

2008-28

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A PARTITION TO MEET THE REQUIREMENTS OF THE CITY OF ALBANY COMMUNITY DEVELOPMENT DIVISION PLANNING FILE PA-03-08.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE PROPERTY AS PER BENTON COUNTY SURVEY 10257.

BOUNDARY DETERMINATION

THE BOUNDARY WAS HELD AS IN MY PREVIOUS SURVEY, BENTON COUNTY SURVEY 10257. THE NEW LINES WERE PLACED AT THE OWNERS REQUEST.

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
 - FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523" AS PER C.S. 10257, UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - IR IRON ROD
 - IP IRON PIPE - INSIDE DIAMETER
 - OPC ORANGE PLASTIC CAP
 - FD FOUND
 - R/W RIGHT OF WAY
 - C.S. BENTON COUNTY SURVEY
 - () MEASURED INFORMATION IS THE SAME AS RECORD INFORMATION AS PER C.S. 10257, UNLESS OTHERWISE NOTED
- ① C.S. 2269
 - ③ C.S. 10217
 - ④ C.S. 10083
 - ⑤ C.S. 3077
 - ⑥ C.S. 2204
 - ⑦ C.S. 1813, FIELD BOOK 91, PAGE 45
 - ⑧ C.S. 4761
 - ⑨ SUBDIVISION PLAT OF "PINEVIEW HEIGHTS"

PARTITION PLAT 2008-28
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26,
 TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE
 WILLAMETTE MERIDIAN, CITY OF ALBANY,
 BENTON COUNTY, OREGON
 FOR: DANIEL A. POST AND NANCY C. POST
 DATE: JUNE 23, 2008
 SHEET 1 OF 2

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
David L. Malone
 OREGON
 JANUARY 12, 1999
DAVID L. MALONE
 51523
 EXPIRES 12/31/2008

DAVID L. MALONE, P.L.S.
 COLE SURVEYING, LLC
 6765 S.W. PHILOMATH BLVD.
 CORVALLIS, OREGON 97333
 (541) 929-5500

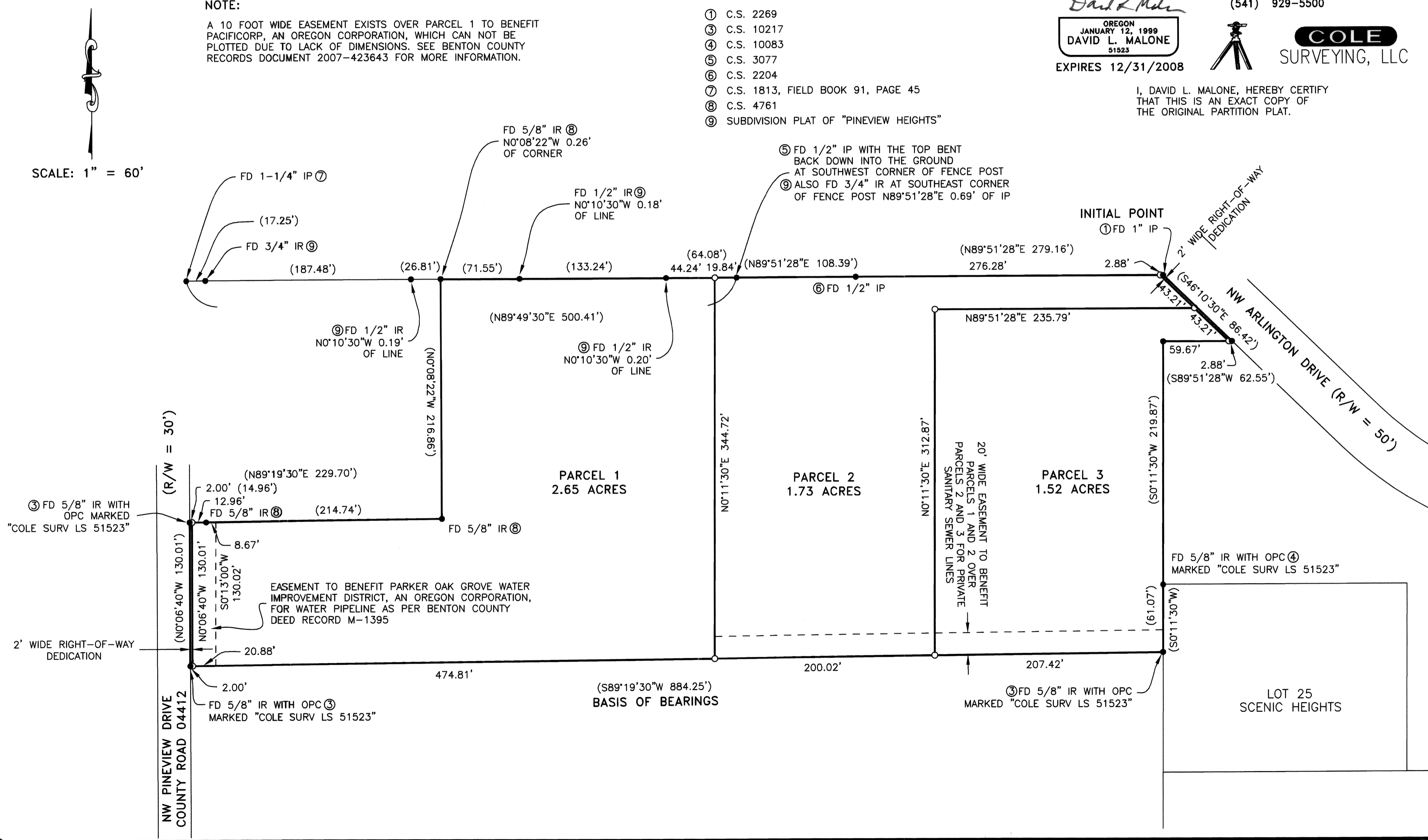
**COLE
 SURVEYING, LLC**

I, DAVID L. MALONE, HEREBY CERTIFY
 THAT THIS IS AN EXACT COPY OF
 THE ORIGINAL PARTITION PLAT.

NOTE:

A 10 FOOT WIDE EASEMENT EXISTS OVER PARCEL 1 TO BENEFIT PACIFICORP, AN OREGON CORPORATION, WHICH CAN NOT BE PLOTTED DUE TO LACK OF DIMENSIONS. SEE BENTON COUNTY RECORDS DOCUMENT 2007-423643 FOR MORE INFORMATION.

SCALE: 1" = 60'



2008-28

PARTITION PLAT 2008-28

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26,
TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF ALBANY,
BENTON COUNTY, OREGON

FOR: DANIEL A. POST AND NANCY C. POST

DATE: JUNE 23, 2008

SHEET 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2008

DAVID L. MALONE, P.L.S.
COLE SURVEYING, LLC
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500



COLE
SURVEYING, LLC

I, DAVID L. MALONE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PARTITION PLAT.

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY
ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2009.

BY: *Jami Woodruff* 9-3-08
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: *T. A. Wood* 09-03-08
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, DATE
AUDITING, AND TAX COLLECTION

APPROVED *W. A. Snodgrass* 09-08-08
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

APPROVED *Don DeLoach for Greg Byrne* 8/21/08
ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE

APPROVED *Don DeLoach for Don Demaris* 8-21-08
ALBANY PUBLIC WORKS DIRECTOR DATE

APPROVED *Ray Wilson* 9-5-08
BENTON COUNTY SURVEYOR DATE

RECORDING:

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY
RECORDED BY ME AS PARTITION PLAT 2008-28 IN BENTON COUNTY
DEED RECORDS AS DOCUMENT No. 2008-442810 ON THIS
10th DAY OF September, 2008, AT 8:45 O'CLOCK AM.

BY: *Kathleen Hanning*
BENTON COUNTY CLERK Senior Deputy Clerk

SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON,
HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE
PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1 INCH IRON PIPE AT THE MOST NORTHERLY CORNER OF LOT
26 OF "SCENIC HEIGHTS", A SUBDIVISION PLAT OF RECORD IN SECTION 26 OF TOWNSHIP 10
SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, ALSO BEING ON
THE SOUTHERLY RIGHT-OF-WAY LINE OF ARLINGTON DRIVE NW (A 50 FOOT WIDE RIGHT-OF-WAY);
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 46°10'30" EAST 86.42 FEET TO A
5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89°51'28" WEST 62.55
FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0°11'30" WEST 219.87 FEET TO A 5/8 INCH IRON
ROD AT THE NORTHWEST CORNER OF LOT 25 OF SAID "SCENIC HEIGHTS"; THENCE ALONG THE
WEST LINE OF SAID LOT 25 SOUTH 0°11'30" WEST 61.07 FEET TO A 5/8 INCH IRON ROD; THENCE
SOUTH 89°19'30" WEST 884.25 FEET TO A 5/8 INCH IRON ROD ON THE EASTERLY RIGHT-OF-WAY
LINE OF PINEVIEW DRIVE NW (COUNTY ROAD 04412 - A 30 FOOT WIDE RIGHT-OF-WAY); THENCE
ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 0°06'40" WEST 130.01 FEET TO A 5/8 INCH
IRON ROD ON THE SOUTH LINE OF THAT PROPERTY CONVEYED TO ALLAN N. BARON AND ELLEN B.
BARON AS RECORDED IN BENTON COUNTY DEED RECORD M-87658 RECORDED NOVEMBER 15,
1977; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°19'30" EAST 229.70 FEET
TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID BARON PROPERTY; THENCE NORTH
0°08'22" WEST 216.86 FEET TO THE NORTHEAST CORNER OF SAID BARON PROPERTY, SAID CORNER
BEING ON THE SOUTH LINE OF "PINEVIEW HEIGHTS", A SUBDIVISION PLAT OF RECORD IN BENTON
COUNTY, OREGON, AND SAID CORNER BEING WITNESSED BY A 5/8 INCH IRON ROD LOCATED NORTH
0°08'22" WEST 0.26 FEET; THENCE NORTH 89°49'30" EAST 268.87 FEET TO A 1/2 INCH IRON PIPE
AT THE SOUTHEAST CORNER OF SAID "PINEVIEW HEIGHTS", ALSO BEING THE SOUTHWEST CORNER
OF LOT 6 OF THE AFOREMENTIONED "SCENIC HEIGHTS"; THENCE ALONG THE SOUTH LINE OF SAID
LOT 6 NORTH 89°51'28" EAST 387.55 FEET TO THE INITIAL POINT.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT DANIEL A. POST AND NANCY
C. POST ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND
MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE
CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND STREET
RIGHT-OF-WAYS AS SHOWN ON THE ATTACHED MAP, AND DO HEREBY DEDICATE
TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE STREET
RIGHT-OF-WAYS AS SHOWN ON THE ATTACHED MAP.
DANIEL A. POST AND NANCY C. POST DO ALSO HEREBY CREATE AND GRANT
THE 20 FOOT WIDE EASEMENT FOR SANITARY SEWER LINES OVER PARCELS 2
AND 3 AS SHOWN TO BENEFIT PARCELS 1 AND 2. THIS EASEMENT GRANTS
INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR
REPLACEMENT OF SAID SANITARY SEWER LINES.

Daniel A. Post
DANIEL A. POST

Nancy C. Post
NANCY C. POST

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF BENTON) SS

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF August, 2008,
BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY
APPEAR DANIEL A. POST AND NANCY C. POST, AND WHO, BEING FIRST DULY
SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE
SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Deborah L. Shaw
PRINTED NAME Deborah L. Shaw
NOTARY PUBLIC - OREGON
COMMISSION No. 4428418
MY COMMISSION EXPIRES May 31, 2012