

# PARTITION PLAT NO. 1999-// RONALD R. & JUDITH A. GROVE

NE1/4 SEC. 35, T. 10 S., R. 4 W., W.M.  
ALBANY, BENTON COUNTY, OREGON  
SCALE: 1"=60' NOV. 4, 1998

### LEGEND

- MONUMENT FOUND AS NOTED
- MONUMENT SET 5/8" X 30" IRON ROD WITH PLASTIC CAP STAMPED: JIM UDELL RLS 1366

- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE INSIDE DIAMETER
- C.S. COUNTY SURVEY
- ( ) DATA OF RECORD
- [ ] CALCULATED DATA
- REFERENCE SURVEY: C.S. 2302
- DEE REFERENCE: M-63048

N89°33'36"E  
[N89°33'36"E 995.75']  
(N89°32'00"E 995.33')CS. 2302

FD 1/2" I.P.  
CS. 2302

451.14'  
(450.83')CS. 2302

FD 1/2" I.P.  
CS. 2302

S0°19'45"E 230.17'  
(S0°21'00"E 230.00')CS. 2302

S89°35'37"W 451.17'  
(S89°32'00"W 450.83')M-63048

FD 1/2" I.P.  
CS. 2302

[S89°35'37"W 995.60']  
(S89°32'00"E 995.75')CS. 2302

I HEREBY CERTIFY THIS TO BE A TRUE  
AND EXACT COPY OF THE ORIGINAL PLAT.

*J. Udell*  
JIM UDELL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*J. Udell*  
OREGON  
September 23, 1977  
JIM UDELL  
1366  
EXPIRES 6-30-2000

ENGINEER 8072 SURVEYOR 1366  
**JAMES F. UDELL**  
ENGINEERING & SURVEYING  
63 EAST ASH ST.  
LEBANON, OREGON  
97355  
PH. (541) 451-5125  
FAX (541) 451-1366

N 1/4 COR  
SEC 35  
FD 3"  
BRASS CAP  
CORNER  
RESTOR.  
# 3256

1128.90'  
C.R. 14410

FD 1/2" I.P.  
CS. 2302

120.00'  
(120.00')CS. 2302

BASIS OF BEARING  
N0°21'00"W 2646.81'  
(N0°21'00"W 2646.40')CS. 2302

250.00'

264.61'

INITIAL  
POINT  
FROM WHICH  
GPS 93608 BEARS  
S0°34'32"W  
1857.73'

PARCEL 2  
0.77 AC±

PARCEL 1  
3.44 AC±

134.60'

N0°21'00"W 134.75'

S89°35'37"W 250.00'

S89°35'37"W 514.50'

20' ACCESS EASEMENT  
PER M-264448-99  
& M-264449-99  
M 67148

(S89°32'00"W 514.50')  
M-63048

N0°21'00"W 75.00'  
(N0°21'00"W 75.00')  
M-63048

S89°35'37"W 514.50'

FD 5/8" I.R. W/YPC  
COLE SURV LS. 2088  
CS. 9133

FD 1/2" I.P.  
N38°49'06"W 0.32'  
OF TRUE COR/COR FALLS  
IN FENCE POST, NOT SET

1/4 COR  
CEN SEC 35  
FD 3"  
BRASS CAP  
CORNER  
RESTOR.  
# 3255

NW SCENIC DR.

N0°20'55"W 339.55'

COR # 6  
GPS 93608  
FD 2" ALUM CAP

GIBSON HILL RD.  
C.R. 14400

(60')

PARTITION PLAT NO. 1999-11  
**RONALD R. & JUDITH A. GROVE**

NE1/4 SEC. 35, T. 10 S., R. 4 W., W.M.  
ALBANY, BENTON COUNTY, OREGON  
SCALE: 1"=N/A NOV. 4, 1998

SURVEYOR'S CERTIFICATE

STATE OF OREGON) SS  
COUNTY OF LINN)

I, JIM UDELL, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST RIGHT-OF-WAY OF N.W. SCENIC DRIVE, SAID IRON ROD BEING SOUTH 0°21'00" EAST 1128.90 FEET AND NORTH 89°33'36" EAST 30.00 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 89°33'36" EAST 965.75 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 0°19'45" EAST 230.17 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 89°35'17" WEST 451.17 FEET; THENCE NORTH 0°21'00" WEST 75.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°35'37" WEST 514.50 FEET TO A 5/8 INCH IRON ROD LOCATED ON SAID EAST RIGHT-OF-WAY; THENCE NORTH 0°21'00" WEST ALONG SAID RIGHT-OF-WAY 154.60 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SHOWN PARCEL PER OWNERS' REQUEST. THE CENTER AND NORTH 1/4 OF SECTION 35 WERE TIED TO AND THE FOUND MONUMENTS ON SCENIC DRIVE WERE 30 FEET FROM SAID SECTION LINE. THEREFORE, THOSE MONUMENTS WERE HELD FOR THE RIGHT-OF-WAY OF SCENIC DRIVE. THE FOUND MONUMENTS WERE USED AS SHOWN. THE OTHER MONUMENTS WERE SET BY DEED DISTANCES AS SHOWN IN DEED RECORD M-63048.

STATE OF OREGON) SS  
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF PARTITION PLATS AS PLAT NO. 99-11 ON THIS 1st DAY OF APRIL 1999 AT 3:22 O'CLOCK PM.

BY: [Signature]  
Jr. BENTON COUNTY CLERK  
Sd. Deputy Co. Clerk

I HEREBY CERTIFY THAT ALL AD VALDREM TAXES AND OTHER CHARGES REEQUIRED 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 AS OF March 31, 1999.

BY: [Signature]  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING, AND TAX COLLECTION



JAMES F. UDELL  
ENGINEERING & SURVEYING  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125  
(541) 451-1366 FAX

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
JIM UDELL

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENT THAT RONALD R. GROVE AND JUDITH A. GROVE ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN.

[Signature] RONALD R. GROVE  
[Signature] JUDITH A. GROVE

ACKNOWLEDGEMENT:

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF December 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RONALD R. GROVE AND JUDITH A. GROVE WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 10-29-00



APPROVALS:

CITY OF ALBANY PLANNING REFERENCE: PA-01-98; AD-17-98  
[Signature] for Floyd Collins (Pub. Works Dir.)  
[Signature] FOR HELEN BURNS SHARP  
CITY OF ALBANY COMMUNITY DEVELOPMENT DIRECTOR  
EXAMINED AND APPROVED THIS 29th DAY OF MARCH 1999.

[Signature]  
BENTON COUNTY SURVEYOR  
EXAMINED AND APPROVED THIS 1st DAY OF APRIL 1999.

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095 ALL AD VALDREM 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 ON THE PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 31st DAY OF MARCH 1999.

BY: [Signature]  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT