

DRAWING NUMBER
2003-24

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
2 OF 2

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2003-24

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

PARTITION PLAT No. 2003-24
FOR
DUANE DRUSHELLA
A PARTITION REPLAT
OF
LOT 33 AND A PORTION OF TRACT "A" OF
"THE RIDGE AT CASCADE HEIGHTS"
LOCATED IN
THE NE. 1/4 OF SECTION 36, T. 10 S., R. 4 W., W.M.,
CITY OF ALBANY, BENTON COUNTY, OREGON
JULY 25, 2003
CITY OF ALBANY CASE No. RL-0005-03

NOTES:

THE FOLLOWING EXISTING EASEMENTS APPLY TO THE SUBJECT PROPERTY AS SHOWN ON THE TITLE REPORT, BUT DO NOT SHOW ON THE HEREIN ATTACHED MAP.

- A) PUBLIC STORM DRAIN EASEMENT ACROSS A PORTION OF TRACT "A" IN "THE RIDGE AT CASCADE HEIGHTS" SUBDIVISION.
- B) A PRIVATE EASEMENT OVER TRACT "A" IN FAVOR OF PRIVATE UTILITY COMPANIES.
- C) A PRIVATE ACCESS EASEMENT TO INDIVIDUAL LOT OWNER, OVER TRACT "A" AS SET FORTH ON THE PLAT OF "THE RIDGE AT CASCADE HEIGHTS" SUBDIVISION.
- D) A PUBLIC UTILITY EASEMENT WITHIN TRACT "A" PER M-156667-92.
- E) A PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT OVER ALL PRIVATE STREETS LOCATED WITHIN TRACT "A" OF "THE RIDGE AT CASCADE HEIGHTS" SUBDIVISION.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS KNOW THAT DUANE A. DRUSHELLA, AND THE RIDGE AT CASCADE HEIGHTS SUBDIVISION HOMEOWNER'S ASSOCIATION, INC. ARE THE OWNERS OF THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND PLATTED INTO A PARCEL AND A TRACT, AS SHOWN ON MAP IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

THE FOLLOWING PRIVATE EASEMENT IS BEING CREATED BY THIS DECLARATION:

- 1) A PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO FUTURE PARCEL 1 OWNERS IS HEREBY DECLARED OVER TRACT "B" SUBJECT TO THE RULES AND REGULATIONS OF "THE RIDGE AT CASCADE HEIGHTS HOMEOWNER'S ASSOCIATION". THIS EASEMENT SHALL RUN WITH THE LAND AND BE IN EFFECT UNTIL OTHERWISE AGREED UPON BY SUBJECT LAND OWNERS.

BY: Duane A. Drushella
DUANE A. DRUSHELLA

THE RIDGE AT CASCADE HEIGHTS SUBDIVISION
HOMEOWNER'S ASSOCIATION, INC.

BY: Lamont Mathews
LAMONT MATHEWS, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } 55

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF August, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED DUANE A. DRUSHELLA, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Nancy L. Mehr
SIGNATURE

NOTARY PUBLIC FOR OREGON
COMMISSION No. 346920

NANCY L. MEHR
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES 4-11-05

STATE OF OREGON }
COUNTY OF BENTON } 55

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF August, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED LAMONT MATHEWS, PRESIDENT OF THE RIDGE AT CASCADE HEIGHTS SUBDIVISION HOMEOWNER'S ASSOCIATION, INC. WHO BEING DULY SWORN, DID SAY HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Nancy L. Mehr
SIGNATURE

NOTARY PUBLIC FOR OREGON
COMMISSION No. 346920

NANCY L. MEHR
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES 4-11-05

NARRATIVE:

PURPOSE:

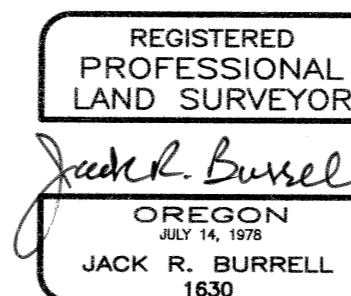
THE PURPOSE OF THIS SURVEY IS TO COMPLETE A PARTITION PLAT THAT RECEIVED TENTATIVE APPROVAL BY THE CITY OF ALBANY COMMUNITY DEVELOPMENT PLANNING DIVISION UNDER CITY CASE No. RL-0005-03.

BOUNDARY DETERMINATION:

THE OUTSIDE BOUNDARY IS ESTABLISHED BY HOLDING FOUND MONUMENTS, AS SHOWN, FOR LOT 33 AND AS PER CLIENTS REQUEST FOR REMAINDER OF BOUNDARY.

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

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



RENEWAL DATE: 12/31/03

APPROVALS:

BY: Edon Stiffenmeier for Diane Taniguchi Dennis 8-6-03
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

BY: Don Donovan for Helen Burns Sharp 8/7/03
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

BY: Ray Wilson 8/11/03
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 2003 - 2004 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 7th DAY OF AUGUST, 2003.

BY: Don Hillgart
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 Hobeth 8-8-03
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE DATE
AUDITING AND TAX COLLECTION

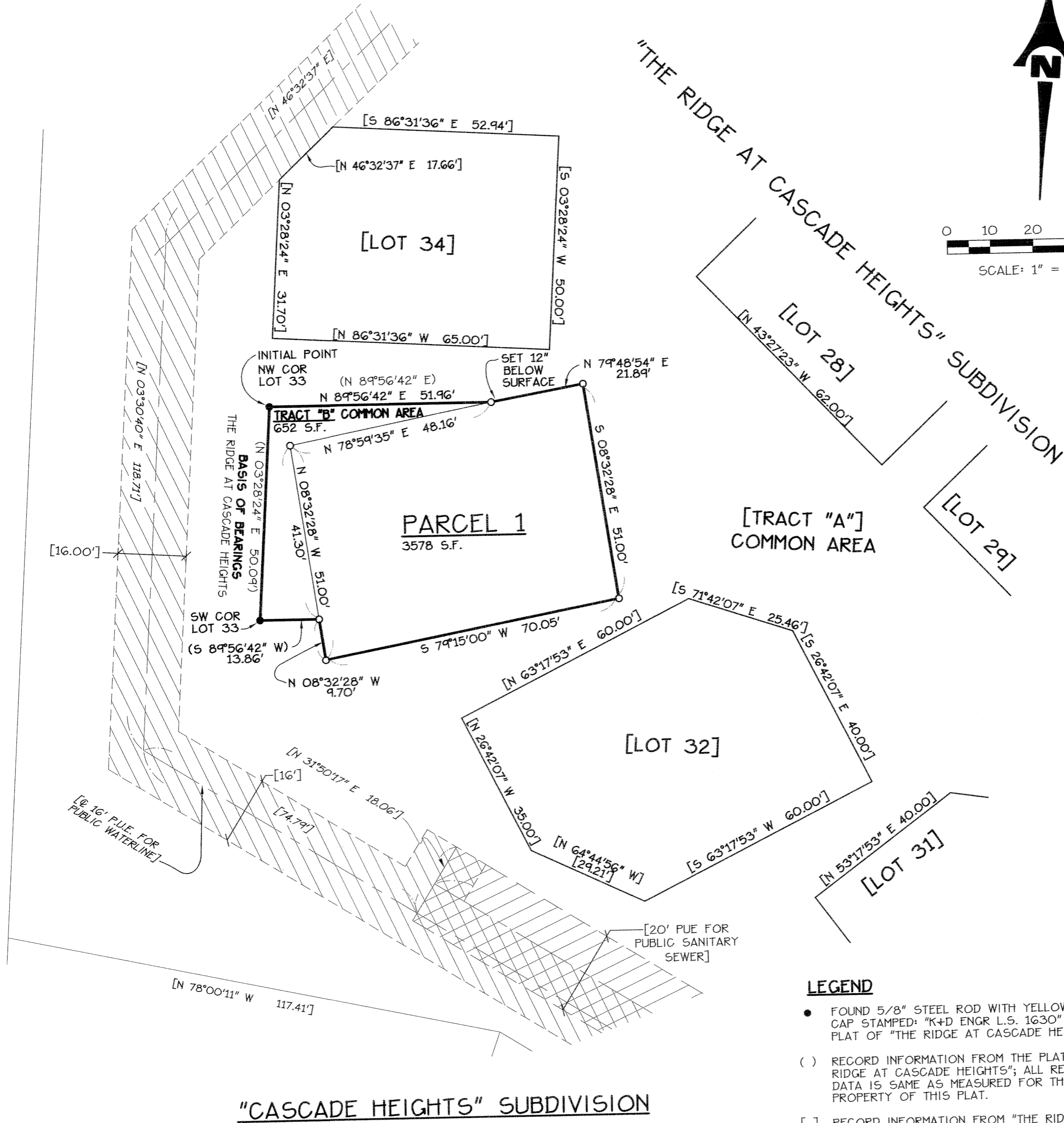
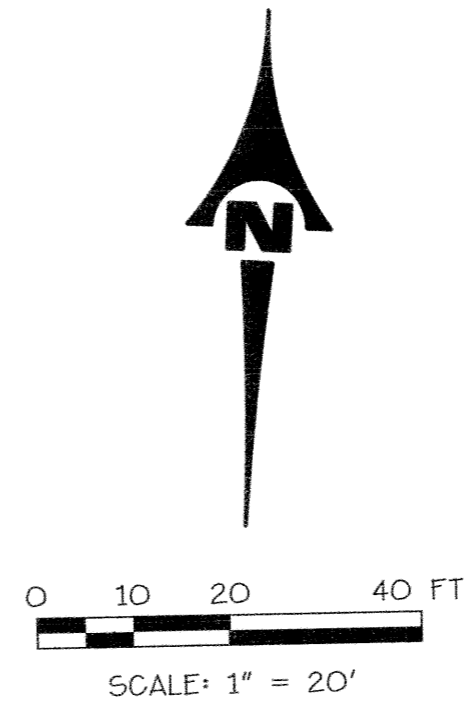
RECORDERS CERTIFICATION:

STATE OF OREGON)
COUNTY OF BENTON) 55

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT No. 2003-24 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2003-348818 ON THIS 11th DAY OF AUGUST, 2003, AT 9:31 O'CLOCK AM.

BY: W. J. Miller
BENTON COUNTY CLERK
Sr. Deputy Clerk

PARTITION PLAT No. 2003-24
FOR
DUANE DRUSHELLA
A PARTITION REPLAT
OF
LOT 33 AND A PORTION OF TRACT "A" OF
"THE RIDGE AT CASCADE HEIGHTS"
LOCATED IN
THE NE. 1/4 OF SECTION 36, T. 10 S., R. 4 W., W.M.,
CITY OF ALBANY, BENTON COUNTY, OREGON
JULY 25, 2003
CITY OF ALBANY CASE No. RL-0005-03



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 LAND UPON WHICH THE PARCEL AND TRACT ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" INCH x 30 INCH ROD AT THE NORTHWEST CORNER OF LOT 33 OF "THE RIDGE AT CASCADE HEIGHTS", A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE NORTH 8°56'42" EAST, ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 51.96 FEET TO A 5/8 INCH ROD; THENCE NORTH 7°48'54" EAST 21.89 FEET TO A 5/8 INCH ROD; THENCE SOUTH 08°32'28" EAST 51.00 FEET TO A 5/8 INCH ROD; THENCE SOUTH 7°15'00" WEST 70.05 FEET TO A 5/8 INCH ROD; THENCE NORTH 08°32'28" WEST 9.70 FEET TO A 5/8 INCH ROD; THENCE SOUTH 8°56'42" WEST 13.86 FEET TO A 5/8 INCH ROD AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE NORTH 03°28'24" EAST 50.09 FEET TO THE POINT OF BEGINNING. CONTAINING 4229 SQUARE FEET OF LAND, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack R. Burrell

OREGON
JULY 14, 1976
JACK R. BURRELL
1630

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

LEGEND

- FOUND 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENGR L.S. 1630" SET BY PLAT OF "THE RIDGE AT CASCADE HEIGHTS".
- () RECORD INFORMATION FROM THE PLAT OF "THE RIDGE AT CASCADE HEIGHTS"; ALL RECORD COURSE DATA IS SAME AS MEASURED FOR THE SUBJECT PROPERTY OF THIS PLAT.
- [] RECORD INFORMATION FROM "THE RIDGE AT CASCADE HEIGHTS" SUBDIVISION.
- o SET 5/8"x30" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENGR L.S. 1630".
- FD FOUND
- I.R. IRON ROD
- Y.P.C. YELLOW PLASTIC CAP
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE:

ALL LAND OUTSIDE PARCEL 1 IS RESERVED AS COMMON AREA AND IDENTIFIED AS TRACT "B" AND WILL BE CONVEYED TO "THE RIDGE AT CASCADE HEIGHTS SUBDIVISION HOMEOWNERS ASSOCIATION". A PRIVATE EASEMENT IS BEING CREATED OVER TRACT "B" FOR ACCESS TO PARCEL 1 OWNERS. A PRIVATE EASEMENT IS ALSO BEING CREATED IN FAVOR OF PRIVATE UTILITY COMPANIES FOR UTILITIES SERVICING PARCEL 1 [SEE DECLARATION].