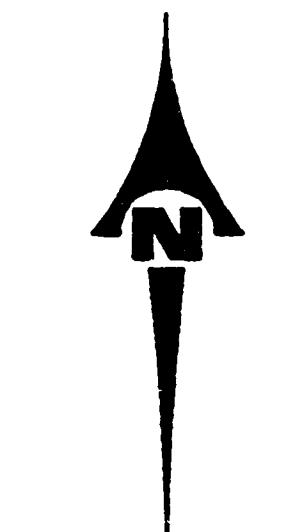


PARTITION PLAT
FOR
GREATER ALBANY INVESTORS GROUP
IN THE
A.M. RAINWATER DLC No. 39
E 1/2 SECTION 1, T. 11 S., R. 4 W., WM.
CITY OF ALBANY
BENTON COUNTY, OREGON

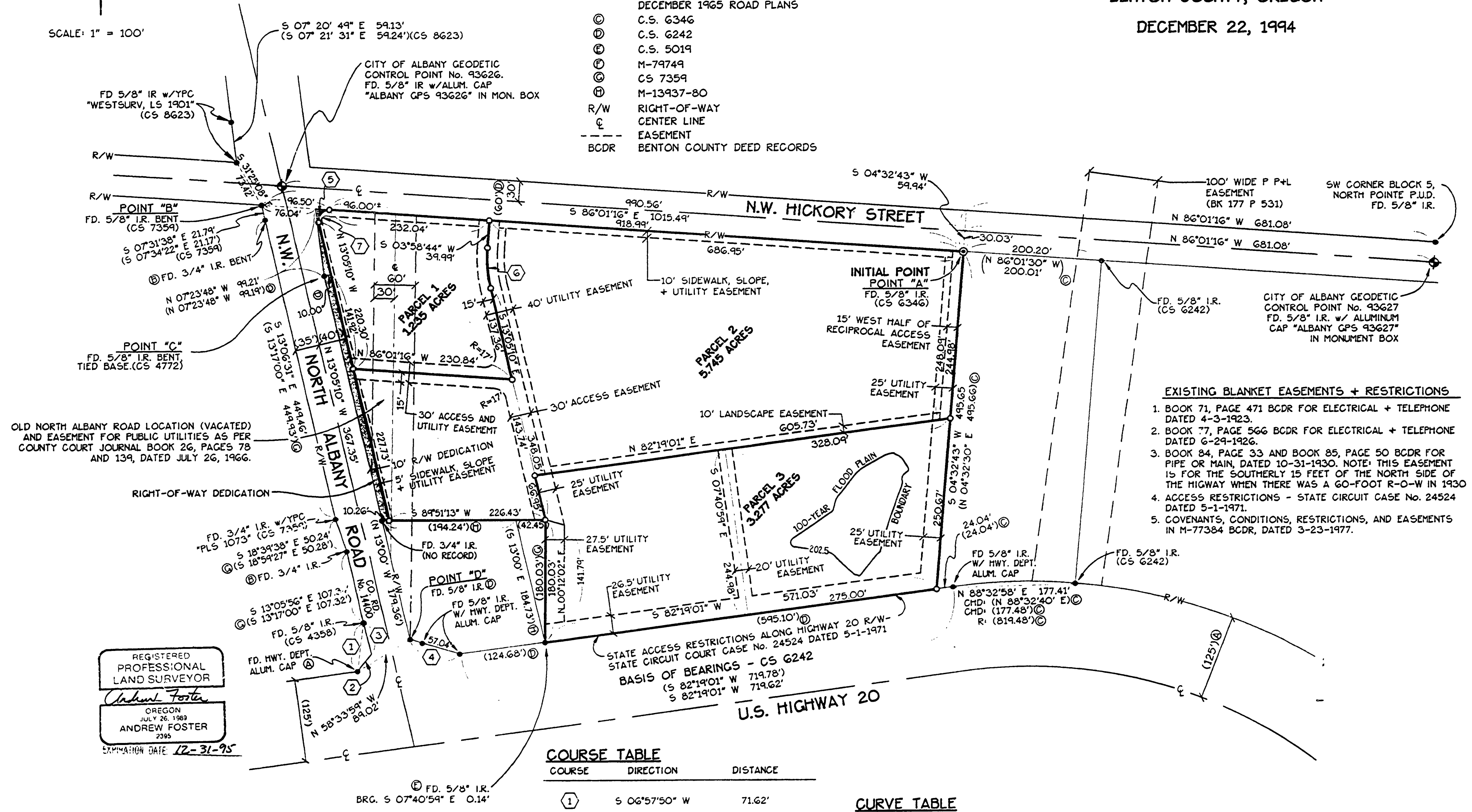
DECEMBER 22, 1994

LEGEND:

- ⊙ FOUND 5/8" IR (INITIAL POINT)
- SET 5/8" IR W/YPC
STAMPED "K+D ENGR L.S. 2395"
- FOUND MONUMENT, AS NOTED
- () INDICATES RECORD INFORMATION (SOURCE NOTED)
- Ⓐ WILLAMETTE RIVER BRIDGE SECTION
ALBANY CORVALLIS HIGHWAY
9B-3-1G (APRIL 1969)
FD 5/8" IR W/ALUM CAP "HWY DEPT"
- Ⓑ ROUTE 40 SECTION A
DECEMBER 1965 ROAD PLANS
- Ⓒ C.S. 6346
- Ⓓ C.S. 6242
- Ⓔ C.S. 5019
- Ⓕ M-79749
- Ⓖ C.S. 7359
- Ⓗ M-13937-80
- R/W RIGHT-OF-WAY
- ℄ CENTER LINE
- EASEMENT
- BCDR BENTON COUNTY DEED RECORDS



SCALE: 1" = 100'



- EXISTING BLANKET EASEMENTS + RESTRICTIONS**
- BOOK 71, PAGE 471 BCDR FOR ELECTRICAL + TELEPHONE DATED 4-3-1923.
 - BOOK 77, PAGE 566 BCDR FOR ELECTRICAL + TELEPHONE DATED 6-29-1926.
 - BOOK 84, PAGE 33 AND BOOK 85, PAGE 50 BCDR FOR PIPE OR MAIN, DATED 10-31-1930. NOTE: THIS EASEMENT IS FOR THE SOUTHERLY 15 FEET OF THE NORTH SIDE OF THE HIGHWAY WHEN THERE WAS A 60-FOOT R-O-W IN 1930
 - ACCESS RESTRICTIONS - STATE CIRCUIT CASE No. 24524 DATED 5-1-1971.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS IN M-77384 BCDR, DATED 3-23-1977.

COURSE TABLE

COURSE	DIRECTION	DISTANCE
①	S 06°57'50" W	71.62'
②	(S 37°07'08" W	31.88') ⊙
③	(S 13°17'00" E	46.95') ⊙
④	N 73°27'43" W (N 73°23'00" W	75.13' 75.11') ⊙

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
⑤	15.00'	28.03'	24.13'	N 40°26'47" E	107°03'54"
⑥	200.00'	59.57'	59.35'	S 04°33'13" E	17°03'54"
⑦	5.00'	9.34'	8.04'	N 40°26'47" E	107°03'54"

REGISTERED PROFESSIONAL LAND SURVEYOR
Andrew Foster
OREGON
JULY 26, 1989
ANDREW FOSTER
2395
EXPIRATION DATE 12-31-95

I HEREBY CERTIFY THAT THIS PHOTO MYLAR IS AN EXACT COPY OF THE ORIGINAL PLAT.
Andrew Foster
ANDREW W. FOSTER P.L.S.

KD ENGINEERING, INC.
276 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321
PROJECT No. 94-48
9448-1.DWG JPC 12/13/94

DECLARATION:

STATE OF OREGON)
COUNTY OF BENTON) SS

PARTITION PLAT No. 94-63

PARTITION PLAT FOR

GREATER ALBANY INVESTORS GROUP

IN THE A.M. RAINWATER DLC No. 39
E 1/2 SECTION 1, T. 11 S., R. 4 W., WM.
CITY OF ALBANY
BENTON COUNTY, OREGON

DECEMBER 22, 1994

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED
MINOR LAND PARTITION (CITY OF ALBANY FILE No. PA-03-94)

BOUNDARY DETERMINATION:

TO ESTABLISH THE SOUTH RIGHT-OF-WAY LINE OF HICKORY STREET,
1 HELD POINTS A AND B.
TO ESTABLISH THE EAST RIGHT-OF-WAY LINE OF NORTH ALBANY ROAD,
1 HELD POINTS C AND D.
THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 20 WAS ESTABLISHED BY
FOUND OSMD MONUMENTS.
INTERIOR PARCEL LINES WERE ESTABLISHED BY THE OWNER.

SURVEYOR'S CERTIFICATE:

I, ANDREW FOSTER, A REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND
MARKED WITH 5/8 INCH MONUMENTS THE LANDS AS REPRESENTED,
AND HAVE FOUND A PROPER MONUMENT TO INDICATED THE INITIAL
POINT, AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND
UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

Beginning at the INITIAL POINT, a 5/8 inch iron rod at the Northwest
corner of Parcel 2, said point being North 86°01'16" West 681.08 feet
and South 04°32'43" West 59.94 feet from the Southwest corner of Block
5, North Pointe P.U.D., a subdivision of record in Benton County, Oregon,
in the East 1/2 of Section 1, Township 11 South, Range 4 West, of the
Willamette Meridian; thence South 04°32'43" West 495.65 feet to a 5/8
inch steel rod on the North Right-of-Way line of Highway 20; thence South
82°19'01" West 571.03 feet to a 5/8 inch iron rod; thence North 00°12'02"
East 180.03 feet to a 5/8 inch steel rod; thence North 89°51'13" West
236.69 feet to the East Right-of-Way line of N.W. North Albany Road; thence
North 13°05'10" West 367.35 feet to a 5/8 inch rod; thence North 07°23'48"
West 99.21 feet to the South Right-of-Way line of N.W. Hickory Street;
thence South 86°01'16" East 939.45 Feet to the Point of Beginning

Containing 10.355 Acres of land, more or less.

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION PLAT WAS RECEIVED
AND DULY RECORDED BY ME IN THE BENTON COUNTY BOOK OF
PARTITION PLATS AS PLAT No. 94-63 ON THIS 29th
DAY OF December, 1994, AT 9:13 O'CLOCK A.M.

BY: Andrew Foster
BENTON COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ANDREW FOSTER
EXPIRATION DATE: 12-31-95

I HEREBY CERTIFY THAT THIS
PHOTO MYLAR IS AN EXACT
COPY OF THE ORIGINAL PLAT.
ANDREW W. FOSTER P.L.S.

ENGINEERING, INC.
276 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321
PROJECT No. 94-48-A
9448-2.DWG JFC 12/13/94

I, NEIL O. WARNER, TRUSTEE FOR THE GREATER ALBANY INVESTORS
GROUP, AM THE OWNER OF THE SUBJECT PROPERTY AND HAVE
CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY
TO BE PARTITIONED IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON
REVISED STATUTES.
WATER RIGHTS HAVE BEEN FILED ON THE SUBJECT PROPERTY.

RIGHT-OF-WAY DEDICATION

A 10-FOOT WIDE AND VARIABLE WIDTH RIGHT-OF-WAY DEDICATION
ALONG NORTH ALBANY ROAD AND HICKORY STREET, AS SHOWN ON
THE PARTITION MAP, ARE HEREBY DEDICATED TO THE PUBLIC.

EASEMENTS WHICH ARE BEING CREATED BY THIS PLAT AND AS
SHOWN ON THE PARTITION MAP.

- 1. 5.00-FOOT WIDE SIDEWALK, SLOPE, AND UTILITY EASEMENT ALONG
NORTH ALBANY ROAD IS HEREBY DEDICATED TO THE PUBLIC.
2. 10.00-FOOT WIDE SIDEWALK, SLOPE, AND UTILITY EASEMENT ALONG
HICKORY STREET IS HEREBY DEDICATED TO THE PUBLIC.
3. 15.00-FOOT WIDE WEST HALF OF A RECIPROCAL ACCESS
EASEMENT IS RESERVED FOR PARCEL 2 AND PARCEL 3 OF THIS
PARTITION PLAT AND FOR THE EASTERLY ADJACENT PROPERTY.
4. 30.00-FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1
AND PARCEL 2 AND A 30.00-FOOT WIDE ACCESS EASEMENT ACROSS
PARCEL 1 AND PARCEL 2 FOR THE BENEFIT OF PARCEL 1, PARCEL 2, AND
PARCEL 3.
5. A VARIABLE-WIDTH EASEMENT ACROSS PARCEL 3, FOR PUBLIC UTILITIES.
6. 10.00-FOOT WIDE LANDSCAPE EASEMENT ACROSS PARCEL 2 FOR THE
BENEFIT OF PARCEL 3
7. 40.00-FOOT WIDE EASEMENT ACROSS PARCEL 1 AND PARCEL 2, FOR
PUBLIC UTILITIES.
8. 25.00-FOOT WIDE EASEMENT ACROSS PARCEL 2, FOR PUBLIC UTILITIES.

Neil O. Warner
NEIL O. WARNER
TRUSTEE FOR GREATER ALBANY INVESTORS GROUP
12/22/94
DATE

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF BENTON) SS

THIS IS TO CERTIFY THAT ON THIS 22ND DAY OF
DECEMBER, 1994, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE
WITHIN NAMED NEIL O. WARNER, WHO,
BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON
NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED
SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: [Signature] My Commission Expires Oct 4, 1996
NOTARY PUBLIC

WATER RIGHTS STATEMENT:

THE OREGON DEPARTMENT OF WATER RESOURCES HAVE INDICATED THAT
A WATER RIGHT HAS BEEN FILED ON THE SUBJECT PROPERTY UNDER GROUND
WATER REGISTRATION CERTIFICATE No. GR-2403.

100-YEAR FLOOD PLAIN NOTE:

DEVELOPMENT OF PROPERTY WITHIN THE 100-YEAR FLOOD PLAIN AS MOST
CURRENTLY ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
OR CITY OF ALBANY MAY BE RESTRICTED AND SUBJECT TO SPECIAL REGULATIONS
BY THE CITY.

APPROVALS:

THIS PLAT APPROVED THIS 27th DAY OF December
1994.

BY: Helen Burns Sharp
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL VALOREM TAXES,
FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON
THE 1994-1995 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME
A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET
CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID
TO ME THIS 27th DAY OF December, 1994.

BY: Pamela K. Grant
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES
REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS
WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON
THIS PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE
BEEN PAID TO THE DATE OF June 30, 1995.

BY: Chuck Ruppel 12-28-94
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

THIS PLAT APPROVED THIS 28th DAY OF DEC
1994.

BY: Ray Wilson
FOR BENTON COUNTY SURVEYOR

LEGEND:

- o FOUND 5/8" IR (INITIAL POINT)
o SET 5/8" IR W/YPC
STAMPED "K+D ENGR L.S. 2395"
o FOUND MONUMENT, AS NOTED
() INDICATES RECORD INFORMATION (SOURCE NOTED)
A WILLAMETTE RIVER BRIDGE SECTION
ALBANY CORVALLIS HIGHWAY
9B-3-16 (APRIL 1969)
FD 5/8" IR W/ALUM CAP
B ROUTE 40 SECTION A
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E C.S. 5019
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G CS 7359
H M-13937-80
R/W RIGHT-OF-WAY
C CENTER LINE
--- EASEMENT
BCDR BENTON COUNTY DEED RECORDS