

POINT "A"

NW COR. J. Q. THORNTON D.L.C. NO. 37
C.P.S. STATION NO. 93636
FD. 3" DIA. BENTON COUNTY BRASS
CAP IN MONUMENT BOX. CORNER
RESTORATION NO. 104837040

S 89°46'53" E 14.89'
S 00°12'00" E 14.89'
PUBLIC UTILITY AND
STREET RIGHT-OF-
WAY EASEMENT
{SEE DECLARATION}

INITIAL POINT

SET 5/8" I.R. W/YPC
MARKED: "K&D ENGR L.S. 2395"
FD. 1/2" I. PIPE {BENTY}
BRG. S 84°15'20" E 0.84'

POINT "B"

FD. 5/8" I.R. W/YPC
MARKED: "DEA INC."
IN MONUMENT BOX

PARTITION NO. 96-26

PARTITION PLAT FOR SIERRA CONSTRUCTION OF OREGON, INC.

LOCATED IN THE

J. Q. THORNTON D.L.C. NO. 37
IN THE SW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

JULY 25, 1996 SCALE: 1" = 60'

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AN APPROVED
PARTITION. (CITY OF ALBANY FILE NO. PA-19-95).

BOUNDARY DETERMINATION:

THE PARCEL INTERIOR LINES CREATED AS PER CONVEYANCE RECORDED
IN M-165801-93.

THE BOUNDARY OF THE PARENT PARCEL WAS DETERMINED AS FOLLOWS:

- 1.) NORTH LINE IS 30' SOUTHERLY FROM THE NORTH LINE OF
THORNTON D.L.C. AS DETERMINED BY HOLDING FOUND MONUMENTS
AT POINTS "A" AND "B".
- 2.) EAST LINE IS 45' WESTERLY OF THE WEST LINE OF BRADEN
TRACTS AS DETERMINED BY HOLDING FOUND MONUMENTS AT POINTS
"C" AND "D".
- 3.) SOUTH LINE:
a.) EASTERLY PORTION: SALO DEED AS RECORDED IN BOOK
130-179 WAS RECOGNIZED TO ESTABLISH EASTERLY
PORTION OF THE SOUTH LINE AS SHOWN.
b.) WESTERLY PORTION: HELD FOUND RECORD MONUMENTS AT
POINTS "E" AND "F" AS PER BOOK 160, PAGE 482 AND
C.S. 3174.
- 4.) WEST LINE: HELD FOUND MONUMENTS AT POINTS "G" AND "H"
WHICH WERE PREVIOUSLY ESTABLISHED BY LOT LINE ADJUSTMENT
RECORDED AS C.S. 8760 AND CONVEYED AS PER M-171803-93.

THE PARCEL INTERIOR LINES WERE ESTABLISHED TO REFLECT
CONVEYANCE DEED M-165801-93

REFERENCES

- | | |
|----------------------------|---|
| (A) M-162851-93 | (H) C.S. 4157 |
| (B) C.S. 7654 | (I) C.S. 3174 |
| (C) NORTH VIEW SUBDIVISION | (J) C.S. 2400 |
| (D) C.S. 8760 | (K) C.S. 9048 |
| (E) C.S. 8678 | (L) DERKSEN DEED AS
PER M-117 468-89 |
| (F) C.S. 3339 | (M) (Bk. 126-305) |
| (G) BRADEN TRACTS | (N) LARSON DEED AS
PER Bk. 160-482 |

LEGEND

- SET 5/8" x 30" STEEL ROD WITH YELLOW
PLASTIC CAP STAMPED: "K&D ENGR. LS 1630"
- FOUND MONUMENT, AS NOTED.
(NOTE: ALL PIPE DIAMETERS ARE INSIDE DIAMETERS)
- FOUND MONUMENT, AS NOTED.
USED AS CONTROL TO ESTABLISH BOUNDARY
- () DENOTES RECORD DATA AS NOTED
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- YPC YELLOW PLASTIC CAP
- ① CURVE DATA - SEE CURVE TABLE

SHEET 1 OF 2

NW GIBSON HILL ROAD
C.R. NO. 04910

FD. 5/8" I.R. (DISTURBED) (D)
BRG. N 06°18'17" E 0.39'

POINT "H"

FD. 5/8" I.R. W/YPC
MARKED: "JIM UDELL
RLS 1366"

PARCEL 1
19,477 S.F.
0.45 ACRES

7' P.U.E. AND
SLOPE EASEMENT
{SEE DECLARATION}

(M-165801-93)

PARCEL 2
119,999 S.F.
2.75 ACRES

(LARSON TRACT)
(Bk. 160-482)

(SALO TRACT)
(Bk. 130-179)

POINT "G"

SE COR FOR
"NORTH VIEW SUB."
FD. 5/8" I.R. W/YPC
MARKED: "JIM UDELL
RLS 1366"

POINT "F"

FD. 1/2" I. PIPE
(CALLED BY (A) & (N))
BRG. N 00°12'00" W 0.53'

POINT "D"

FD. 1/2" I. PIPE (G) (F)

C.C.R. #6
G.P.S. STA. 93618
FD. 2" ALUM. CAP
IN MONUMENT BOX

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JACK R. BURRELL
OREGON
JACK R. BURRELL
1930

EXPIRATION DATE: 12/31/97

I HEREBY CERTIFY THAT THIS TRACING IS
AN EXACT COPY OF THE ORIGINAL PLAT.

JACK R. BURRELL

FILE: 9331B-1DWG 7/25/96
PROJECT: 93-31 R.J.R.
K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

K & D

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT SIERRA CONSTRUCTION OF OREGON, INC., AN OREGON CORPORATION, BRUCE R. HAKE AND LEANN G. WILCOX ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO PARCELS AND TRACT AS SHOWN ON SAID PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

THE FOLLOWING DEDICATIONS ARE BEING CREATED BY THIS PARTITION PLAT:

- STREET DEDICATION:**
TRACT "A" IS HEREBY DEDICATED TO THE CITY OF ALBANY FOR STREET AND PUBLIC UTILITY PURPOSES.
- PUBLIC UTILITY, SERVICE AND SLOPE EASEMENT:**
A 7.00 FOOT WIDE PUBLIC UTILITY + SERVICE, AND SLOPE EASEMENT ALONG THE NORTHERLY AND EASTERLY PORTIONS OF PARCEL 1 AS SHOWN ON HEREIN ATTACHED PLAT, IS HEREBY DEDICATED TO THE CITY OF ALBANY.
- ACCESS CONTROL EASEMENT:**
A 1 FOOT WIDE ACCESS CONTROL EASEMENT, LOCATED OVER A PORTION OF PARCEL 1 AS SHOWN IS HEREBY DEDICATED TO THE CITY OF ALBANY. THE PURPOSE OF THIS EASEMENT IS TO PROHIBIT ACCESS OVER AFFECTED PORTION OF PARCEL 1 ONTO NW GIBSON HILL ROAD AND NW SKYLINE DRIVE.
- PUBLIC UTILITY AND STREET RIGHT-OF-WAY EASEMENT:**
A TRIANGULAR SHAPED PUBLIC UTILITY AND STREET RIGHT-OF-WAY EASEMENT LOCATED IN THE NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON HEREIN ATTACHED PLAT, IS DEDICATED TO THE CITY OF ALBANY.

THE STREET AND EASEMENT DEDICATIONS AS DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY DEDICATED TO THE PUBLIC FOREVER AND ARE SUBJECT TO THE TERMS SHOWN HEREON.

Bruce R. Hake
BRUCE R. HAKE

Leann G. Wilcox
LEANN G. WILCOX

SIERRA CONSTRUCTION OF OREGON, INC.

BY: Michael K. Brown
MICHAEL K. BROWN, PRES.

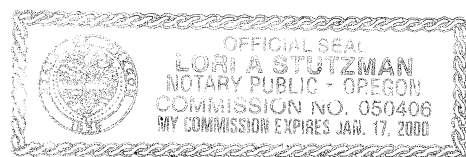
Kathy L. Brown
KATHY L. BROWN, SEC.

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF Benton) ss

ON THIS 30th OF August, 1996, BRUCE R. HAKE AND LEANN G. WILCOX PERSONALLY CAME BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID COUNTY AND STATE, AND THEY ACKNOWLEDGED TO ME THE FOREGOING DECLARATION FREELY AND VOLUNTARILY FOR THE PURPOSES HEREIN NAMED.

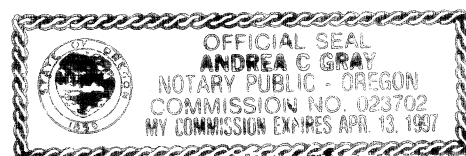
BY: Lori A. Stutzman



STATE OF OREGON)
COUNTY OF Benton) ss

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF August, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED, MICHAEL K. BROWN, PRESIDENT AND KATHY L. BROWN, SECRETARY OF SIERRA CONSTRUCTION OF OREGON, INC., AN OREGON CORPORATION, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED IN BEHALF OF SAID CORPORATION.

BY: Andrea C. Gray



FILE: 9331B-2.DWG 7/25/96
CAD. PROJ. 93-31 R.J.R.
PLOTING SCALE: 1" = 60'

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

PARTITION NO. 96-26

PARTITION PLAT FOR SIERRA CONSTRUCTION OF OREGON, INC.

LOCATED IN THE

J. Q. THORNTON D.L.C. NO. 37
IN THE SW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

JULY 25, 1996

PUBLIC UTILITY AND SERVICE EASEMENT STATEMENT

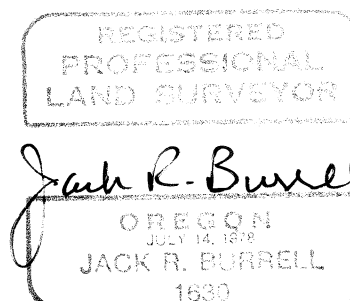
A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY AND SERVICE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND AS SHOWN AND MARKED ON THE ATTACHED MAP. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS FROM ANY AND ALL PUBLIC EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF UTILITY AND SERVICE EQUIPMENT PROVIDED THAT UNDER THE TERMS OF THE CITY FRANCHISE AGREEMENT THE UTILITY OR SERVICE USING THIS EASEMENT.

SURVEYOR'S CERTIFICATE:

I, JACK R. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND FOUND OR MARKED WITH 5/8 INCH MONUMENTS THE LANDS AS REPRESENTED, AND HAVE SET A PROPER MONUMENT TO INDICATE 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 ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NW GIBSON HILL ROAD WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW SKYLINE DRIVE, WHICH POINT BEING ON THE EASTERLY LINE OF THAT SALO TRACT DESCRIBED BY DEED RECORDED IN BOOK 130, PAGE 179 OF THE BENTON COUNTY DEED RECORDS ON MARCH 14, 1950; THENCE SOUTH 00°12'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 567.96 FEET TO THE SOUTHEAST CORNER OF SAID SALO TRACT; THENCE NORTH 89°46'53" WEST 142.20 FEET TO THE SOUTHWEST CORNER OF SAID SALO TRACT; THENCE NORTH 00°12'00" WEST, ALONG THE WEST LINE OF SAID SALO TRACT, 0.53 FEET TO A 1/2 INCH PIPE AT THE SOUTHEAST CORNER OF THAT LARSON TRACT DESCRIBED BY DEED RECORDED IN BOOK 160, PAGE 482 OF THE BENTON COUNTY DEED RECORDS ON AUGUST 2, 1957; THENCE NORTH 89°48'38" WEST ALONG THE SOUTH LINE OF SAID LARSON TRACT, 110.99 FEET TO A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF THAT POWELL TRACT DESCRIBED BY DEED RECORDED IN M-171803 OF THE BENTON COUNTY DEED AND MICROFILM RECORDS ON OCTOBER 22, 1993; THENCE NORTH 00°02'51" WEST, ALONG THE EAST LINE OF SAID POWELL TRACT, 567.48 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF NW GIBSON HILL ROAD; THENCE SOUTH 89°46'53" EAST 251.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.29 ACRES OF LAND, MORE OR LESS.



GEODETIC CONTROL STATEMENT:

THERE IS A GEODETIC CONTROL STATION WITHIN ONE-HALF MILE AND A TIE WAS MADE AS SHOWN.

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell
JACK R. BURRELL

APPROVALS:

THIS PLAT APPROVED THIS 30th DAY OF September 1996. London Steffenius for Mark Yeager

BY: Wendee Libera & Helen Perry 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 1996-1997 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 15th DAY OF OCTOBER, 1996.

BY: Don E. Jarrett **ACTING ASSESSOR**
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, 1997.

BY: Phil Kugel 10/15/96
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

THIS PLAT APPROVED THIS 16th DAY OF OCTOBER 1996.

BY: Ray Wilson
FOR BENTON COUNTY SURVEYOR

STATE OF OREGON)
COUNTY OF BENTON) ss

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF PARTITION PLATS AS PLAT NO. 96-26, ON THIS 16th DAY OF OCTOBER, 1996, AT 2:04 O'CLOCK P.M.

BY: W. Wilson
BENTON COUNTY CLERK
Sr. Deputy Clerk