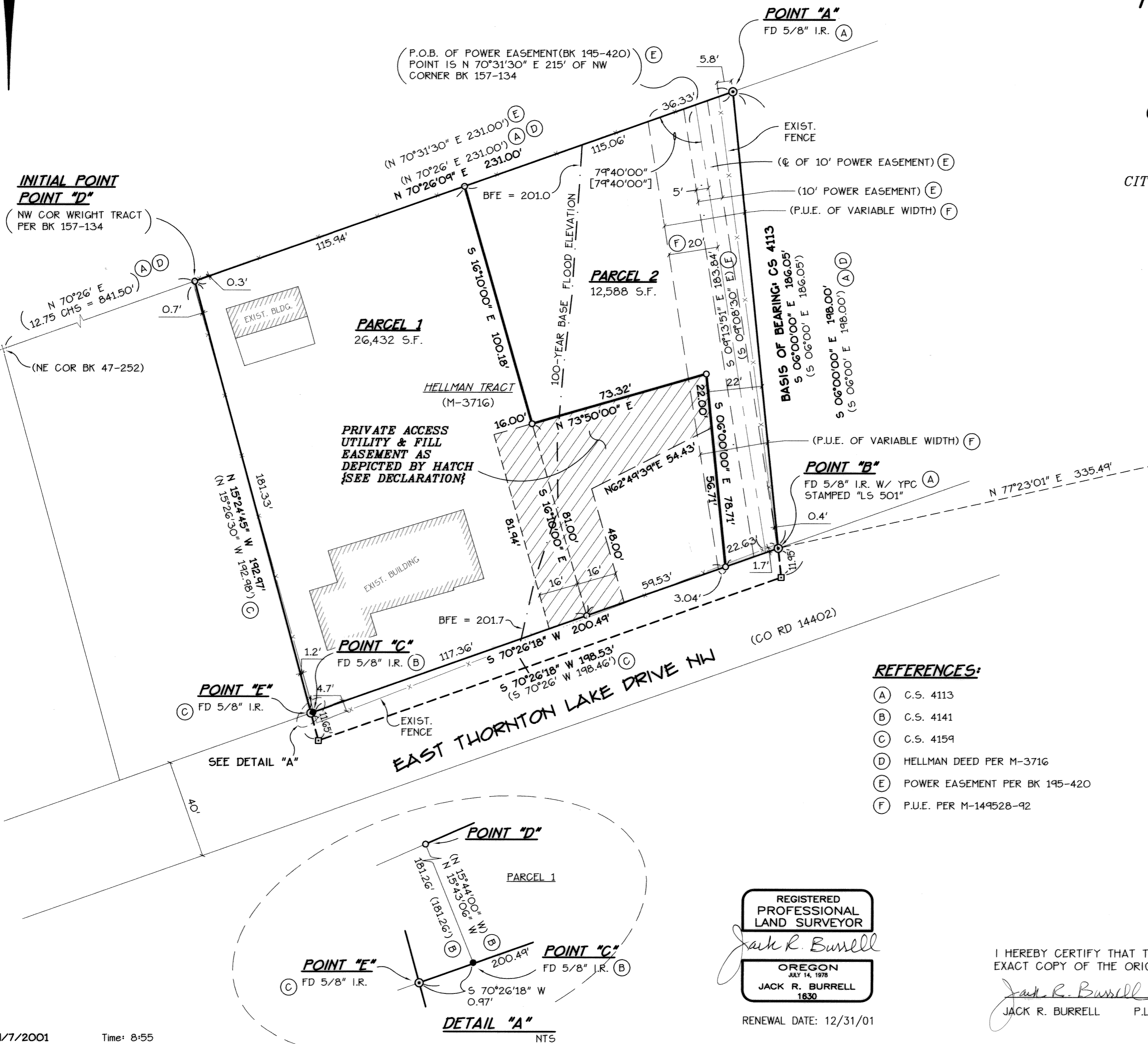


PARTITION PLAT No. 2001-41
 PARTITION PLAT
 FOR
MATHIAS + MARJEAN HELLMAN
 OF
 TAX OF 1200, MAP 10-3-31CC
 LOCATED IN
 SW 1/4 SEC. 31, T. 10 S., R. 3 W., W.M.
 CITY OF ALBANY, BENTON COUNTY, OREGON
 SEPTEMBER 7, 2001

CITY OF ALBANY PLANNING CASE FILE No. PA-06-01



NOTES

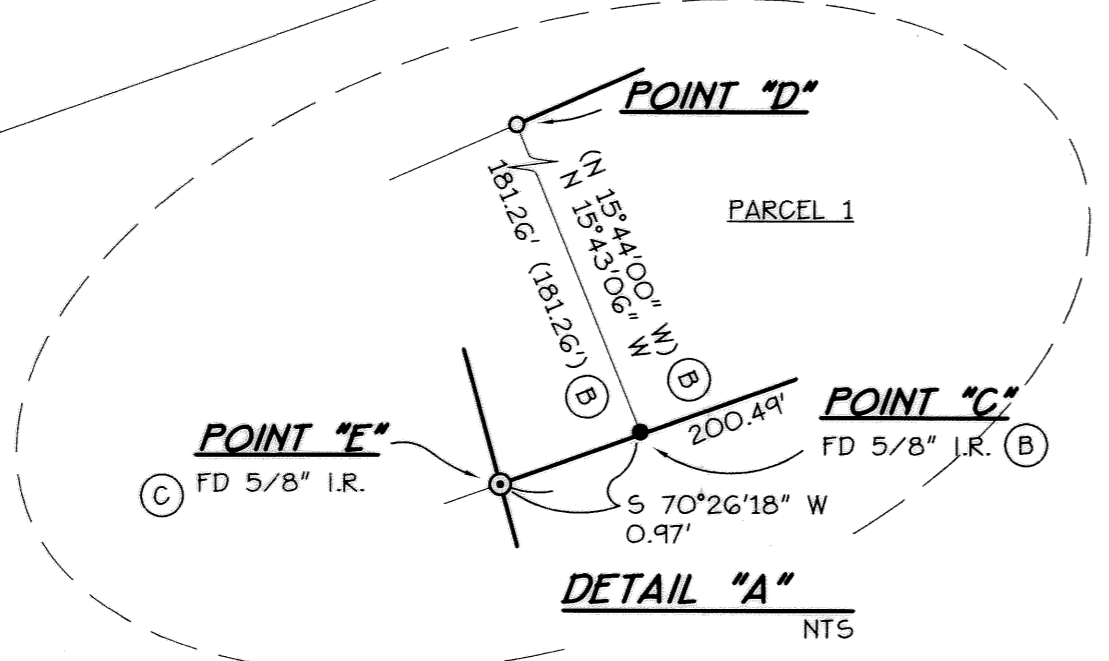
1. DEVELOPMENT OF PROPERTY WITHIN THE 100-YEAR FLOODPLAIN AS MOST CURRENTLY ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF CITY OF ALBANY MAY BE RESTRICTED AND SUBJECT TO SPECIAL REGULATIONS BY THE CITY.
2. BFE (BASE FLOOD ELEVATIONS WERE DETERMINED FROM FIRM MAP FOR CITY OF ALBANY, OREGON LINN AND BENTON COUNTIES, COMMUNITY PANEL #410137 0001 F, MAP REVISED JULY 7, 1999.
3. BFE VARIES BETWEEN 201.0' AND 201.7'
4. THE 100-YEAR BFE IS SUBJECT TO CHANGE IF FIRM MAP IS AMENDED.
5. LOCATION OF 100-YEAR BFE IS SUBJECT TO CHANGE IF PROPERTY IS FILLED.

REFERENCES:

- (A) C.S. 4113
- (B) C.S. 4141
- (C) C.S. 4159
- (D) HELLMAN DEED PER M-3716
- (E) POWER EASEMENT PER BK 195-420
- (F) P.U.E. PER M-149528-92

LEGEND

- ⊙ FOUND MONUMENT USED TO ESTABLISH BOUNDARY
- FOUND MONUMENT OF RECORD, AS NOTED
- SET 5/8" x 30" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENGR L.S. 1630"
- CALCULATED POINT FROM RECORD DATA
- () RECORD DATA FROM C.S. 4113, EXCEPT AS NOTED
- [] CALCULATED FROM RECORD
- (A) RECORD DATA REFERENCE
- I.P. IRON PIPE (NOTE: ALL PIPE DIAMETERS ARE INSIDE DIAMETERS)
- I.R. IRON ROD
- FD FOUND
- YPC YELLOW PLASTIC CAP
- BFE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY GROUND SURVEY
- P.O.B. POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Jack R. Burrell
 OREGON
 JULY 14, 1978
 JACK R. BURRELL
 1630

RENEWAL DATE: 12/31/01

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

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

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A FINAL PARTITION PLAT THAT HAS RECEIVED TENTATIVE APPROVAL FROM THE CITY OF ALBANY PER CASE No. PA-06-01.

BOUNDARY DETERMINATION:

- 1) THE BASIS OF BEARINGS IS DEFINED BY THE FOUND MONUMENTS AT POINTS "A" AND "B".
- 2) N.W. CORNER OF PARENT PARCEL AT POINT "D" IS CALCULATED USING RECORD DISTANCES FROM POINTS "A" AND "C" AS SHOWN ON HEREIN ATTACHED PLAT.
- 3) THE EAST AND SOUTH BOUNDARY LINES HAVE BEEN ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT POINTS "A", "B" AND "E".
- 4) THE WEST AND NORTH BOUNDARY LINES HAVE BEEN FOUND BY HOLDING THE FOUND MONUMENTS AT POINTS "A" AND "E" AND THE CALCULATED POINT AT POINT "D".

SURVEYOR'S CERTIFICATE:

I, JACK R. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND 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 SET AT THE NORTHWEST CORNER OF THAT HELLMAN TRACT DESCRIBED BY DEED RECORDED IN M-3716 OF THE BENTON COUNTY DEED RECORDS ON JULY 26, 1967, WHICH POINT BEING NORTH 70°26' EAST 12.75 CHAINS FROM THE NORTHEAST CORNER OF THAT SCHOOL DISTRICT No. 34 TRACT DESCRIBED BY DEED IN BOOK 47, PAGE 252 OF SAID RECORDS; THENCE NORTH 70°26'09" EAST 231.00 FEET TO A 5/8 INCH ROD AT THE NORTHEAST CORNER OF SAID HELLMAN TRACT; THENCE SOUTH 06°00'00" EAST, ALONG THE EAST LINE OF SAID HELLMAN TRACT, 186.05 FEET TO A 5/8 INCH ROD ON THE NORTH RIGHT-OF-WAY LINE OF EAST THORNTON LAKE DRIVE (A 40.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 70°26'18" WEST, ALONG SAID RIGHT-OF-WAY LINE, 200.49 FEET TO A 5/8 INCH ROD; THENCE NORTH 15°24'45" WEST 181.33 FEET TO THE POINT OF BEGINNING. CONTAINING 39,020 SQUARE FEET OF LAND, MORE OR LESS.



RENEWAL DATE: 12/31/01

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENT BEING CREATED BY THIS PLAT IS FOR THE PURPOSES AND BENEFITS AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THIS PRIVATE EASEMENT SHALL RUN WITH THE PARCEL UPON WHICH IT IS LOCATED. WITH EXCEPTION OF ANY MAINTENANCE RESPONSIBILITY THAT WILL BE TRANSFERRED TO THE OWNER OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENT SHOWN HEREON, THE BENEFITTING OWNER SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENT PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE.

Date: 9/6/2001 Time: 4:43
Scale: 1=30
File: dwg\01-51-b\0151s2.dwg (Administrator)

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 926-2583

PARTITION PLAT No. 2001-41
 PARTITION PLAT
 FOR
MATHIAS + MARJEAN HELLMAN
 OF
 TAX OF 1200, MAP 10-3-31CC
 LOCATED IN
 SW 1/4 SEC. 31, T. 10 S., R. 3 W., W.M.
 CITY OF ALBANY, BENTON COUNTY, OREGON
 SEPTEMBER 7, 2001

CITY OF ALBANY PLANNING CASE FILE No. PA-06-01

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT MATHIAS JOHN HELLMAN AND MARJEAN M. HELLMAN ARE THE OWNERS OF THE LANDS SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND PLATTED INTO PARCELS, AS SHOWN ON THE ATTACHED MAP, IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

A) THE FOLLOWING PRIVATE EASEMENT IS BEING CREATED BY THIS DECLARATION:

- 1) ACCESS, UTILITY AND FILL EASEMENT OVER A PORTION OF PARCEL 1 AS SHOWN ON THE HEREIN ATTACHED PLAT. THIS EASEMENT IS FOR THE BENEFIT OF PARCEL 2.

THE PRIVATE EASEMENT DESCRIBED ABOVE AND AS SHOWN ON THE HEREIN ATTACHED PLAT ARE DECLARED TO AFFECT THE SAID PARCEL AND SHALL RUN WITH THE LAND AND BE IN EFFECT UNTIL OTHERWISE AGREED BY SUBJECT LAND OWNERS. THE PRIVATE EASEMENT IS SUBJECT TO THE TERMS SHOWN HEREON.

BY: Mathias John Hellman BY: Marjean M. Hellman
MATHIAS JOHN HELLMAN MARJEAN M. HELLMAN

APPROVALS:

BY: Michael A. Leonard for Floyd W. Collins 10/11/01
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

BY: Don Donovan for Heled Burns Sharp 10/11/01
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

BY: Ray Wilson 10-16-01
BENTON COUNTY SURVEYOR DATE

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 2001 - 2002 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, 2001.

BY: Conna Smith
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

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 PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2001.

BY: Helda Helseth 10-16-2001
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE DATE
AUDITING AND TAX COLLECTION

RECORDERS CERTIFICATION:

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT No. 2001-41 AND IN THE BENTON COUNTY DEED RECORDS M-306795-01 ON THIS 16th DAY OF October, 2001, AT 3:38 O'CLOCK P.M.

BY: Mark J. Ramirez
BENTON COUNTY CLERK

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF Benton) SS

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF October, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED MATHIAS JOHN HELLMAN AND MARJEAN M. HELLMAN WHOM BEING DULY SWORN, DID SAY THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BY: Nancy L. Mehr
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 10-4-11-05



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

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