

DRAWING NUMBER  
**98-59**

98-59

**PARTITION PLAT No. 98-59**  
for the  
**RESTATED MARIE RICHTER REVOCABLE TRUST**  
and **GARY AND JULIE RODGERS**

in the  
**SOUTHEAST 1/4 of SECTION 35**  
**T 10 S, R 4 W, W.M.**  
**CITY OF ALBANY**  
**BENTON COUNTY, OREGON**

**AUGUST 25, 1998**  
**CASE NO. PA-05-98**

**SURVEYOR'S CERTIFICATE**

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

A portion of Parcels 2 and 3 of that tract of land purchased by Gary A. and Julie H. Rodgers per M 209488-96, Benton County Deed Records, lying in the Southeast Quarter of Section 35, T 10 S, R 4 W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the west line of Parcel 2 of said Rodgers deed also being the southwest corner of that tract of land purchased by John R. Jarschke and Diana M. Hancock per M-219008-96, said Deed Records lying on the easterly right-of-way line of County Road No. 14410 (Scenic Drive NW) S 0°04'13"E 339.58 feet, S 33°42'11"E 36.13 feet and S 0°05'25"E 126.18 feet from a brass capped monument at the Center Quarter corner of said Section 35; thence leaving said right-of-way line along the south line of said Jarschke/Hancock deed S 89°49'41"E 142.46 feet to a 5/8" iron rod at the southeast corner thereof; thence along the east line of said Jarschke/Hancock deed N 0°04'13"W 126.19 feet to a POINT on the south right-of-way line of County Road No. 14400 (Gibson Hill Road NW) at the northeast corner thereof; thence along said right-of-way line S 89°50'00"E 245.88 feet to a 5/8" iron rod at the northeast corner of said Parcel 3 of the Rodgers deed; thence leaving said right-of-way line along the east line thereof S 0°07'38"E 311.85 feet to a 5/8" iron rod at the Rodgers southeast corner; thence along the south line thereof N 89°48'03"W 388.58 feet to a 5/8" iron rod on the east right-of-way line of said County Road No. 14410 (Scenic Drive NW) at the southwest corner thereof; thence along said right-of-way line N 0°05'25"W 185.45 feet to the point of beginning.

**DECLARATION**

Know all men by these presents that the RESTATED MARIE RICHTER REVOCABLE TRUST is the recorded owner and that Gary A. Rodgers and Julie H. Rodgers are the contract buyers of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby dedicate the 10 foot strip of land shown to the public for right-of-way.

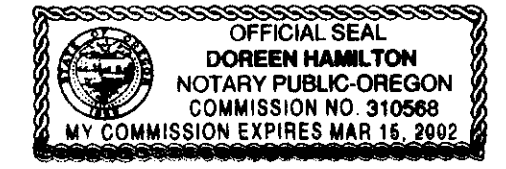
*[Signatures]*  
Gary A. Rodgers Contract Buyer  
Julie H. Rodgers Contract Buyer  
Marie Richter, trustee  
Restated Marie Richter Revocable Trust

**ACKNOWLEDGEMENTS**

STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

Signed or attested before me on this 4th day of November, 1998, by Gary A. Rodgers and Julie H. Rodgers

*[Signature]*  
Notary Public



STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

Signed or attested before me on this 11th day of November, 1998, by Marie Richter.

*[Signature]*  
Notary Public



**APPROVALS**

by Roy Wilson 11-24-98  
Benton County Surveyor date

by Billie R. Adams 11-25-98  
Chairperson date  
Benton County Board of Commissioners

by Don Doreen 11-19-98  
Community Development Director date  
City of Albany

by Don Doreen for Floyd Collins 11-19-98  
Public Works Director date  
City of Albany

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1998-1999 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 23rd day of November, 1998.

by *[Signature]*  
Benton County Assessor

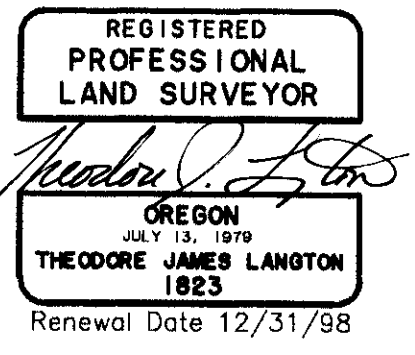
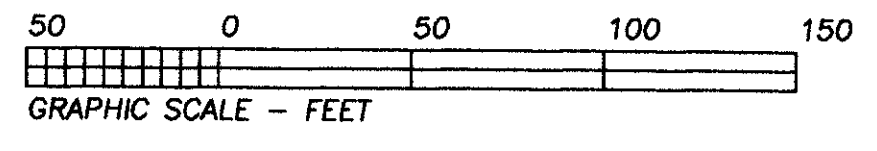
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 24th day of November, 1998.

by *[Signature]*  
Benton County Tax Collector

STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

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. 98-59, on this 25th day of November, 1998, at 1:45 o'clock pm.

by *[Signature]*  
Benton County Clerk Deputy Clerk



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

**NARRATIVE**

The purpose of this survey is to divide the property as shown per the City of Albany Community Development Department Decision Number PA-05-98. In February, 1996, Gary and Julie Rodgers purchased this tract along with other property per M-209488-96 by sale agreement from the Marie Richter Revocable Trust. The Rodgers then had the lines adjusted per CS 9085 (Case # LA-08-96) and sold a portion of said deed (TL 800) to John Jarschke and Diana Hancock per M-219008-96. I found the monuments set per CS 9085 to fit nicely and I accept their positions as found. The new division line is per my clients' requests.

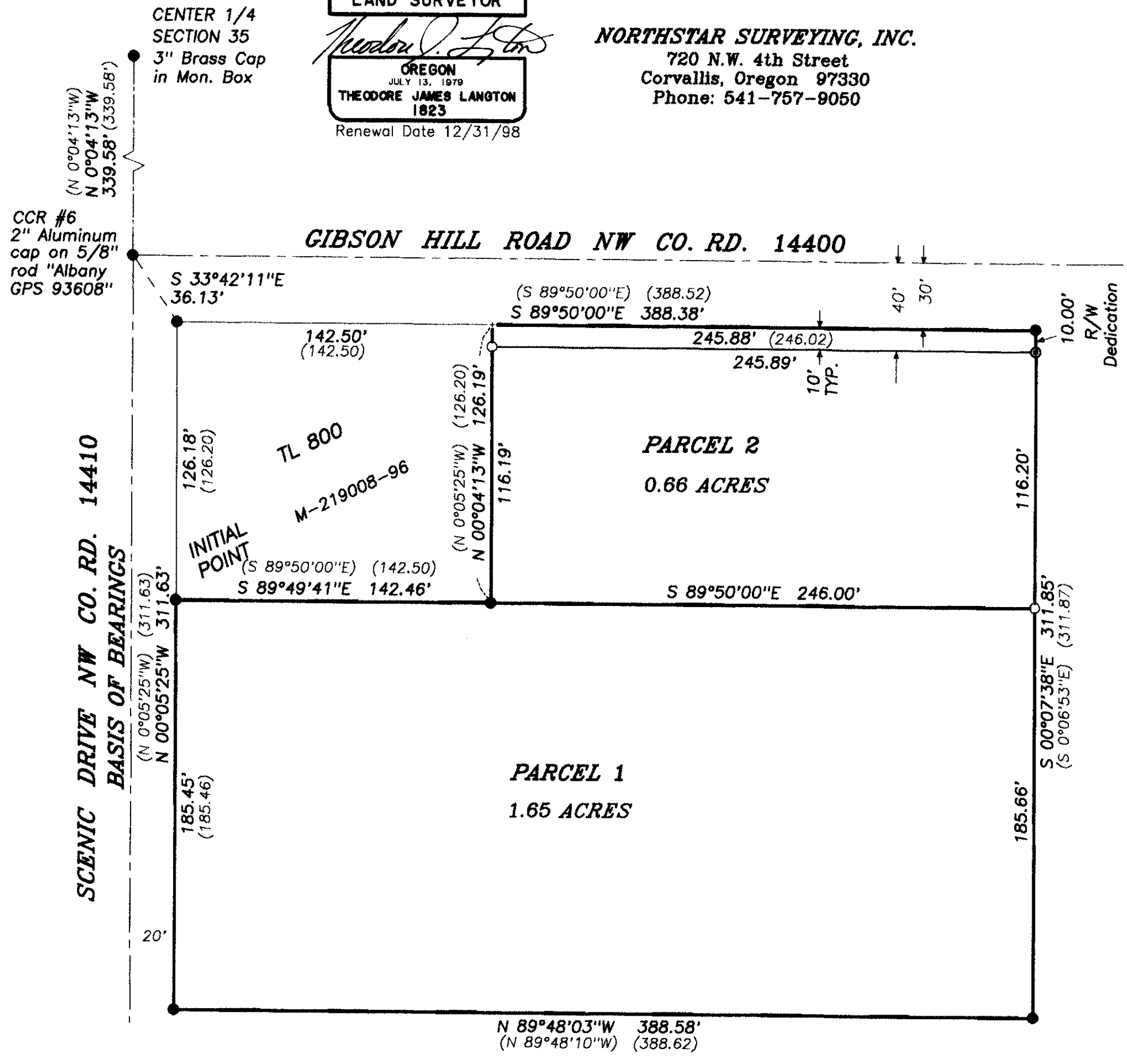
This drawing is an exact copy of the original plat.

**LEGEND**

- .....Found Monument: 5/8" iron rod with a yellow plastic cap stamped "PARSONS PLS 1918" per CS 9085, or as noted.
  - ⊙ .....Found Monument: 5/8" iron rod with a yellow plastic cap stamped "JIM UDELL RLS 1366" per unrecorded subdivision "SCENIC VIEW".
  - .....Set Monument: N\*MON = 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823".
  - \* .....Computed Position, nothing found or set.
- Data of, or computed from, the following:  
( ) ..CS 9085
- Pipe dimensions are inside diameter.

PARTITION PLAT AFFIDAVIT OF CONSENT BY WASHINGTON MUTUAL BANK, TRUST DEED HOLDER, RECORDED PER M-254966-98, BENTON COUNTY DEED RECORDS.

PARTITION PLAT CONSENT AFFIDAVIT FOR THE CITY OF ALBANY PER M-257907-98



CENTER 1/4 SECTION 35  
3" Brass Cap in Mon. Box  
N 0°04'13"W 339.58' (339.58')

CCR #6  
2" Aluminum cap on 5/8" rod "Albany GPS 93608"

SCENIC DRIVE NW CO. RD. 14410  
BASIS OF BEARINGS  
N 0°05'25"W (311.63)  
N 00°05'25"W 311.63'

10.00' R/W Dedication  
116.20'  
185.66'  
S 00°07'38"E 311.85'  
(S 0°06'53"E) (311.87')

N 89°48'03"W 388.58'  
(N 89°48'10"W) (388.62)