-0188~~
296-2006

Book 1 - 74

The Golden West Addition to Falls City Oregon is a part of the D.L.C. of John Shelden and wife Not No 6832 Cl. No. 41 in T 8S R 6W of the Will Mer in the County of Polk and State of Oregon and bounded and described as follows to-wit:- Beginning at a point which is 16 chs S and 30 chs W from the N.E. corner of said claim thence S 16 chs. thence E 15 chs, thence N. 16 chs, thence W 15 chs to the place of beginning containing 24 acres more or less and divided into Blocks and Lots of dimensions in feet as set forth in the plat herewith which is hereby made a part of this description. Chamberlain Street is 40 feet wide on this tract First and Second Avenues 40 feet wide. Third Avenue 20 feet wide on this tract, Central Boulevard 40 feet and West Boulevard 39 feet wide. Lewis Street is 25 feet wide on this tract. Alleys as shown on Blocks A, B, C, D, are 13 feet wide and all lots are 59 by 178 feet. The plat is on a scale of 100 feet to 1 inch and with the description is certified to by me. Frank Butler, City Surveyor of Falls City, 16th day of April A.D. 1907.

Know All Men By These Presents. that we C.W Matthews, and Wm McHardy and Bessie McHardy his wife, and D.A. Madison and Vada Madison his wife, and R.E. Williams are owners in fee simple of the above described tract and do make, publish and execute the herewith plat with the description thereof to be known as the "Golden West" Addition to Falls City, in Polk County Oregon, and do dedicate to the use of the public forever, the streets and alleys of the same as shown by the herewith plat.

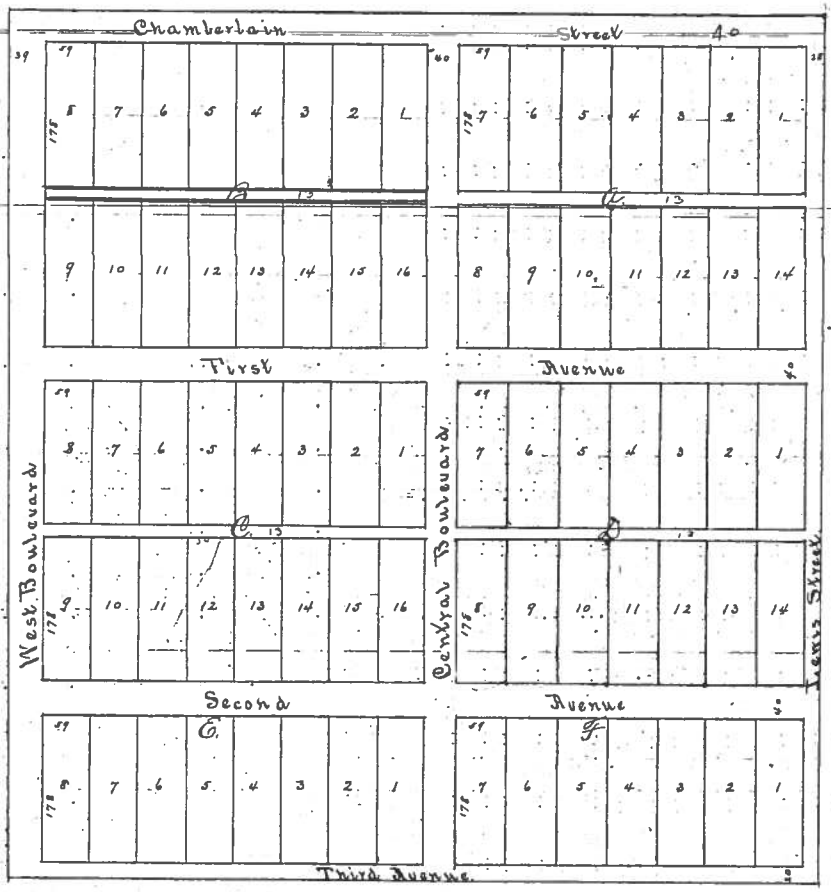
In witness whereof we have hereunto set our hands and seals this 16th day of April 1907

Witnesses:-
Frank Butler
J.E Sibley
Robert J. MacBride Jr

C.W Matthews (seal)
R.E Williams (seal)
D.A. Madison (seal)
Vada Madison (seal)
Wm McHardy (seal)
Bessie McHardy (seal)

Clerk's Original

Vacated by Ord. #358 dated 1 Dec 72
Ralph P. Horne
County Surveyor



PLAT ATTACHMENTS
VACATION BOR 296-2006

Description:- The "Golden West" Addition to Falls City, Oregon, is a part of the Donation Land Claim of John Shelden and wife, Notification No. 6832, Cl. No. 41, in Township 8 S. R. 6 W. of the Willamette Meridian in the County of Polk and State of Oregon, and bounded and described as follows to-wit:- Beginning at a point which is 16 chs. S and 30 chs. W from the N.E. corner of said Claim, thence S 16 chs. thence E 15 chs. thence N 16 chs. thence W 15 chs. to the place of beginning, containing 24 ac. more or less and divided into Blocks and Lots of dimensions in feet as set forth in the Plat herewith, which is hereby made a part of this Description. Chamberlain Street is 40 feet wide on this tract. First and Second Avenues 40 feet wide. Third Avenue 20 feet wide on this tract. Central Boulevard 40 feet and West Boulevard 39 feet wide. Lewis Street is 25 feet wide on this tract. Alleys as shown on Blocks A.B.C.D. are 13 feet wide and all Lots are 59 by 178 feet. The plat is on a scale of 100 feet to 1 inch and with the Description is certified to by me. Frank Butler, City Surveyor of Falls City 16th day of April A.D. 1907.

Dedication:- Know All Men By These Presents: that we C.W. Matthews (unmarried man) with Wm. McHardy and Bessie McHardy (his wife) and D.A. Madison and Vada Madison (his wife) also R.E. Williams (unmarried man) are owners in fee simple of the above described tract and do make, publish and execute the herewith plat with the description thereof to be known as the "Golden West" Addition to Falls City, in Polk County, Oregon; and do dedicate to the use of the public forever, the streets and alleys of the same as shown by the herewith plat.

In Witness Whereof we have hereunto set our hands and seals this 16th day of April, 1907.

Signatures Attested by
Frank Butler
J.E. Sibley
Robert J. MacBride Jr.

C.W. Matthews (Seal)
R.E. Williams (Seal)
D.A. Madison (Seal)
Vada Madison (Seal)
Wm. McHardy (Seal)
Bessie McHardy (Seal)

Acknowledgment
State of Oregon
County of Polk

On this 16th day of April A.D. 1907, personally came before me a Notary Public in and for said County and State, C.W. Matthews (unmarried man) with Wm. McHardy and Bessie McHardy (his wife) and D.A. Madison and Vada Madison (his wife) & R.E. Williams (unmarried man) to me personally known to be the identical persons described in and who executed the within instrument and acknowledged to me that they executed the same for the uses and purposes therein named.

Witness my hand and official seal this 16th day of April A.D. 1907

(Seal) Frank Butler
Notary Public for Oregon.

Examined and Approved this 16th day of April, 1907.

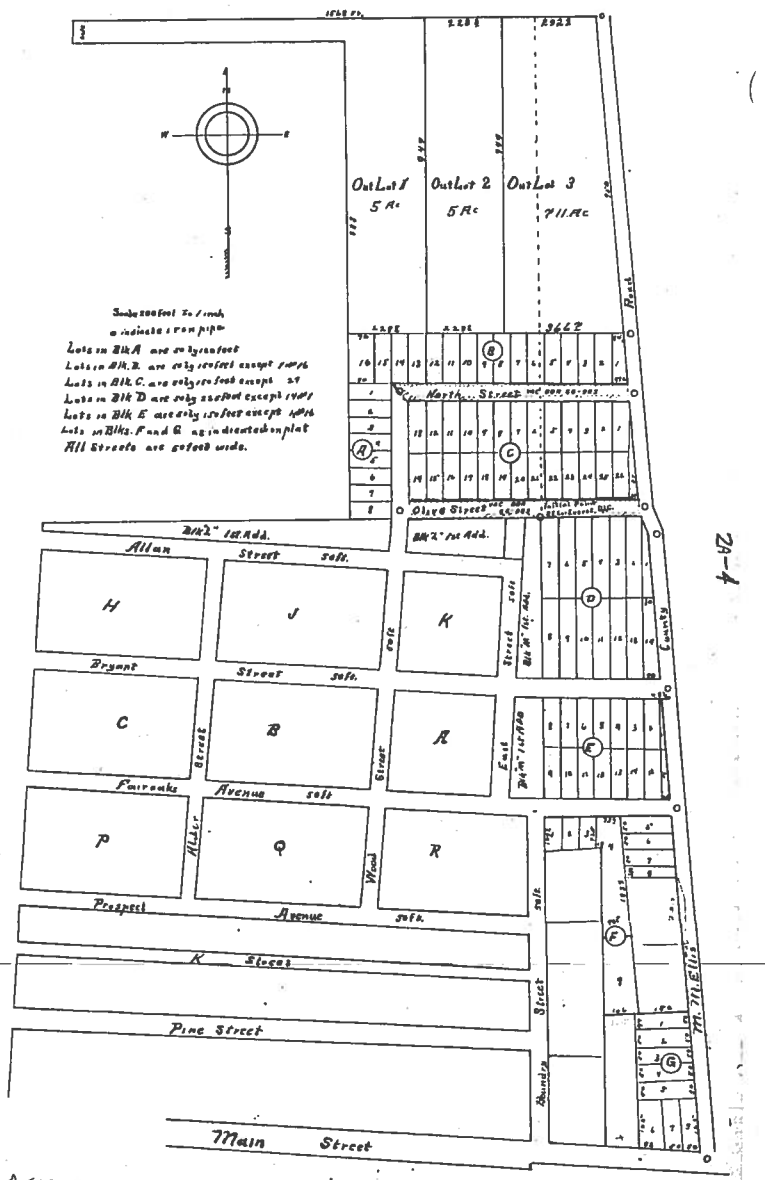
Ed F. Coad, County Judge.
Wm. Riddell, Commissioner
J.B. Teal " "
C.S. Graves, Co. Assessor.

Filed for Record April 16th, 1907
E.M. Smith, Clerk

1909

EAST VIEW ADDITION
TO
FALLS CITY.

PLAT ATTACHMENTS
SEE CS 13706



State of Oregon }
County of Polk } ss.

I, B. F. Bayley being duly sworn, on oath say that I am the surveyor who surveyed the land represented on the within plat, that I accurately surveyed and marked with proper monuments the land as represented on said plat, that I planted a proper monument as required by Law indicating the initial point of said survey, that said initial point is marked with a monument of galvanized iron pipe 2 inches in diameter and three feet long driven six inches below the surface of the ground, at the S.E. corner of the C.C. Young D.L.C. No 67 in T.8 S. R.6 W. of the Willamette Meridian in Polk County State of Oregon. That said D.L.C. corner is a known corner established by the United States Survey, that the tract of land upon which the Lots, Blocks and Streets are shown on said plat is described as follows — to wit

Situated in the D.L.C. of Samuel Orchard No 78, John A. Kramer No 49 and C.W. Young No 67 in sections 16 and 21, in T.8 S. R.6 W. of the Willamette Meridian, in Polk County, Oregon.

Beginning at the S.E. corner of the D.L.C. of C.W. Young, thence South 15.10 chains (to the N.W. corner of the land owned by Catharine Isaken) thence East 100 feet, thence South 7.40 chains to the N.W. corner of land owned by A.F. Courter, thence East 100 feet, thence South 435 feet to center of the County Road, thence East in center of County Road 158 feet to the junction of said road, thence N 5° 0' W 440½ feet to the S.E. corner of the Alice Courter Lot, thence West 150 feet, thence N 5° 0' W 400 feet to the N.W. corner of said Courter Lot thence East 100 feet, thence N 5° 0' W to a point 3 chains East of the N.E. corner of the C.W. Young D.L.C., thence West 23.76 chains to a branch, thence South one chain, thence East 12.46 chains to the N.E. corner of C. Isaken Land, thence South 21.50 chains to the South line of Young D.L.C., thence East 9.48 chains to the place of beginning. Also Lots 8 of Blk "L" and 8 of Blk "M" of the First addition to Falls City, Oregon.

B F Bayley

Subscribed and sworn to before me this 8th day of September A.D. 1909

J. H. Flowers
Notary Public for Oregon

Know All Men By These Presents; That We, W.L. Gibson and Mary E. Gibson his wife, A.F. Courter and Hazel J. Courter his wife, and D.F. Courter and Feldena Courter his wife, do hereby Lay out a parcel of land and divide the same into Blocks and Lots with public highways thereon as shown by the accompanying plat and diagram thereof, to be known by the name of East View Addition to Falls City in Polk County State of Oregon and we do hereby donate and dedicate to the public use forever all streets and highways the same being 60 feet wide, as shown by the plat.

Witness our hands and Seals this 8th day of September A.D. 1909

Done in the presence of
J. H. Flowers
Dave R Hall

W L Gibson
Mary E Gibson
A F Courter
Hazel J. Courter
D F Courter
Feldena Courter

State of Oregon }
County of Polk } ss

This certifies, that on the 8th day of September A.D. 1909 before me the undersigned, in and for said County and State, personally appeared the above named, W.L. Gibson, Mary E. Gibson, A.F. Courter, Hazel J. Courter D.F. Courter and Feldena Courter, to me personally known to be the identical individuals described in and who executed the within and foregoing plat and dedication and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

In testimony whereof I have hereunto subscribed my name and affixed my official seal this day and year last above written

J. H. Flowers
Notary Public for Oregon

Filed October 6th A.D. 1909
E.M. Smith
County Clerk

State of Oregon }
County of Polk } ss.

I, E.M. Smith, County Clerk of said County, do hereby certify that the within is a true and correct copy of the East View Addition to Falls City, in Polk County, Oregon, as the same appears of record in my office. This 6th day of October, 1909.

E.M. Smith
Clerk, Recorder.

State of Oregon }
County of Polk } ss.

I hereby approve the within plat this 6 day of Oct. A.D. 1909

J. Graves
County Judge

State of Oregon }
County of Polk } ss.

I, D.P. Copley, County Surveyor of said County do hereby certify that I have examined the within and foregoing plat and diagram of East View Addition to Falls City, and find same correct. I also find that all lots and blocks have been staked and monumented on the ground as shown on said plat. I also find that the streets have been staked out and the same is duly approved. This 6th day of Oct. A.D. 1909

D.P. Copley
County Surveyor of Polk County.

Recorded at the request of Polk County Court of the State of Oregon, in and for the County of Polk, sitting as Board of Commissioners for the transaction of County Business this 6th day of October A.D. 1909.

Attest: E.M. Smith
County Clerk

J. Graves
County Judge
Wm Kirk
Commissioner
D.S. Ellis
Commissioner

State of Oregon }
County of Polk } ss.

I hereby certify that the within plat was received for record on the 6th day of October A.D. 1909 at 9 o'clock A.M. and recorded in Book 2 of Plats on page 4 Records of said County.

E.M. Smith
County Clerk

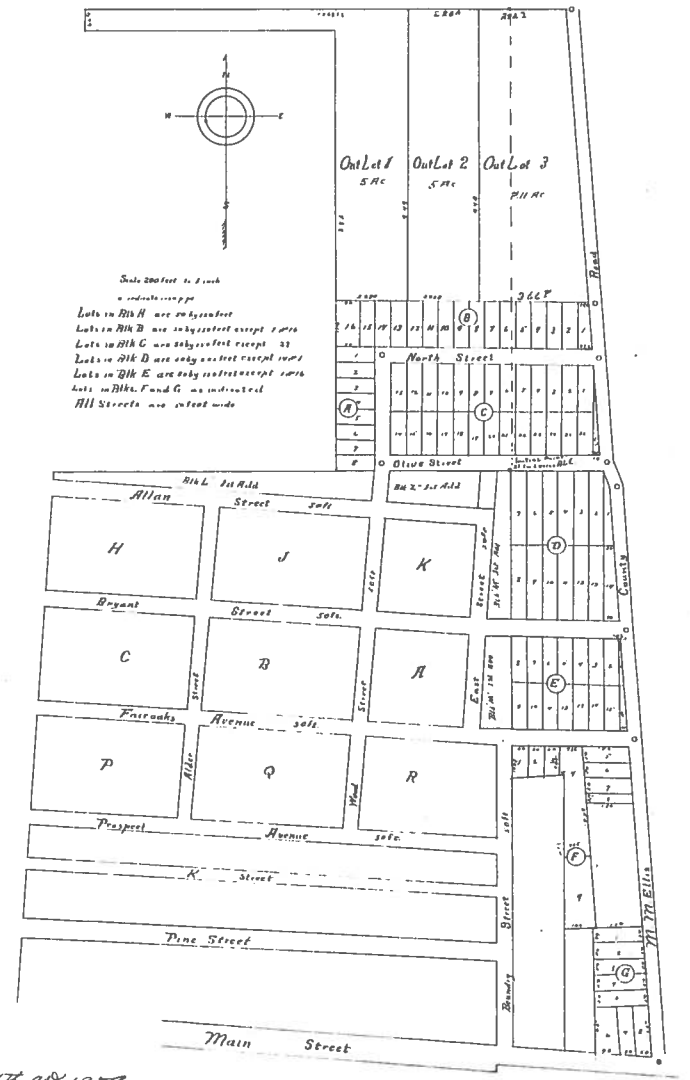
Fee $2.50 Paid

2-4

Clerk's Original

EAST VIEW ADDITION TO FALLS CITY

MAP AMENDMENT
SEE CS 13706
VACATION BOK 66-983



State of Oregon } ss
County of Polk }

I, R. F. Beezley being duly sworn on oath say that I am the surveyor who surveyed the land represented on the within plat, that I correctly surveyed and marked with proper monuments the land as represented on said plat; that I planted a proper monument as required by law indicating the central point of said survey, that said initial point is marked with a monument of galvanized iron pipe 2 inches in diameter and three feet long driven six inches below the surface of the ground, at the S.E. corner of the D.L.C. Survey No. 57 in S. 8 S. R. 6 W. of the Willamette Meridian in Polk County, State of Oregon. That said D.L.C. corner is a known corner established by the United States Survey, that the tract of land upon which the lots, blocks and streets are shown on said plat is described as follows- to wit

Situated in the D.L.C. of Samuel Gothard No. 48, John A. Kramer No. 49 and C.W. Evarts No. 57 in sections 16 and 21, in S. 8 S. R. 6 W. of the Willamette Meridian in Polk County, Oregon. Beginning at the S.E. corner of the D.L.C. of C.W. Evarts, thence South 15.10 chains to the N.W. corner of the land owned by Catharine Graham) thence East 100 feet, thence South 7.90 chains to the N.W. corner of land owned by A. F. Courter, thence East 100 feet, thence South 495 ft. feet to center of the County Road, thence East in center of County Road 183 feet to the junction of said road, thence N 5° 5' W 448½ feet to the S.E. corner of the Alvis Courter Lot, thence West 150 feet, thence N 5° 5' W 400 feet to the N.W. corner of J.F. Courter lot, thence East 150 feet, thence N 0° 5' W to a point 3 chains East of the N.E. corner of the C.W. Evarts D.L.C., thence West 23.76 chains to a Branch, thence South one chain, thence East 12.46 chains to the N.E. corner of C. Vaclaw Land, thence South 21.50 chains to the South Line of Evarts D.L.C. thence East 5.48 chains to the place of beginning. Also Lots 8 of Blk L and 8 of Blk M of the First Addition to Falls City, Oregon.

R. F. Beezley

Subscribed and sworn to before me this 8th day of September A.D. 1909

J. F. Flowers
Notary Public for Oregon

State of Oregon } ss.
County of Polk }

I hereby approve the within plat this 6 day of Oct. A.D. 1909

D. F. Graves
County Assessor of said County

State of Oregon } ss.
County of Polk }

I hereby approve the within plat this 6 day of Oct. A.D. 1909

W. T. Riddell
County Judge

State of Oregon } ss.
County of Polk }

We approving as the County Court of the State of Oregon in and for the County of Polk utility as a Road of commissioners for the dedication of County roads, have this day examined the foregoing plat and declaration of East View Addition to Falls City in Polk County, State of Oregon as to the and find same and that all lots and roads as shown on said plat are laid out and dedicated for the uses and purposes therein set forth. We do therefore approve said plat and the same is hereby approved.

Done in open Court at Dallas, Oregon, this 6th day of Oct. A.D. 1909

W. T. Riddell
County Judge
Wm. Pickett
Commissioners
Ed. Hurd

Know All Men By These Presents; That We, W.L. Gilson and Mary E. Gilson his wife, A.F. Courter and Hazel J. Courter his wife, and D.F. Courter and Feldena Courter his wife, do hereby lay out a parcel of land and divide the same into Blocks and Lots with public highways thereon as shown by the accompanying plat and diagram thereof, to be known by the name of East View Addition to Falls City in Polk County, State of Oregon, and we do hereby donate and dedicate to the public use forever all streets and highways the same being 50 feet wide as shown by the plat.

Witness our hands and seals this 8th day of September A.D. 1909

Done in the presence of
J. F. Flowers
Dave R. Hall

W L Gilson
Mary E Gilson
A F Courter
Hazel J. Courter.
D F Courter
Feldena Courter

State of Oregon } ss.
County of Polk }

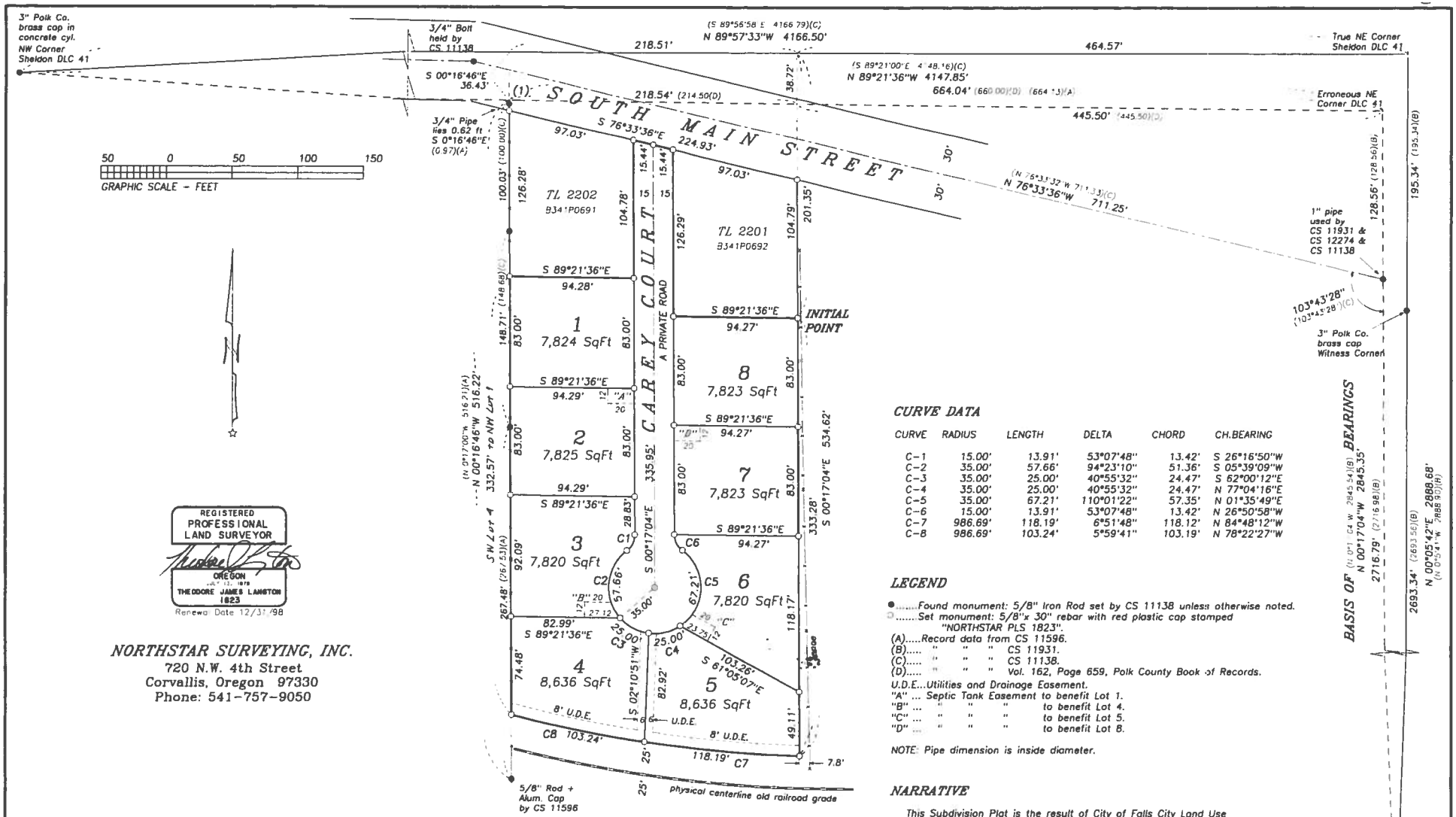
Be it certified, that on the 8th day of September A.D. 1909 before me the undersigned in and for said County and State, personally appeared the above named, W.L. Gilson, Mary E. Gilson, A.F. Courter, Hazel J. Courter, D.F. Courter and Feldena Courter, to me personally known to be the identical individuals described in and who executed the within and foregoing plat and declaration and acknowledged to me that they executed the same freely and voluntarily, for the uses and purposes therein expressed.

In testimony whereof I have hereunto subscribed my name and affixed my official seal this day and year last above written.

J. F. Flowers
Notary Public for Oregon

Filed October 6th A.D. 1909

E. M. Smith
County Clerk.



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/98

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

R.L. CAREY SUBDIVISION

in

NW 1/4 SEC. 21, T8S, R6W, W.M.
CITY OF FALLS CITY
POLK COUNTY, OREGON

AUGUST 25, 1997

SHEET 1 OF 2

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	15.00'	13.91'	53°07'48"	13.42'	S 26°16'50"W
C-2	35.00'	57.66'	94°23'10"	51.36'	S 05°39'09"W
C-3	35.00'	25.00'	40°55'32"	24.47'	S 62°00'12"E
C-4	35.00'	25.00'	40°55'32"	24.47'	N 77°04'16"E
C-5	35.00'	67.21'	110°01'22"	57.35'	N 01°35'49"E
C-6	15.00'	13.91'	53°07'48"	13.42'	N 26°50'58"W
C-7	986.69'	118.19'	6°51'48"	118.12'	N 84°48'12"W
C-8	986.69'	103.24'	5°59'41"	103.19'	N 78°22'27"W

LEGEND

- ●.....Found monument: 5/8" Iron Rod set by CS 11138 unless otherwise noted.
- ○.....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".

(A).....Record data from CS 11596.
(B)..... " " " CS 11931.
(C)..... " " " CS 11138.
(D)..... " " " Vol. 162, Page 659, Polk County Book of Records.
U.D.E...Utilities and Drainage Easement.
"A" ... Septic Tank Easement to benefit Lot 1.
"B" ... " " " to benefit Lot 4.
"C" ... " " " to benefit Lot 5.
"D" ... " " " to benefit Lot 8.

NOTE: Pipe dimension is inside diameter.

NARRATIVE

This Subdivision Plat is the result of City of Falls City Land Use Application No. 97-0009. Tax Lot 2200, Map 8-6-21BD, is being divided into 8 Lots.

My client gained title to the property in 1962 per BOR 162, Page 659. That document calls the NW corner to be 660.00 feet west along the DLC line from the NE corner of the Sheldon DLC No. 41. CS 11138, done in 1981 by Ron Schulson, accepted the 3/4" pipe at (1) as defining the east line of the properties to the west of my client. Mr Schulson explained in CS 11931 that using the "Erroneous" DLC corner position to compute deed corners tended to fit occupation lines such as fences better than using the true DLC corner position. He's done many surveys in the area by calculating deed corners from the "erroneous " DLC corner and I have generally agreed with his procedure. I am accepting his approach and monuments for the west line of my client's property. I held the deed distance (6.75 CH = 445.50 ft) along the "erroneous" north DLC line from the "erroneous" NE DLC corner to compute my client's NE corner, then computed the east line parallel to the "erroneous" east DLC line. This east line falls up to 8 ft west of the existing fence.

I computed the old railroad right-of-way by locating the existing physical centerline of the railroad grade. The tracks are gone.

97218CAR/wll

PW100297025

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and marked with proper monuments the boundary of the land represented on this subdivision plat. The boundary is described as follows:

A tract of land in the Northwest Quarter of Section 21, T8S, R6W, W.M., City of Falls City, Polk County, Oregon, being more specifically described as follows:

Beginning at a 5/8" iron rod lying on the east line of the tract conveyed to Ronald and Lucille Carey per Volume 200, Page 471, Polk County Book of Records and lying N 89x57'33"W 464.57 feet and S 0°17'04"E 201.35 feet from the true Northeast corner of the John Sheldon DLC No. 41; thence along the east line of said Carey tract S 0°17'04"E 333.28 feet to a 5/8" iron rod on the northerly right-of-way line of the Salem-Falls City and Western Railway; thence along said Railway right-of-way line on the arc of a 986.69 foot radius curve right (long chord bears N 81°48'21"W 220.97 feet) 221.43 feet to a 5/8" iron rod on the west line of said Carey tract; thence along said west line, N 0°16'46"W 332.57 feet to a 5/8" iron rod; thence leaving said west line S 89°21'36"E 94.28 feet to a 5/8" iron rod; thence N 0°17'04"W 104.78 feet to a 5/8" iron rod on the southerly right-of-way line of South Main Street; thence along said right-of-way line S 76°33'36"E 30.88 feet to a 5/8" iron rod; thence leaving said right-of-way line S 0°17'04"E 126.29 feet to a 5/8" iron rod; thence S 89°21'36"E 94.27 feet to the point of beginning.

DECLARATION

Know all men by these presents that Ronald L. Carey is the recorded owner of the lands represented on this subdivision plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Lots as shown hereon and to be dedicated "R.L. CAREY SUBDIVISION."

I hereby create a General Utilities Easement over and across the entire right-of-way of Carey Court (a private road).

I hereby create the Septic Tank Easements as shown hereon for the benefit of the Lots as stated.

I hereby create the Utility and Drainage Easements as shown hereon.

Ronald L. Carey

ACKNOWLEDGEMENT

STATE OF OREGON)
S.S.
COUNTY OF POLK)

Signed or attested before me on this 11 th day of May 1998, by Ronald L. Carey.

Notary Public

OFFICIAL SEAL
BARBARA A. WILLIAMS
NOTARY PUBLIC - OREGON
COMMISSION NO. 049911
MY COMMISSION EXPIRES JUL 2000

APPROVALS

Bill Ewing 5-7-98
Administrator, City of Falls City — date

Kirby Trinko 5/4/98
Mayor, City of Falls City — date

John Hamerick 5-27-98
Polk County Surveyor — date

Dennis A Day 6-24-98
Polk County Assessor — date

Ron Dodds 24 June 98
Chairperson, Polk County Board of Commissioners — date

Taxes and assessments on the above described property have been paid in full to July 1, 1998

Carolyn Wall by Susan Dicks 6-24-98
Polk County Tax Collector — Date

STATE OF OREGON)
S.S. # 487816
COUNTY OF POLK)

I, Linda Dawson, County Clerk and Recorder, do hereby certify that the within plat was received and duly recorded by me in the Polk County Book of Town Plats Vol. 011, Page 0026 on this 26 day of June, 1998 at 12:20 o'clock AM

Linda Dawson
Linda Dawson
County Clerk

by Susan M. Caplan
Deputy

R.L. CAREY SUBDIVISION

in

NW 1/4 SEC. 21, T8S, R6W, W.M.
CITY OF FALLS CITY
POLK COUNTY, OREGON

AUGUST 25, 1997

SHEET 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 31, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/98

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

PW 10429702S

SP13-12

VALSETZ HEIGHTS

a REPLAT of PARCELS 1, 2, & 3 of POLK COUNTY PARTITION PLAT NO. 1999-0031
and of PARCELS 1, 2, & 3 of POLK COUNTY PARTITION PLAT NO. 1999-0032
in the SE1/4 of SECTION 20, T8S, R6W, W.M.
CITY of FALLS CITY, POLK COUNTY, OREGON
JUNE 9, 2004

2064

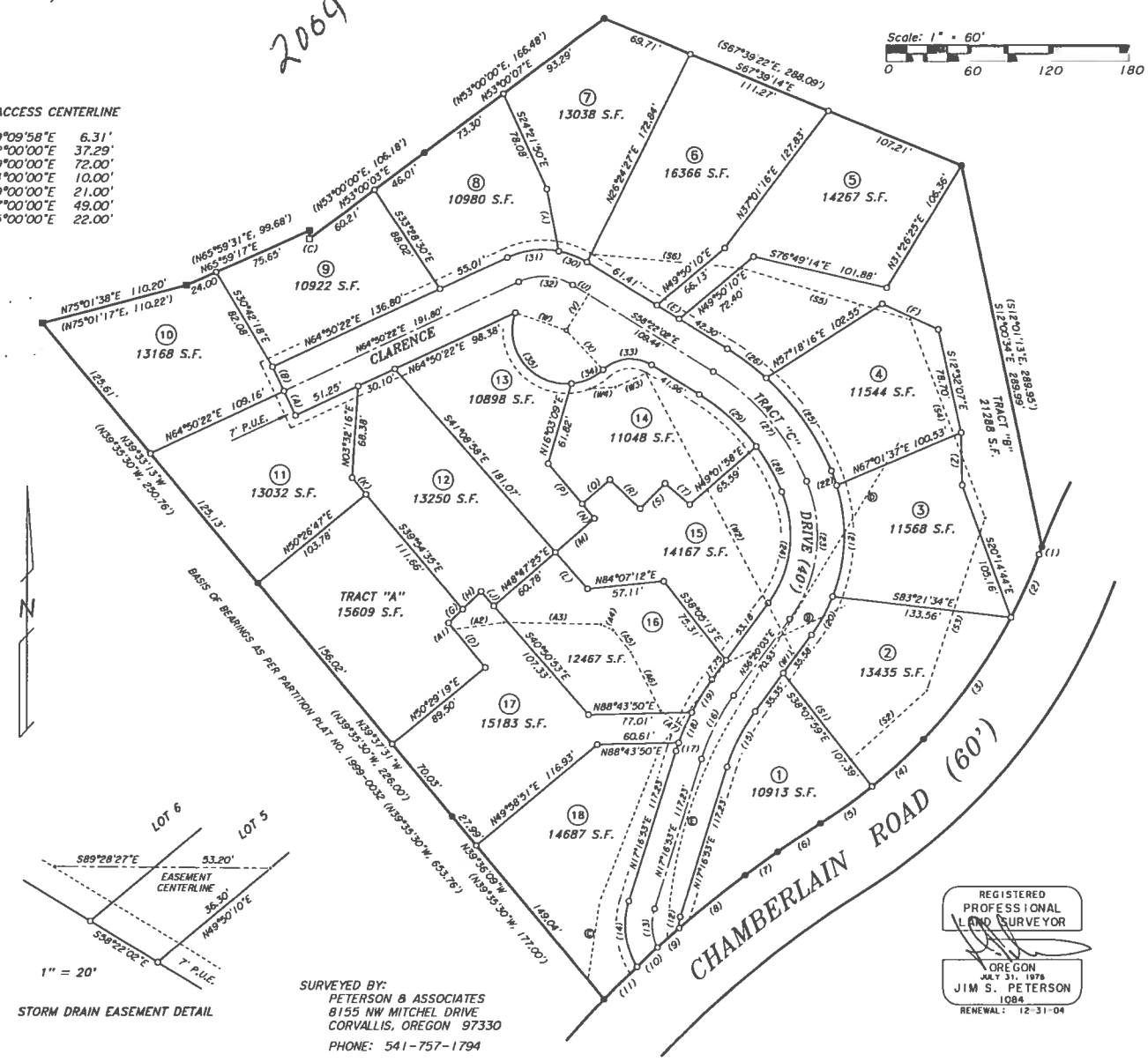
- Found 5/8" iron rod with plastic cap (PLS 1823)
- Found 1" iron pipe as per C.S. 1289
- Found 3/4" iron pipe as per C.S. 2132
- Set 5/8" X 30" iron rod with plastic cap (LS 1084)
- ( ) Data of record per Partition Plats 1999-0031 and 1999-0032
- ------ Easement lines as noted

COURSE	BEARING	DISTANCE	
(A)	S25°09'38"E	20.00'	
(B)	S25°09'38"E	20.00'	
(C)	S00°07'50"W	6.01'	(S00°32'39"E, 6.02')
(D)	S39°09'58"E	43.23'	
(E)	S58°22'02"E	19.57'	
(F)	S65°26'30"E	45.91'	
(G)	N45°43'18"E	14.54'	
(H)	N45°43'18"E	19.11'	
(J)	S40°50'53"E	14.28'	
(K)	S39°54'35"E	15.95'	
(L)	S41°08'58"E	36.27'	
(M)	N48°47'25"E	38.38'	
(N)	N40°17'24"W	14.28'	
(P)	N40°17'24"W	39.02'	
(Q)	N48°47'23"E	27.19'	
(R)	S46°40'20"E	31.25'	
(S)	N45°01'35"E	26.38'	
(T)	S49°42'25"E	24.13'	
(U)	S58°22'02"E	13.85'	
(V)	S31°37'58"W	31.37'	
(W)	N71°02'04"W	40.00'	
(X)	S42°55'54"E	40.00'	
(Y)	S11°00'00"E	46.77'	
(Z)	S01°18'10"E	39.00'	

TRACT "A" ACCESS CENTERLINE

(A1)	S39°09'58"E	6.31'
(A2)	N82°00'00"E	37.29'
(A3)	S89°00'00"E	72.00'
(A4)	S64°00'00"E	10.00'
(A5)	S39°00'00"E	21.00'
(A6)	S27°00'00"E	49.00'
(A7)	S55°00'00"E	22.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
(1)	495.00'	6.01'	0°41'44"	6.01'	S20°26'51"W
	(495.00'	6.01'	0°41'44"	6.01'	S20°26'51"W)
(2)	399.93'	51.55'	7°23'08"	51.52'	S23°49'28"W
(3)	399.93'	112.00'	16°02'44"	111.63'	S35°32'24"W
(4)	399.93'	52.18'	7°28'30"	52.14'	S47°13'30"W
(5)	399.93'	47.13'	6°45'06"	47.10'	S54°20'18"W
(6)	862.80'	38.21'	2°32'16"	38.21'	S56°29'01"W
	(862.80'	38.17'	2°32'06"	38.17'	S56°29'22"W)
(7)	862.80'	30.05'	1°59'43"	30.05'	S54°13'02"W
	(862.80'	30.07'	1°59'48"	30.07'	S54°13'25"W)
(8)	862.80'	63.24'	4°11'58"	63.22'	S51°07'11"W
(9)	862.80'	21.86'	1°27'06"	21.86'	S48°17'39"W
(10)	862.80'	20.65'	1°22'18"	20.65'	S46°52'57"W
(11)	862.80'	34.44'	2°17'13"	34.43'	S45°03'12"W
(12)	20.00'	8.61'	24°40'24"	8.55'	N04°56'41"E
(13)	40.00'	29.75'	42°36'57"	29.07'	N04°01'35"W
(14)	60.00'	50.95'	48°39'03"	49.43'	N07°02'38"W
(15)	140.00'	46.55'	19°03'10"	46.34'	N26°48'28"E
(16)	160.00'	53.21'	19°03'10"	52.96'	N26°48'28"E
(17)	180.00'	6.37'	2°01'42"	6.37'	N18°17'44"E
(18)	180.00'	24.65'	7°50'53"	24.64'	N23°14'01"E
(19)	180.00'	28.83'	9°10'35"	28.80'	N31°44'45"E
(20)	125.00'	32.69'	14°59'09"	32.60'	N28°50'28"E
(21)	125.00'	84.63'	38°47'32"	83.02'	N01°57'08"E
(22)	125.00'	11.40'	5°13'38"	11.40'	N20°03'27"W
(23)	105.00'	108.13'	59°00'18"	103.42'	N06°49'53"E
(24)	85.00'	87.54'	59°00'18"	83.72'	N06°49'53"E
(25)	195.00'	85.15'	25°01'10"	84.48'	N35°10'51"W
(26)	195.00'	36.34'	10°40'37"	36.29'	N53°01'44"W
(27)	175.00'	109.03'	35°41'47"	107.27'	N40°31'09"W
(28)	155.00'	38.67'	14°17'44"	38.57'	N29°49'08"W
(29)	155.00'	57.89'	21°24'03"	57.56'	N47°40'01"W
(30)	62.19'	22.63'	20°50'40"	22.50'	N68°47'22"W
(31)	62.19'	39.02'	35°56'56"	38.38'	S82°48'50"W
(32)	42.19'	41.82'	56°47'36"	40.13'	N86°45'50"W
(33)	30.00'	39.04'	74°33'52"	36.34'	S84°21'02"W
(34)	40.00'	26.19'	37°31'11"	25.73'	S65°49'41"W
(35)	40.00'	79.85'	114°22'39"	67.24'	N38°13'24"W


Scale: 1" = 60'
0 60 120 180
CLARENCE
TRACT "A" 15609 S.F.
TRACT "B" 21288 S.F.
TRACT "C"
DRIVE (60')
CHAMBERLAIN ROAD (60')
BASIS OF BEARINGS AS PER PARTITION PLAT NO. 1999-0032 (N39°35'30"W, 226.00')
7' P.U.E.
7' P.U.E.
7' P.U.E.

SP13-12

VALSETZ HEIGHTS

a REPLAT of PARCELS 1, 2, & 3 of POLK COUNTY PARTITION PLAT NO. 1999-0031
and of PARCELS 1, 2, & 3 of POLK COUNTY PARTITION PLAT NO. 1999-0032
in the SE1/4 of SECTION 20, T8S, R6W, W.M.
CITY of FALLS CITY, POLK COUNTY, OREGON
JUNE 9, 2004

NARRATIVE

The purpose of this survey is to monument the Lots and Tracts of VALSETZ HEIGHTS as per the City of Falls City Planning Commission File No. S-03-01.

Monuments found as per Polk County Partition Plats 1999-0031 and 1999-0032 were held as control for this survey.

The iron rod at the Southerly end of curve (1) was disturbed by construction. We reset that corner at record chord bearing and distance from the iron rod found at the Northerly end of curve (1).

All curves along Chamberlain road were computed by holding the record radius from found monuments.

SURVEYOR'S CERTIFICATE

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in June of 2004 I correctly surveyed and marked with proper monuments the lands represented on the attached subdivision plat, the boundaries of which are described as follows:

Parcels 1, 2, and 3 of Partition Plat 1999-0032, recorded September 27, 1999 in Volume 1999, Page 0032, Book of Partition Plat Records, Polk County, Oregon.

ALSO: Parcels 1, 2, and 3 of Partition Plat 1999-0031, recorded September 27, 1999 in Volume 1999, Page 0031, Book of Partition Plat Records, Polk County, Oregon.

DECLARATION

Know all men by these presents that Earl C. Hibbert and Veloris Hibbert are the owners of record of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused said lands to be subdivided into lots and tracts as shown on this map, and do hereby create the easements as shown and noted on this map. Tracts "A", "B", and "C" will be retained by the owners.

Earl C. Hibbert — Earl C. Hibbert

Veloris Hibbert — Veloris Hibbert

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 31, 1976
JIM S. PETERSON
1084
RENEWAL: 12-31-04

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF LINN)

This is to certify that on this 29th day of July, 2004 before me, a Notary Public for the State of Oregon in the County of Linn, did personally appear Earl C. Hibbert and Veloris Hibbert, who are known to me to be the indentical persons described in and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named, without fear or compulsion from anyone.

Patricia L. Blackburn
NOTARY SIGNATURE — COMMISSION NO. 380972

Linn County
NOTARY PUBLIC (OREGON) — MY COMMISSION EXPIRES: 5-19-2008

OFFICIAL SEAL
PATRICIA L. BLACKBURN
NOTARY PUBLIC-OREGON
COMMISSION NO. 380972
MY COMMISSION EXPIRES MAY 19, 2008

APPROVALS

Kirk Fink — Falls City Mayor — 8-3-2004 Date

April McCann — Falls City Recorder — 8.2.2004 Date

E- B — Polk County Surveyor — 8/9/2004 Date

[illegible] — Polk County Assessor — 8-11-04 Date

[illegible] Walz — Chairperson, Polk County Commissioners — 8-11-04 Date

I hereby certify that all taxes and assessments on the above described property have been paid in full to: July 1, 2005

Susan Dirks — Polk County Tax Collector — 8-10-04 Date

SURVEYED BY:
PETERSON & ASSOCIATES
8155 NW MITCHEL DRIVE
CORVALLIS, OREGON 97330
PHONE: 541-757-1794

RECORDING

STATE OF OREGON)
COUNTY OF POLK) S.S.

I hereby certify that the within plat was received and duly recorded by me in the Polk County Book of Plats
Number 13-12
on this 11TH day of AUGUST, 2004

Valerie Unger
Polk County Clerk

By: [illegible]
Deputy

EASEMENTS

EASEMENTS OF RECORD

(A) An easement in favor of Mountain States Power Company for electric power lines and anchors as per Book 131, Page 508 of the Polk County Deed Records. (Exact location unknown)
(B) A 10' utilities easement for electric service, as shown on Polk County Partition Plat No. 1999-0031.
(C) A 10' utilities easement for electric service, as shown on Polk County Partition Plat No. 1999-0032.
(D) A 40' access and utilities easement, as shown on Polk County Partition Plat No. 1999-0031.
(E) A 40' access and utilities easement, as shown on Polk County Partition Plat No. 1999-0032.

EASEMENTS CREATED

1) A 7' P.U.E. as shown on the attached map. This easement may also be used for water lines, for septic drain lines, and storm drain lines.
2) A 10' septic drain line easement as shown on the attached map
3) An 8' walkway easement to be used as access to Tract "A".
4) A 10' water line easement as shown on the attached map.
5) A 10' storm drain line easement as shown on the attached map.

EASEMENTS VACATED

1) The 40' access easement, as shown on Polk County Partition Plat No. 1999-0031.
2) The 40' access easement, as shown on Polk County Partition Plat No. 1999-0032.

WATER LINE EASEMENT CENTERLINE

(W1)	= N36°20'02"E	15.50'
(W2)	= N27°56'49"W	239.73'
(W3)	= S65°20'16"W	25.65'
(W4)	= S86°28'00"W	18.73'

SEPTIC DRAIN LINE EASEMENT CENTERLINE

(S1)	= S38°07'59"E	81.80'
(S2)	= N47°40'11"E	76.36'
(S3)	= N18°29'14"E	136.08'
(S4)	= N20°44'07"W	157.61'
(S5)	= N73°00'11"W	131.41'
(S6)	= N84°40'00"W	112.36'

SHEET 2 OF 2

CD4-29 S04-238

06290401S