

TENTATIVE  
PARTITION PLAT No. 1997-28  
FOR  
CITY OF ALBANY FIRE DEPARTMENT  
LOCATED IN  
THE S.E. 1/4 OF SEC. 35, T. 10 S., R. 4 W., W.M.,  
CITY OF ALBANY, BENTON COUNTY, OREGON

JUNE 16, 1997

{CITY CASE FILE No. PA-04-97}

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF ALBANY IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND PLATTED INTO PARCELS AND A TRACT AS SHOWN ON SAID PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

- A) THE FOLLOWING LAND IS BEING CONVEYED AND DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:
  - 1) STREETS IDENTIFIED AS TRACT "A" AS SHOWN ON THE HEREIN ATTACHED PLAT, FOR STREET RIGHT-OF-WAY AND PUBLIC UTILITIES.
- B) THE FOLLOWING PUBLIC EASEMENT IS BEING DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:
  - 1) A 7.00 FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE STREET RIGHT-OF-WAYS, AS SHOWN ON THE HEREIN ATTACHED PLAT.

THE STREET RIGHT-OF-WAY DEDICATION AND PUBLIC EASEMENT AS DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF ALBANY FOREVER AND ARE THE SUBJECT TO THE TERMS SHOWN HEREON.

CITY OF ALBANY

BY: Steve Bryant  
CITY MANAGER, CITY OF ALBANY

**PUBLIC UTILITY AN 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 SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

**APPROVALS:**

- BY: Michael Berglund for Mark Yeager 7-8-97  
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE
- BY: U. Conner Stevens, Helen Romberg 7-8-97  
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE
- BY: Ray Wilson 7-29-97  
FOR BENTON COUNTY SURVEYOR DATE
- BY: Bob Isaack 7-29-97  
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

**RECORDERS CERTIFICATION:**

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 RECORDS BOOK OF PARTITION PLATS AS PLAT No. 97-28 ON THIS 30<sup>th</sup> DAY OF July, 1997, AT 1:20 O'CLOCK P.M.

BY: W. L. Hines  
FOR BENTON COUNTY CLERK SENIOR DEPUTY  
sr. Deputy Clerk

**ASSESSORS STATEMENT:**

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 1997-1998 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 11<sup>th</sup> DAY OF JULY, 1997.

BY: Jan E. Jorret ACTING ASSESSOR 7-11-97  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

**TAX COLLECTION STATEMENT:**

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 SUBDIVISION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1997.

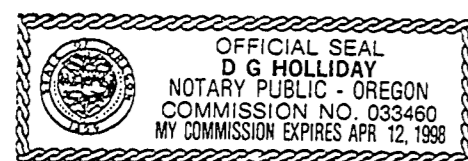
BY: Mark Atley 7/16/97  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON )  
COUNTY OF LINN ) SS

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF July, 1997 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVE BRYANT AS CITY MANAGER OF THE CITY OF ALBANY, 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 IN BEHALF OF SAID CITY OF ALBANY.

BY: W. L. Hines  
NOTARY PUBLIC FOR OREGON



**NOTE:**

TITLE REPORT INDICATES THAT THERE IS A POWER EASEMENT ON THE PROPERTY FOR ONE ANCHOR GUY (AS PER BOOK 71, PAGE 469 OF BENTON COUNTY DEED RECORDS). THIS EASEMENT IS NOT LOCATABLE BY SURVEY.

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

Jack R. Burrell  
JACK BURRELL P.L.S. 1630



EXPIRATION DATE: 12/31/97



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

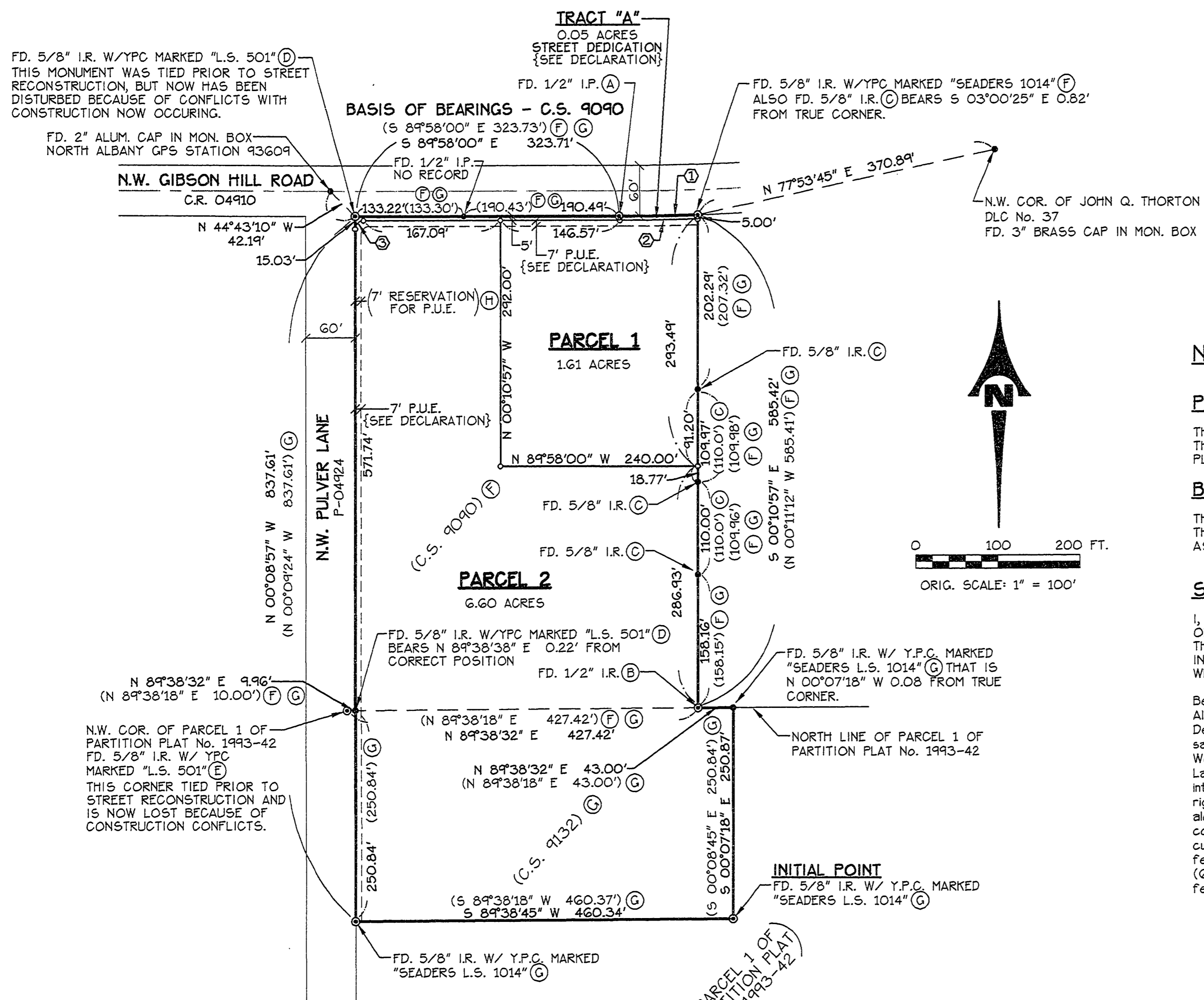
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File: DWG\97-18\9718-PP2.dwg (J.L.P.)

PARTITION PLAT No. 1997-28

FOR  
**CITY OF ALBANY FIRE DEPARTMENT**  
LOCATED IN  
THE S.E. 1/4 OF SEC. 35, T. 10 S., R. 4 W., W.M.,  
CITY OF ALBANY, BENTON COUNTY, OREGON

JUNE 16, 1997

{CITY CASE FILE No. PA-04-97}



**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A PARTITION PLAT THAT RECEIVED TENTATIVE APPROVAL BY THE CITY OF ALBANY PLANNING DEPARTMENT. (FILE No. PA-04-97)

**BOUNDARY DETERMINATION:**

THE RECORDS OF SURVEY FILED AS C.S. 9090 AND 9132 ESTABLISHED THE BOUNDARY OF THE SUBJECT PROPERTY. I USED FOUND MONUMENTS AS SHOWN AS THE CONTROLLING CORNERS FOR THIS PARTITION.

**SURVEYOR'S CERTIFICATE:**

I, JACK BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED WITH 5/8 INCH MONUMENTS THE LANDS AS REPRESENTED, HAVE FOUND 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 at the southeast corner of that City of Albany Tract described by deed recorded in M-220400-96 of the Benton County Deed and Microfilm Records on October 18, 1996; thence along the boundary of said City of Albany Tract the following seven (7) courses: (1) South 89°38'45" West 460.34 feet to a 5/8 inch rod on the east right-of-way line of N.W. Pulver Lane; (2) thence North 00°08'57" West 837.61 feet to a 5/8 inch rod at the intersection of said east right-of-way line of N.W. Pulver Lane with the south right-of-way line of N.W. Gibson Hill Road; (3) thence South 89°58'00" East, along said south right-of-way line, 323.71 feet to a 1/2 inch pipe; (4) thence continuing along said south right-of-way line on the arc of a 2894.79 foot radius curve to the left (chord bears North 89°07'01" East 93.42 feet) a distance of 93.42 feet to a 5/8 inch rod; (5) thence South 00°10'57" East 585.42 feet to a 1/2 rod; (6) thence North 89°38'32" East 43.00 feet; (7) thence South 00°07'18" East 250.87 feet to the Point of Beginning. Containing 8.26 acres of land, more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jack R. Burrell*  
OREGON  
JACK R. BURRELL  
1630  
EXPIRATION DATE: 12/31/97

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING + DISTANCE
①	2894.79' (2894.79') (F)	01°50'57" (01°50'55") (F)	93.42' (93.40') (F)	N 89°07'01" E 93.42' (N 89°06'33" E 93.39') (F)
②	2899.79'	01°50'47"	93.44'	N 89°07'06" E 93.44'
③	10.00'	90°10'57"	15.74'	N 44°56'32" E 14.16'

**K & D**

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

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