

PARTITION PLAT 2007-24

A REPLAT OF LOT 3
 NORTH ALBANY CENTER
 in
 NE 1/4 SECTION 1
 T 11 S, R 4 W, W.M.
 CITY OF ALBANY
 BENTON COUNTY, OREGON

MAY 16, 2007
 SHEET 1 of 2

SANITARY SEWER EASEMENT COURSES

SS25	S 05°53'39" W	20.00'
SS26	N 84°07'44" W	8.70'
SS27	S 05°48'43" W	321.88'
SS28	S 39°11'17" E	5.52'
SS29	S 05°48'47" W	16.91'
SS30	N 84°11'13" W	23.90'
SS31	N 05°48'43" E	341.72'
SS32	N 84°07'44" W	13.44'
SS33	N 05°52'16" E	1.00'
SS34	N 84°07'44" W	60.50'
SS35	S 05°52'16" W	1.00'

WATERLINE EASEMENT COURSES

W54	S 84°11'13" E	4.52'
W55	S 05°48'47" W	15.00'
W56	N 84°11'13" W	4.52'
W57	S 05°48'47" W	187.79'
W58	S 84°11'13" E	94.51'
W59	N 05°48'47" E	8.54'
W60	S 84°11'13" E	15.00'
W61	S 05°48'47" W	8.54'
W91	N 84°11'13" W	23.00'
W92	S 05°48'47" W	15.00'
W93	S 84°11'13" E	23.00'
W94	S 05°48'47" W	204.50'

FRANCHISE UTILITY EASEMENT COURSES

FUE44	S 90°00'00" W	6.59'
FUE45	N 00°00'00" E	10.00'
FUE46	N 90°00'00" E	7.62'
FUE47	N 05°53'39" E	56.60'

LEGEND

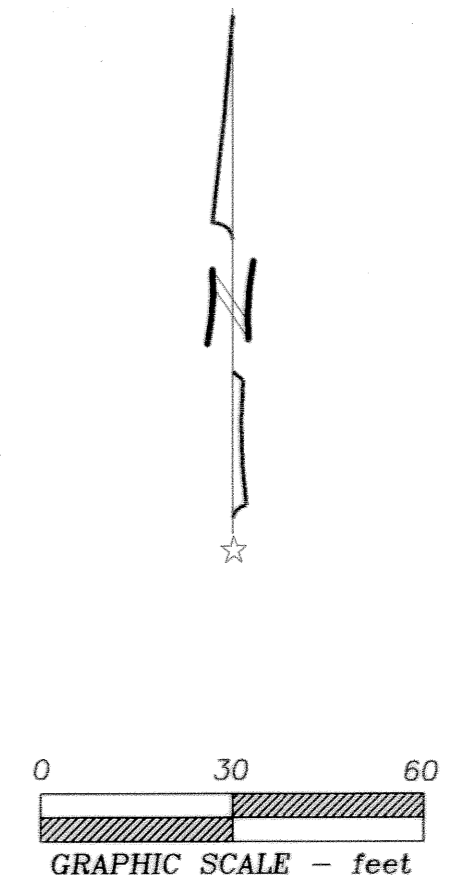
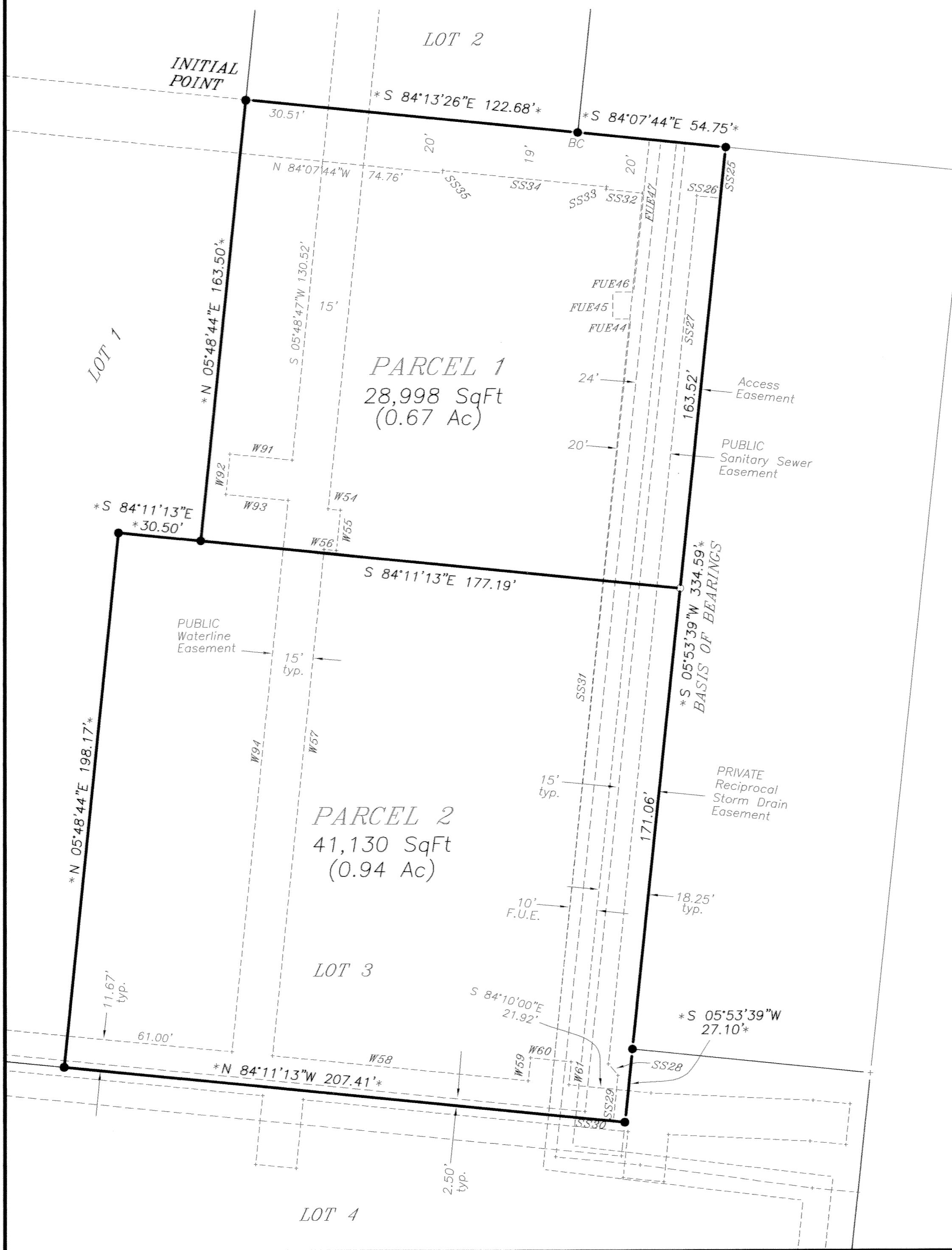
-Found monument: 5/8" iron rod with red plastic cap set per CS 10048 or Plat of NORTH ALBANY CENTER, unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- BC.....1" Brass Cap set per Plat of NORTH ALBANY CENTER.
- **.....Indicates data matches that from Plat of NORTH ALBANY CENTER.

NARRATIVE

This Plat is the result of City of Albany Planning Department File No. PA-04-07. It represents a replat of Lot 3, NORTH ALBANY CENTER, creating 2 Parcels.
 I surveyed and platted NORTH ALBANY CENTER. For this project, I confirmed the condition and position of corner monuments and used elements of the my previous field survey control network. Thus my boundary data matches the previous Plat.

EASEMENT NOTE

The easements shown hereon were created by the Plat of NORTH ALBANY CENTER.
 The entire property is subject to a Reciprocal Access and General Easement recorded as Document No.2006-408454, Benton County Deed Records.



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Theodore James Langton
 OREGON JULY 13, 1979
 THEODORE JAMES LANGTON 1823
 Renewal Date 12/31/2008

NORTHSTAR SURVEYING, INC.
 720 N.W. 4th Street
 Corvallis, Oregon 97330
 Phone: 541-757-9050

2007-24
 File - 1002

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SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a registered Professional Land Surveyor in the State of Oregon, say the have correctly surveyed and marked with proper monuments the land represented on this plat. The land is described as follows:

Lot 3, NORTH ALBANY CENTER, a recorded Subdivision in the Northeast Quarter of Section 1, Township 11 South, Range 4 West, Willamette Meridian, City of Albany, Benton County, Oregon.

EASEMENTS & UTILITIES

The entire property is subject to a Reciprocal Access and General Easement recorded as Document No. 2006-408454, Benton County Deed Records.

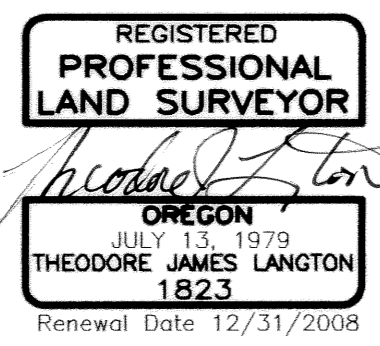
The property is subject to an easement to Mountain States Power Company, recorded in Book 71, Page 493, Benton County Deed Records. The easement is too vague to plot.

Franchise Utilities benefitted by the Franchise Utility Easement shown hereon are as follows: PacifiCorp, Qwest and Northwest Natural. PacifiCorp, Qwest and Northwest Natural shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Franchise Utility Easements ("FUE") identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the FUE. The utility may require the lot owner to remove all structures within the FUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the FUE or any other obstruction which interferes with the use of the FUE without the prior written approval of the utilities with facilities in the FUE.

FLOODPLAIN NOTE

Development of property within the 100-year floodplain as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City.

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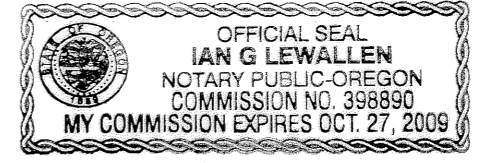


NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

DECLARATION

Know all men by these presents that North Albany Village, LLC, is the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Parcels as depicted on Sheet 1 hereof.

[Signature]
Steven D. Deacon



STATE OF OREGON)
) s.s.
COUNTY OF BENTON)

Signed or attested before me on this 15th day of June, 2007, by Steven D. Deacon as manager of North Albany Village, LLC.

[Signature] [Signature]
signature printed name
Notary Public - Oregon Commission No. 398890
My Commission Expires Oct. 27, 2009

APPROVALS

[Signature] FOR HELEN BURNS SHARP 6/19/07
Albany Community Development Director date

[Signature] for Dennis Tomiguchi: Dennis 6-19-07
Albany Public Works Director date

[Signature] Ray Wilson 6-26-07
Benton County Surveyor date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the ~~2007-2008~~ tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 25th day of June, 2007.

by [Signature]
Director, Benton County Dept. of Assessment

I hereby certify that all ad valorem taxes and other charges required 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 to me this 26th day of June, 2007.

by [Signature]
for Director, Benton County Dept. of Finance, Auditing & Tax

State of Oregon)
) s.s.
County of Benton)

I hereby certify that this Partition Plat was received and duly recorded by me as Partition Plat 2007-24 in the Benton County Deed Records as Document No. 2007-423601, on this 26th day of June, 2007, at 1:35 o'clock PM.

by [Signature]
for Benton County Clerk Senior Deputy Clerk