

2008-03

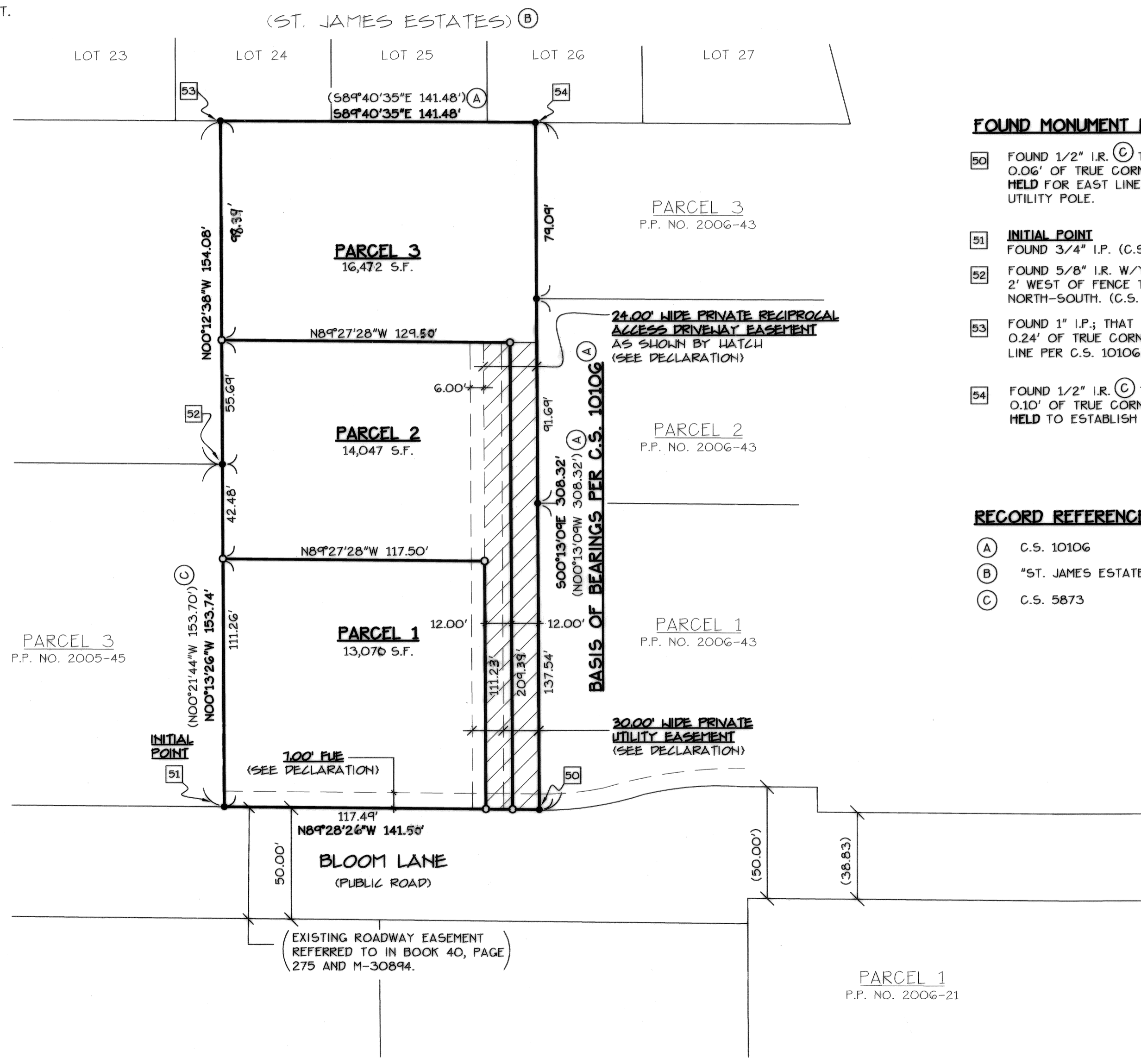
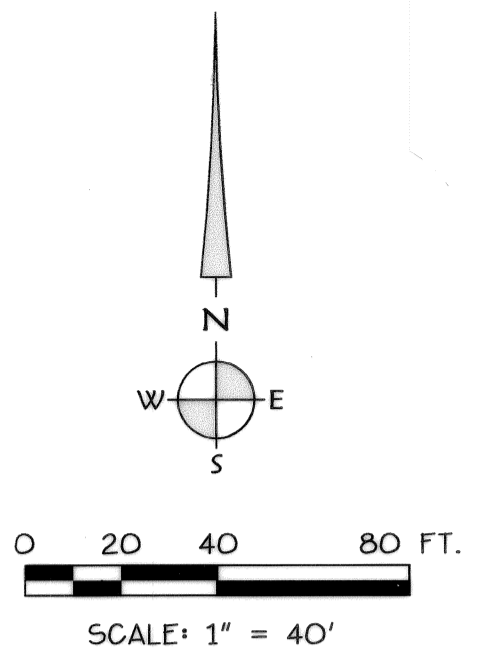
PARTITION PLAT No. 2008-03

FOR ANDREW KROFF

LOCATED IN SW 1/4 SEC. 25, T. 10 S., R. 4 W., W.M IN THE CITY OF ALBANY, BENTON COUNTY, OREGON

DECEMBER 14, 2007

CITY OF ALBANY CASE FILE No. PA-10-07



FOUND MONUMENT LIST:

- 50 FOUND 1/2" I.R. (C) THAT IS 500°13'09"W 0.06' OF TRUE CORNER PER C.S. 10106; HELD FOR EAST LINE; 3' NORTH OF UTILITY POLE.
51 INITIAL POINT FOUND 3/4" I.P. (C.S. 3986) HELD.
52 FOUND 5/8" I.R. W/YPC MARKED: "LS 501", 2' WEST OF FENCE THAT RUNS NORTH-SOUTH. (C.S. 9055) HELD.
53 FOUND 1" I.P.; THAT IS 500°12'38"E 0.24' OF TRUE CORNER. (0.24' SOUTH OF LINE PER C.S. 10106) HELD FOR WEST LINE;
54 FOUND 1/2" I.R. (C) THAT IS N00°13'09"W 0.10' OF TRUE CORNER PER C.S. 10106; HELD TO ESTABLISH EAST LINE;

LEGEND:

- FOUND 5/8" I.R. W/YPC MARKED: "K+D ENGR. LS 1630" PER P.P. 2006-43 UNLESS OTHERWISE NOTED; (SEE "FOUND MONUMENT LIST")
SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
(RECORD DATA; (SEE "RECORD REFERENCE LIST")
I.R. IRON ROD
I.P. IRON PIPE (INSIDE DIAMETER)
YPC YELLOW PLASTIC CAP
C.S. COUNTY SURVEY
FUE FRANCHISE UTILITY EASEMENT
P.P. PARTITION PLAT
S.F. SQUARE FEET
50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
(A) RECORD SURVEY REFERENCE; (SEE "RECORD REFERENCE LIST")
DRIVEWAY EASEMENT

RECORD REFERENCE LIST:

- (A) C.S. 10106
(B) "ST. JAMES ESTATES" SUBDIVISION
(C) C.S. 5873

REGISTERED PROFESSIONAL LAND SURVEYOR

JOE J. COTA
OREGON JULY 9, 2002
#58561LS
EXPIRES: 12/31/07

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

JOE J. COTA
P.L.S. 58561

2008-03

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A PARTITION OF THE PROPERTY THAT HAS BEEN APPROVED BY THE CITY OF ALBANY CASE FILE No. PA-10-07.

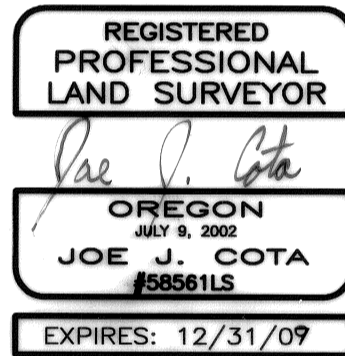
**BOUNDARY DETERMINATION:**

THIS BOUNDARY WAS DETERMINED BY HOLDING THE FOUND MONUMENTS AND CALCULATED POINTS AS SHOWN ON THE MAP.

**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 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 3/4 INCH IRON PIPE, ON THE NORTH RIGHT-OF-WAY LINE OF BLOOM LANE WHICH POINT BEING THE SOUTHEAST CORNER OF PARTITION PLAT No. 2005-45, A PARTITION OF RECORD IN BENTON COUNTY, OREGON; THENCE NORTH 00°13'26" WEST 153.74 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°12'38" WEST 154.08 FEET TO A POINT ON THE SOUTH LINE OF LOT 24 OF "ST. JAMES ESTATES" A SUBDIVISION RECORDED IN BENTON COUNTY OREGON; THENCE SOUTH 89°40'35" EAST, ALONG THE SOUTH LINE OF SAID "ST. JAMES ESTATES", 141.48 FEET; THENCE SOUTH 00°13'09" EAST 308.32 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BLOOM LANE; THENCE NORTH 89°28'26" WEST 141.90 FEET TO THE POINT OF BEGINNING. CONTAINING 43,588 SQUARE FEET OF LAND MORE OR LESS.



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

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

**DECLARATION:**

LET ALL PERSONS BY THESE PRESENTS KNOW THAT ANDREW J. KROFF AND ANGELA J. KROFF ARE THE OWNERS OF THE LANDS SHOWN ON THE MAP AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND PLATTED INTO PARCELS, AS SHOWN ON THE MAP, IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

A) THE FOLLOWING **FRANCHISE UTILITY EASEMENT** IS BEING GRANTED TO ALL UTILITY COMPANIES. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE "FRANCHISE UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET.

1) A **7' WIDE FRANCHISE UTILITY EASEMENT** ALONG THE STREET RIGHT-OF-WAY OVER THE SOUTHERLY PORTION OF PARCELS 1, 2, AND 3, AS SHOWN ON THE MAP.

B) THE FOLLOWING **PRIVATE EASEMENTS** ARE BEING DECLARED. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET.

1) A **24' WIDE PRIVATE RECIPROCAL ACCESS DRIVEWAY EASEMENT** ALONG THE EASTERLY PORTION OF PARCELS 1, 2, AND 3 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF PARCELS 1, 2, AND 3. NO PARKING IS ALLOWED IN THE 24' WIDE EASEMENT.

2) A **30' WIDE PRIVATE UTILITY EASEMENT** LOCATED IN PARCELS 1, 2, AND 3 THAT EXTENDS FROM THE NORTH RIGHT-OF-WAY LINE OF BLOOM LANE ON THE SOUTH TO THE NORTH LINE OF PARCEL 2 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF PARCELS 1, 2, AND 3. THE FRANCHISE UTILITY COMPANIES HAVE A NON-EXCLUSIVE RIGHT TO SHARE THIS EASEMENT WITH OTHER PRIVATE UTILITIES.

BY: Andrew J. Kroff  
ANDREW J. KROFF

BY: Angela J. Kroff  
ANGELA J. KROFF

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF Benton ) S.S.

THIS IS TO CERTIFY THAT ON THIS 14<sup>th</sup> DAY OF December, 2007, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED ANDREW J. KROFF AND ANGELA J. KROFF OWNERS, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE PERSONS NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

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

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

MY COMMISSION EXPIRES: 4-11-09

MY COMMISSION No.: 388889

**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 PARCELS 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 PRACTICAL 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.

PARTITION PLAT No. 2008-03

FOR

ANDREW KROFF

LOCATED IN

SW 1/4 SEC. 25, T. 10 S., R. 4 W., W.M  
IN THE

CITY OF ALBANY, BENTON COUNTY, OREGON

DECEMBER 14, 2007

CITY OF ALBANY CASE FILE No. PA-10-07

**APPROVALS:**

Barbara Stillman for Dain Tamijndhi Dornis 12-18-07  
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

DON DONOVAN 12/18/07  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
CITY OF ALBANY

Ray Wilis 2/12/08  
BENTON COUNTY SURVEYOR DATE

**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 THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2008.

BY: Velda Hildebrand 2-11-08  
FOR DIRECTOR, BENTON COUNTY DEPT. OF FINANCE AUDITING AND TAX COLLECTION 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 2007-2008 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 8<sup>th</sup> DAY OF February, 2008.

BY: Lami Woodworth  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

**RECORDER'S STATEMENT:**

STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2008-03 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 422388 ON THIS 14<sup>th</sup> DAY OF February, 2008 AT 2:11 O'CLOCK P.M.

BY: Kathleen Harving  
BENTON COUNTY CLERK Senior Deputy Clerk

**FRANCHISE UTILITY EASEMENT STATEMENT:**

A PERPETUAL EASEMENT IS RESERVED FOR UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE MAP. FOR PURPOSES OF THIS STATEMENT, FRANCHISE UTILITIES ARE DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF ALBANY AND/OR BENTON COUNTY. THE FRANCHISE 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 FRANCHISE UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL BY THE FRANCHISE UTILITY, PROVIDED THAT UNDER THE TERMS OF THE CITY AND/OR COUNTY 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.

**TITLE REPORT EASEMENT:**

TICOR TITLE REPORT NO. 200825185 DATED JANUARY 24, 2008 REFERS TO THE FOLLOWING EASEMENT THAT IS NOT SPECIFIC AS TO LOCATION BUT MAY AFFECT THE PROPERTY:

- 1) USE OF WELL WATER EASEMENT PER BOOK 40, PAGE 275, DEED RECORDS.