

PARTITION PLAT No. 2002-39
FOR
KRAUS, GERSTNER, MIKKELSON

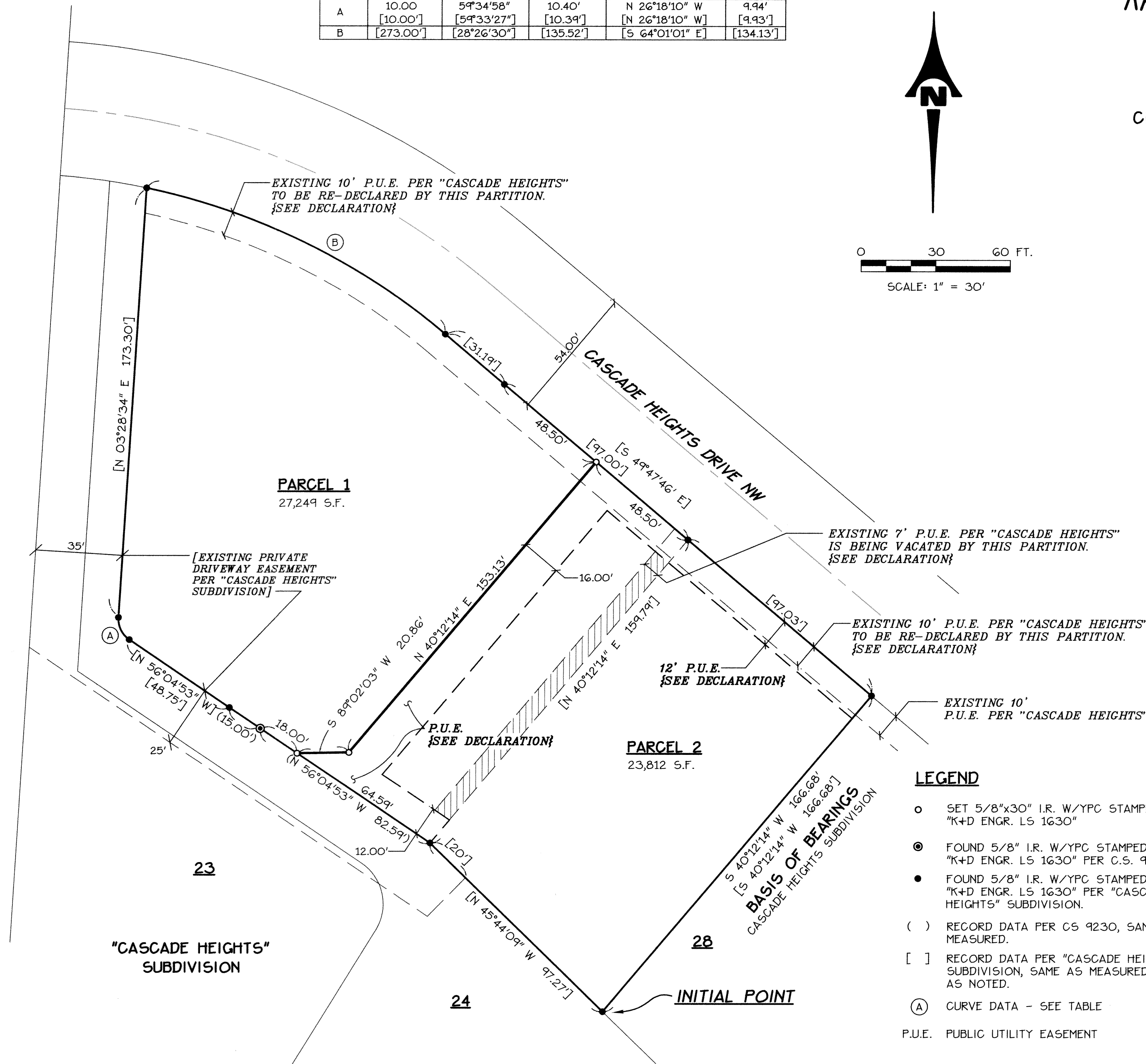
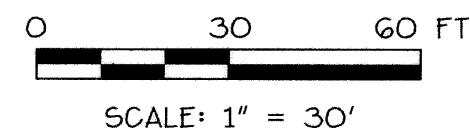
A REPLAT OF LOTS 25, 26, 27 OF
"CASCADE HEIGHTS" SUBDIVISION

IN
NE 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

SEPTEMBER 27, 2002

CITY OF ALBANY PLANNING
CASE FILE No. PA-04-02

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
A	10.00 [10.00']	59°34'58" [59°33'27"]	10.40' [10.39']	N 26°18'10" W [N 26°18'10" W]	9.94' [9.93']
B	273.00'	28°26'30"	135.52'	S 64°01'01" E	134.13'



NARRATIVE:

THIS SURVEY IS PREPARED TO COMPLETE
A PARTITION APPROVED BY THE CITY OF
ALBANY CASE No. PA-04-02.

BOUNDARY DETERMINATION:

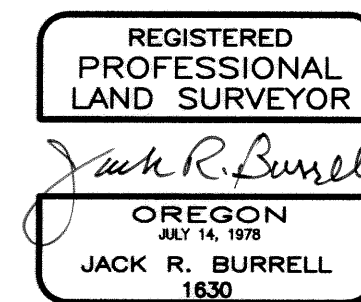
- A.) THE BOUNDARY LINES FOR LOTS 25, 26, AND 27 WERE DETERMINED BY HOLDING THE FOUND CORNERS AS SHOWN.
- B.) THE NEW PROPERTY LINE WAS ESTABLISHED PER OWNER'S INSTRUCTIONS.

NOTE:

- 1) THE OLD PROPERTY LINE LINES AS SHOWN WILL BE EXTINGUISHED BY THIS PARTITION AND RECORDING
- 2) THE 7' P.U.E. CROSSING PARCEL 2 WILL BE VACATED BY THIS PARTITION.
- 3) THE EXISTING 10' P.U.E. ALONG PARCEL 2 THAT FRONTS CASCADE HEIGHTS DRIVE NW WILL BE INCREASED TO 12 FEET IN WIDTH AND DEDICATED TO THE PUBLIC BY THIS PARTITION PLAT. SEE DECLARATION.

LEGEND

- SET 5/8"x30" I.R. W/YPC STAMPED: "K+D ENGR. LS 1630"
- ⊙ FOUND 5/8" I.R. W/YPC STAMPED: "K+D ENGR. LS 1630" PER C.S. 9230
- FOUND 5/8" I.R. W/YPC STAMPED: "K+D ENGR. LS 1630" PER "CASCADE HEIGHTS" SUBDIVISION.
- () RECORD DATA PER CS 9230, SAME AS MEASURED.
- [] RECORD DATA PER "CASCADE HEIGHTS" SUBDIVISION, SAME AS MEASURED, EXCEPT AS NOTED.
- Ⓐ CURVE DATA - SEE TABLE
- P.U.E. PUBLIC UTILITY EASEMENT



RENEWAL DATE: 12/31/03

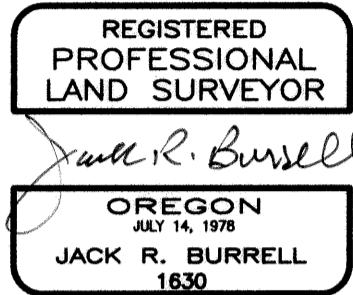
I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

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

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:

LOTS 25, 26, AND 27 OF "CASCADE HEIGHTS", A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON. CONTAINING 51,061 SQUARE FEET OF LAND MORE OR LESS.



RENEWAL DATE: 12/31/03

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

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

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 IN 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 THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE

STATE OF OREGON }
COUNTY OF LINN } ss

THIS IS TO CERTIFY THAT ON THIS 31ST DAY OF OCTOBER, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED WILLIAM L. MIKKELSON AND FERN A. MIKKELSON TRUSTEES OF THE WILLIAM L. MIKKELSON AND FERN A. MIKKELSON REVOCABLE TRUST DATED JUNE 7, 2001. 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: *Susan P. Creel*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-21-04

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT
A) WILLIAM L. MIKKELSON AND FERN A. MIKKELSON TRUSTEES OF THE WILLIAM L. MIKKELSON AND FERN A. MIKKELSON REVOCABLE TRUST DATED JUNE 7, 2001.
B) WILLIAM L. MIKKELSON AND FERN A. MIKKELSON
D) HOWARD G. KRAUS, TRUSTEE OF THE HOWARD G. KRAUS REVOCABLE TRUST DATED 9/10/97
E) C. DIAN GERSTNER, TRUSTEE OF THE C. DIAN GERSTNER REVOCABLE TRUST DATED 8/4/94
ARE THE OWNERS OF THE LANDS SHOWN ON THE 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 MAP, IN ACCORDANCE WITH OREGON REVISED STATUES, CHAPTER 92

THE EXISTING 7-FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN ON THE MAP, IS EXTINGUISHED BY THIS DECLARATION ACCORDING TO ORS 92.185.

THE FOLLOWING PUBLIC EASEMENTS ARE BEING DEDICATED BY THIS DECLARATION:

- 1) A 12-FOOT WIDE EASEMENT LOCATED WITHIN PARCEL 2 THAT FRONTS, ON CASCADE HEIGHTS DRIVE N.W.
- 2) A 16-FOOT WIDE EASEMENT ALONG THE WESTERLY AND A 12-FOOT WIDE EASEMENT ALONG A PORTION OF THE SOUTHERLY BOUNDARY OF PARCEL 2, AS SHOWN ON THE MAP.

THE PUBLIC EASEMENTS AS DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE CITY OF ALBANY FOREVER AND ARE SUBJECT TO THE TERMS SHOWN HEREON.

BY: *William L. Mikkelsen* BY: *Fern A. Mikkelsen*
WILLIAM L. MIKKELSON FERN A. MIKKELSON
BY: *Howard G. Kraus* BY: *William L. Mikkelsen*
HOWARD G. KRAUS, TRUSTEE WILLIAM L. MIKKELSON, TRUSTEE
BY: *C. Dian Gerstner* BY: *Fern A. Mikkelsen*
C. DIAN GERSTNER, TRUSTEE FERN A. MIKKELSON, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF LINN } ss

THIS IS TO CERTIFY THAT ON THIS 31ST DAY OF OCTOBER, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED HOWARD G. KRAUS TRUSTEE OF THE HOWARD G. KRAUS REVOCABLE TRUST DATED 9/10/97 WHOM BEING DULY SWORN, DID SAY HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: *Susan P. Creel*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-21-04

STATE OF OREGON }
COUNTY OF LINN } ss

THIS IS TO CERTIFY THAT ON THIS 31ST DAY OF OCTOBER, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED C. DIAN GERSTNER TRUSTEE OF THE C. DIAN GERSTNER REVOCABLE TRUST DATED 8/4/94 WHOM BEING DULY SWORN, DID SAY SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BY: *Susan P. Creel*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-21-04

STATE OF OREGON }
COUNTY OF LINN } ss

THIS IS TO CERTIFY THAT ON THIS 31ST DAY OF OCTOBER, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED WILLIAM L. MIKKELSON AND FERN A. MIKKELSON 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: *Susan P. Creel*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-21-04

PARTITION PLAT No. 2002-39
FOR
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APPROVALS:

BY: *Michael A. Leopold for Floyd Collins* 10/18/02
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

BY: *Jamie Morris for Helen Burns Shrep* 10-18-02
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

BY: *Ray Wilson* 12-24-02
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 2002 - 2003 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 20TH DAY OF DECEMBER, 2002.

BY: *Conrad 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, 2003.

BY: *Velda Holseth* 12-24-02
for 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. 2002-39 AND IN THE BENTON COUNTY DEED RECORDS M-331445-02 ON THIS 24TH DAY OF December, 2002, AT 1:28 O'CLOCK P.M.

BY: *[Signature]*
BENTON COUNTY CLERK