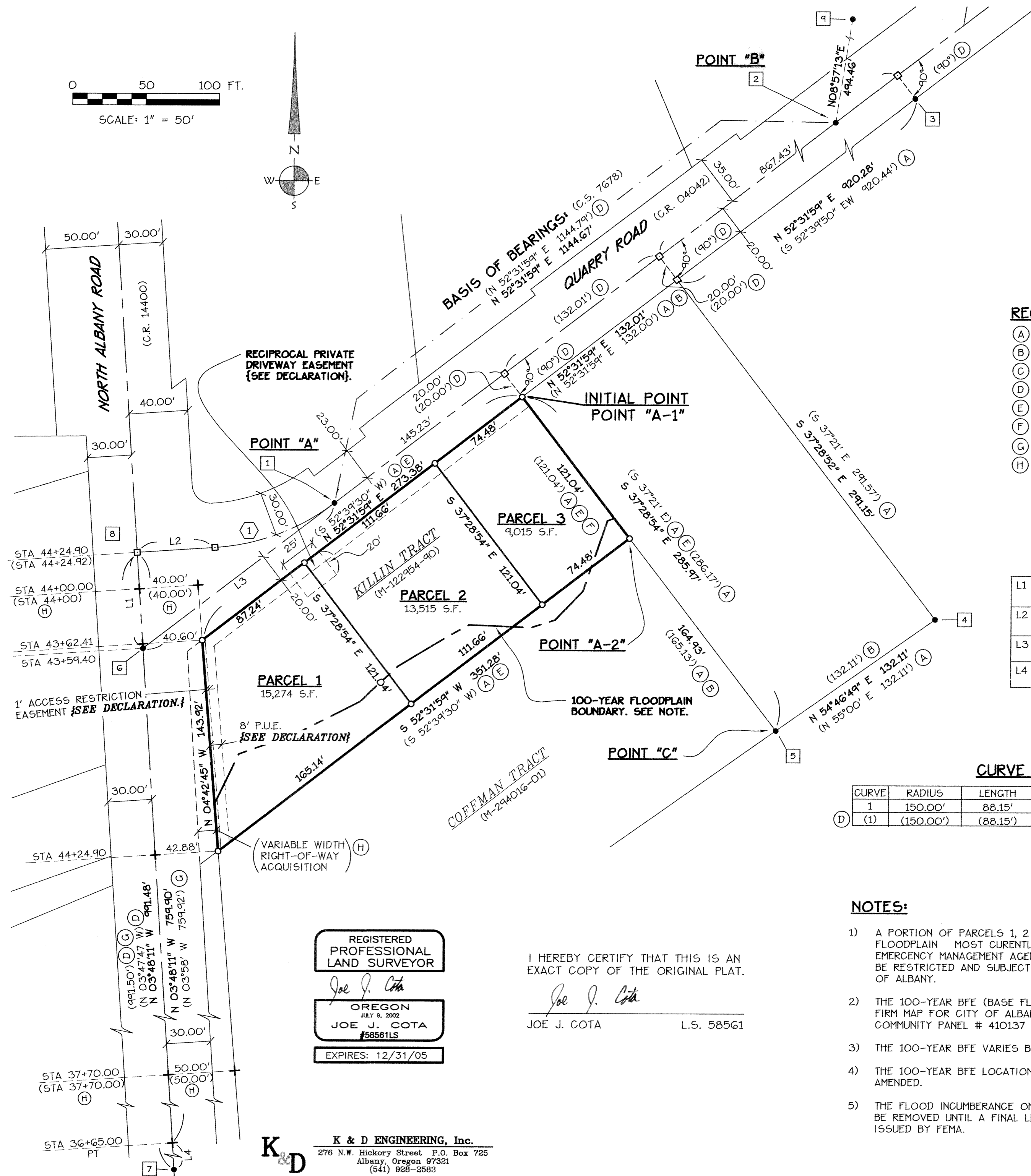


PARTITION PLAT No. 2004-15  
PARTITION PLAT  
FOR  
**DOUGLAS KILLIN**

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

MAY 5, 2004

CITY OF ALBANY PLANNING CASE FILE No. PA-06-03



**RECORD REFERENCE TABLE:**

- (A) C.S. 2457
- (B) C.S. 3100
- (C) C.S. 7653
- (D) C.S. 7678
- (E) KILLIN DEED M-122954-90
- (F) COFFMAN DEED M-294016-01
- (G) C.S. 7508
- (H) RIGHT-OF-WAY ACQUISITION DEED M-710888-85

**LINE COURSE DATA:**

L1	N 03°48'11" W 65.50'	(N 03°47'47" W 65.54') (D)
L2	N 86°09'39" E 53.00'	(N 86°12'13" E 53.00') (D)
L3	N 52°31'59" E 163.60'	(S 52°39'30" W 163.61') (D)
L4	N 03°48'11" W 231.58'	(N 03°53'10" W 231.58') (G)

**CURVE TABLE DATA:**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	150.00'	88.15'	86.89'	N6°22'06"E	33°40'19"
(1)	(150.00')	(88.15')	(86.89')	(N6°22'06"E)	(33°40'15")

**NOTES:**

- A PORTION OF PARCELS 1, 2 AND 3 ARE WITHIN THE 100-YEAR FLOODPLAIN MOST CURRENTLY ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DEVELOPMENT WITHIN THIS AREA MAY BE RESTRICTED AND SUBJECT TO SPECIAL REGULATIONS BY THE CITY OF ALBANY.
- THE 100-YEAR BFE (BASE FLOOD ELEVATION) WAS DETERMINED FROM FIRM MAP FOR CITY OF ALBANY, OREGON; LINN AND BENTON COUNTIES, COMMUNITY PANEL # 410137 0001, MAP REVISED JULY 7, 1999.
- THE 100-YEAR BFE VARIES BETWEEN 199.8' AND 201.0'.
- THE 100-YEAR BFE LOCATION IS SUBJECT TO CHANGE IF FIRM MAP IS AMENDED.
- THE FLOOD INCUMBERANCE ON THE LOTS WITHIN ZONE "AE" WILL NOT BE REMOVED UNTIL A FINAL LETTER OF MAP REVISION HAS BEEN ISSUED BY FEMA.

**LEGEND:**

- FOUND MONUMENT, AS NOTED (ALL PIPE DIAMETERS ARE INSIDE)
- SET 5/8"x30" STEEL ROD W/YPC MARKED: "K+D ENGR. L.S. 58561"
- CALCULATED POINT, NO MONUMENT SET
- ( ) RECORD DATA, AS NOTED
- C.S. COUNTY SURVEY
- FD. FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- PUE PUBLIC UTILITY EASEMENT
- (A) RECORD REFERENCE, SEE TABLE
- [1] MONUMENT REFERENCE, SEE TABLE

**FOUND MONUMENT TABLE**

- POINT "A"  
FD. 5/8" I.R. W/YPC (D) STAMPED: "BENTON Co. SURVEYOR", IN A MONUMENT BOX.
- POINT "B"  
FD. 5/8" I.R. STAMPED: "DEA" IN A MONUMENT BOX
- FD. 1" I.P.
- FD. 1" BUGGY AXLE (A)
- POINT "C"  
FD. 5/8" I.R. (A)
- FD. 2" ALUM CAP  
@ STA 43+59.40
- FD. 3/4" I.R. @ P.I.  
POINT "A" PER C.S. 7508
- MAGNETIC SIGNAL IN ASPHALT  
DID NOT EXCAVATE MONUMENT  
@ STA 44+24.90
- FD 5/8" I.R. W/YPC STAMPED "K+D ENGR L.S. 1630" AT THE SW CORNER OF LOT 1 OF "CASCADE HEIGHTS"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Joe J. Cota*  
OREGON  
JULY 9, 2002  
JOE J. COTA  
#58561LS  
EXPIRES: 12/31/05

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

*Joe J. Cota*  
JOE J. COTA  
L.S. 58561

**K & D**

**K & D ENGINEERING, Inc.**  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

Date: 5/5/2004 Time: 9:17  
Scale: 1"=50'  
File: dwg\03-149-a\149a-pp1.dwg (Brian)

SHEET 1 OF 2

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY LINES OF PARCEL 1 OF THAT KILLIN TRACT DESCRIBED BY DEED REFERENCE M-122954-90 AND TO DIVIDE SAID TRACT INTO (3) THREE PARCELS PER AN APPROVED LAND DIVISION BY THE CITY OF ALBANY CASE FILE No. PA-06-03.

**BOUNDARY DETERMINATION:**

**QUARRY ROAD RIGHT-OF WAY**

POINTS "A" AND "B" WERE HELD TO ESTABLISH THE CENTERLINE OF QUARRY ROAD PER C.S. 7678. THE SOUTH RIGHT-OF-WAY LINE OF QUARRY ROAD WAS ESTABLISHED 20' SOUTHERLY OF SAID CENTERLINE PER C.S. 7678.

**NORTHEAST CORNER OF PARENT PARCEL - POINT "A-1"**

THE ORIGINAL MONUMENT AT POINT "A-1", SET IN C.S. 2457, HAS BEEN DESTROYED. A NEW MONUMENT WAS SET AT POINT "A-1" AT THE RECORD POSITION AS TIED IN C.S. 7678.

**SOUTHEAST CORNER OF PARENT PARCEL - POINT "A-2"**

THE ORIGINAL MONUMENT AT POINT "A-2", SET IN C.S. 2457, HAS BEEN DESTROYED. A NEW MONUMENT WAS SET AT POINT "A-2" THE RECORD DISTANCE FROM POINT "A-1" ON THE LINE ESTABLISHED BY POINTS "A-1" AND "C" PER KILLIN DEED, COFFMAN DEED, AND C.S. 2457.

**NORTH ALBANY ROAD RIGHT-OF-WAY**

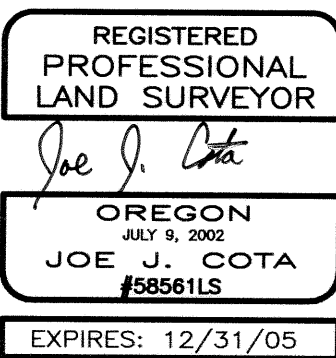
THE CENTERLINE OF NORTH ALBANY ROAD WAS DETERMINED BY HOLDING FOUND MONUMENTS AS SHOWN. THE EASTERLY RIGHT-OF-WAY LINE WAS ESTABLISHED AT RECORD DISTANCES RIGHT OF CENTERLINE PER DEED REFERENCE M-71088-85 AS SHOWN.

**SURVEYOR'S CERTIFICATE:**

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE SET 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, THE NORTHEAST CORNER OF THAT KILLIN TRACT DESCRIBED BY DEED M 122954-90 RECORDED IN THE BENTON COUNTY DEED RECORDS ON AUGUST 29, 1985, THENCE ALONG THE BOUNDARY LINE OF SAID KILLIN TRACT THE FOLLOWING FOUR COURSES; (1) SOUTH 37°28'54" EAST 121.04 FEET TO A 5/8 INCH ROD; (2) THENCE SOUTH 52°31'59" WEST 351.28 FEET TO A 5/8 INCH ROD ON THE EAST RIGHT-OF-WAY LINE OF NORTH ALBANY ROAD; (3) THENCE NORTH 04°42'45" WEST ALONG SAID RIGHT-OF-WAY LINE 143.92 FEET TO A 5/8 INCH ROD; (4) THENCE NORTH 52°31'59" EAST 273.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 37,804 SQUARE FEET OF LAND, MORE OR LESS.



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

Joe J. Cota  
JOE J. COTA L.S. 58561

**PUBLIC EASEMENT STATEMENT:**

A PERPETUAL EASEMENT IS RESERVED FOR PUBLIC UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. THE PUBLIC UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. 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 PROVIDED THAT UNDER THE TERMS OF THE CITY FRANCHISE AGREEMENT THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

**PRIVATE EASEMENT STATEMENT**

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE PRIVATE EASEMENTS SHALL RUN WITH THE PARCEL UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENTS SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENTS 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. THE BENEFITING OWNERS OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH THAT SPECIFIC EASEMENT.

**DECLARATION:**

LET ALL PERSONS BY THESE PRESENTS KNOW THAT DOUGLAS R. KILLIN IS THE OWNER OF THE LANDS SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS 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 PUBLIC EASEMENTS ARE BEING DEDICATED TO THE PUBLIC.
- 1) A 8' WIDE PUBLIC UTILITY EASEMENT ALONG THE WESTERLY BOUNDARY OF PARCEL 1 AND THE NORTHERLY BOUNDARY OF PARCELS 1, 2, + 3.
- 2) A 100 FOOT ACCESS RESTRICTION EASEMENT ALONG NORTH ALBANY ROAD, AS SHOWN ON THE MAP. PARCEL 1 IS RESTRICTED FROM DIRECT ACCESS TO NORTH ALBANY ROAD.
- B) THE FOLLOWING PRIVATE EASEMENT IS BEING CREATED BY THIS DECLARATION:
- 1) A 25' WIDE RECIPROCAL PRIVATE DRIVEWAY EASEMENT ALONG THE COMMON BOUNDARY LINE BETWEEN PARCELS 1 AND 2, AS SHOWN ON THE PLAT. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF SAID PARCEL 1 AND 2. THE OWNERS OF SAID PARCELS SHALL SHARE EQUALLY IN THE MAINTENANCE COST ASSOCIATED WITH PRIVATE DRIVEWAY LOCATED ON SAID EASEMENT. NO PARKING IS ALLOWED WITHIN THIS EASEMENT.

THE PUBLIC EASEMENTS DESCRIBED ABOVE AND AS SHOWN ON THE MAP ARE DEDICATED TO THE PUBLIC FOREVER AND IS SUBJECT TO THE TERMS SHOWN HEREON.

THE PRIVATE EASEMENT AS DESCRIBED ABOVE AND AS SHOWN ON THE PLAT IS HEREBY DECLARED TO AFFECT SAID PARCELS AND SHALL RUN WITH THE LAND AND BE IN EFFECT UNTIL OTHERWISE AGREED. THE PRIVATE EASEMENTS ARE SUBJECT TO THE TERMS SHOWN HEREON.

BY: Douglas R. Killin  
DOUGLAS R. KILLIN

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF Benton } ss

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF May, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED DOUGLAS R. KILLIN WHOM BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: Nancy L. Mehr  
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: NANCY L. MEHR  
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: APRIL 11, 2005

MY COMMISSION No.: 342920

**TITLE REPORT STATEMENT:**

THE TITLE REPORT OF THE HEREIN PLATTED KILLIN TRACT WAS PROVIDED BY TICOR TITLE (REPORT No. 10-40893) DATED APRIL 1, 2004. SAID TITLE REPORT LIST AN EASEMENT RECORDED IN BOOK X, PAGE 5, IN THE BENTON COUNTY DEED RECORDS. SAID EASEMENT CANNOT BE PLOTTED BECAUSE OF UNDEFINED LOCATION.

PARTITION PLAT No. 2004- 15

PARTITION PLAT

FOR

DOUGLAS KILLIN

LOCATED IN

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

MAY 5, 2004

CITY OF ALBANY PLANNING CASE FILE No. PA-06-03

**APPROVALS:**

BY: Gordon Stiffenemier for Dionne Tamiuchi Dennis 5-17-04  
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

BY: Janet Morris for Helen Burns Shoop 5-14-04  
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

BY: Ray Wilson 5-21-04  
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 18th DAY OF MAY, 2004.

BY: Douglas Hilbert  
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, 2004.

BY: Valda Holseth 5-18-04  
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. 2004-15 AND IN THE BENTON COUNTY DEED RECORDS 2004-367365 ON THIS 21st DAY OF MAY, 2004, AT 1:48 O'CLOCK P.M.

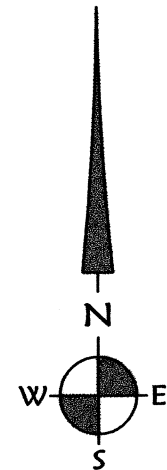
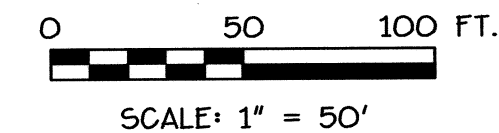
BY: Wally  
BENTON COUNTY CLERK  
Sr. Deputy Clerk

SHEET 2 OF 2

K & D

K & D ENGINEERING, Inc.  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

Date: 5/5/2004 Time: 9:18  
Scale: 1"=50'  
File: dwg\03-149-a\149a-pp2.dwg (Brian)



POINT "B"

PARTITION PLAT No. 2004-15  
PARTITION PLAT  
FOR  
**DOUGLAS KILLIN**

LOCATED IN  
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CITY OF ALBANY, BENTON COUNTY, OREGON  
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Joe J. Cota  
OREGON  
JULY 9, 2002  
JOE J. COTA  
#585615

EXPIRES: 12/31/05

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Joe J. Cota  
JOE J. COTA  
L.S. 58561

K&D

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SHEET 1 OF 2