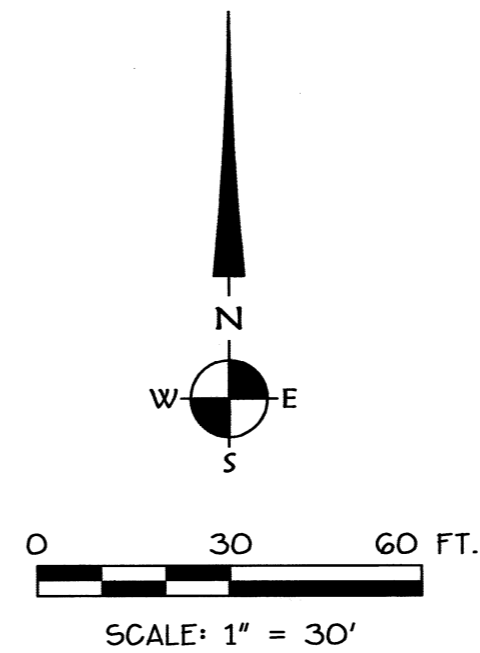
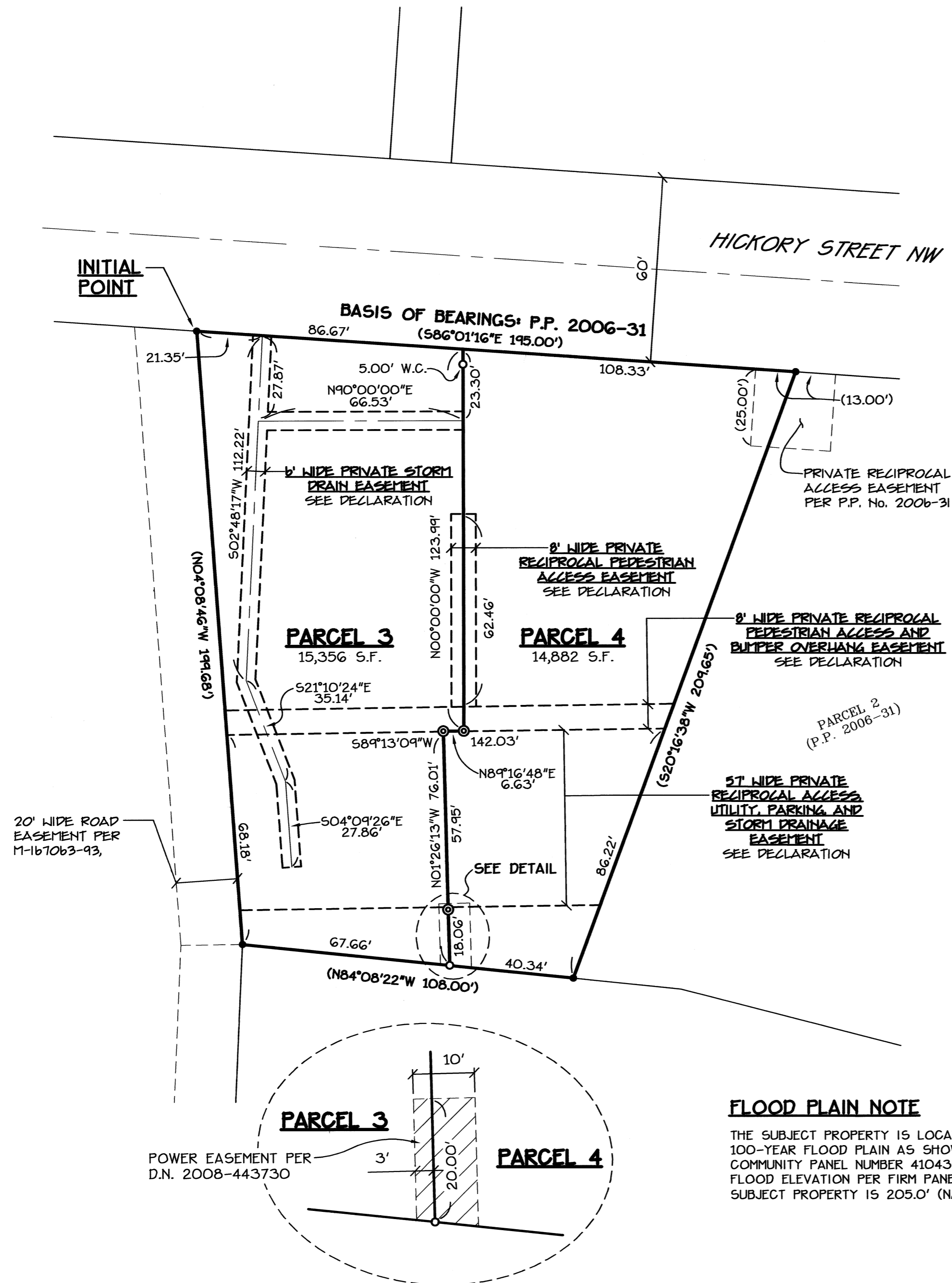


PARTITION PLAT No. 2011-009
 FOR
NORTHWOOD PROPERTIES
 A REPLAT OF PARCEL 1 OF
 PARTITION PLAT No. 2006-31
 LOCATED IN
 NW 1/4 SEC. 6, T. 11 S., R. 3W., W.M.,
 IN THE
 CITY OF ALBANY, BENTON COUNTY, OREGON
 JULY 6, 2011

CITY OF ALBANY CASE No. PA-09-10



LEGEND:

- FD 5/8" I.R. W/ YPC MARKED: "K+D ENGR. LS 1630", PER P.P. 2006-31
- SET 5/8" x 30" ROD W/YPC MARKED: "K+D ENGR. LS 1630"
- ⊙ SET 1" BRASS CAP MARKED: "K+D LS 1630"
- () RECORD DATA FROM P.P. 2006-31; SAME AS MEASURED
- FD FOUND
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- S.F. SQUARE FEET
- P.P. PARTITION PLAT
- W.C. WITNESS CORNER
- D.N. DOCUMENT NUMBER

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jack R. Burrell
 OREGON
 JULY 14, 1976
 JACK R. BURRELL
 1630

RENEWAL DATE 12/31/11

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

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

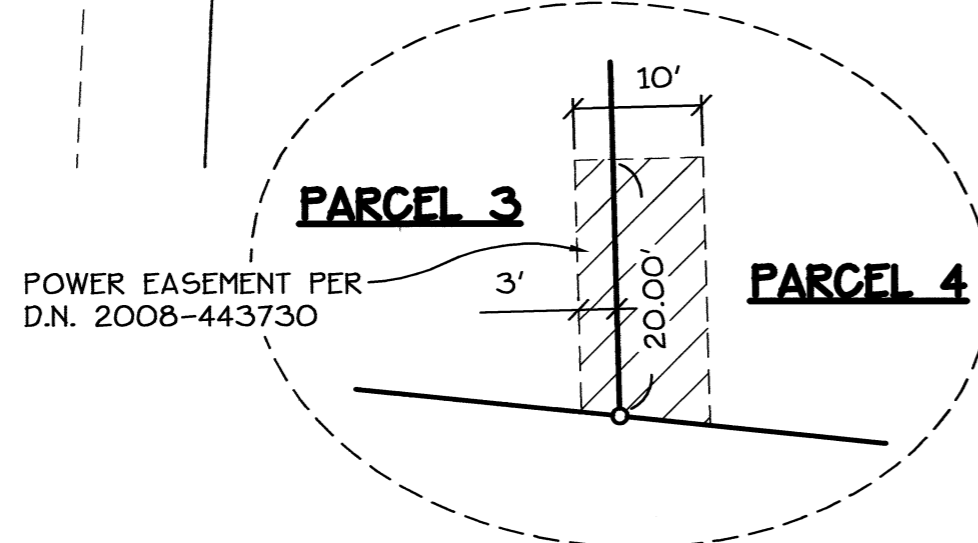
EASEMENTS OF RECORD:

THE FOLLOWING EASEMENTS ARE LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY LAND PARTITION REPORT No. 7109-1695910 (EFFECTIVE DATE JUNE 21, 2011). THESE EASEMENTS ARE NOT PRECISELY DESCRIBED AND ARE NOT SHOWN ON THE MAP. THESE EASEMENTS MAY AFFECT THE PROPERTY.

- 1.) MOUNTAIN STATES POWER COMPANY EASEMENT FOR ELECTRIC TRANSMISSION LINE PER BOOK 71, PAGE 471 OF BENTON COUNTY DEED RECORDS.
- 2.) MOUNTAIN STATES POWER COMPANY EASEMENT FOR ELECTRIC TRANSMISSION AND/OR ELECTRIC DISTRIBUTION SYSTEM PER BOOK 77, PAGE 566 OF BENTON COUNTY DEED RECORDS.
- 3.) MOUNTAIN STATES POWER COMPANY EASEMENT FOR POLES AND ANCHORS FOR POWER LINE EXTENSION PER BOOK 111, PAGE 544 OF BENTON COUNTY DEED RECORDS.
- 4.) PACIFIC POWER + LIGHT COMPANY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE PER BOOK 177, PAGE 531 OF BENTON COUNTY DEED RECORDS.

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM COMMUNITY PANEL NUMBER 41043C0213G. THE BASE FLOOD ELEVATION PER FIRM PANEL FOR THE SUBJECT PROPERTY IS 205.0' (NAVD '88).



EASEMENT DETAIL
 NOT TO SCALE



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

PARTITION PLAT No. 2011-009
 FOR
NORTHWOOD PROPERTIES
 A REPLAT OF PARCEL 1 OF
 PARTITION PLAT No. 2006-31
 LOCATED IN
 NW 1/4 SEC. 6, T. 11 S., R. 3W., W.M.,
 IN THE
 CITY OF ALBANY, BENTON COUNTY, OREGON
 JULY 6, 2011

CITY OF ALBANY CASE No. PA-09-10

APPROVALS:

Boyd Hoff for Mark Shepard 8-16-11
 PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

David M. ... for Steve Byrne 8-16-11
 COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

Joe Martin 8-24-11
 BENTON COUNTY SURVEYOR DATE

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2010

BY: La WTR 8-24-11
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: Trick Shallow 8-24-11
 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

RECORDER'S STATEMENT:

STATE OF OREGON }
 COUNTY OF BENTON } s.s.

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT No. 2011-009, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2011-482040 ON THIS 25 DAY OF August, 2011 AT 2:03 O'CLOCK P.M.

BY: [Signature]
 BENTON COUNTY CLERK

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED REPLAT PER CITY OF ALBANY CASE No. PA-09-10.

BOUNDARY DETERMINATION:

THIS BOUNDARY WAS DETERMINED BY HOLDING FOUND MONUMENTS SET BY PARTITION PLAT No. 2006-31.

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 TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT No. 2006-31, A PARTITION OF RECORD IN BENTON COUNTY, OREGON. CONTAINING 30,238 S.F., MORE OR LESS.



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

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

RENEWAL DATE 12/31/11

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 PRACTICAL TO ITS CONDITION PRIOR TO SAID MAINTENANCE. THE BENEFITING OWNERS OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COST ASSOCIATED WITH THAT SPECIFIC EASEMENT.

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT NORTHWOOD PROPERTIES, AN OREGON LIMITED PARTNERSHIP 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 STATUES, CHAPTER 92.

THE FOLLOWING PRIVATE EASEMENTS ARE HEREBY DECLARED AND SUBJECT TO THE PRIVATE EASEMENT STATEMENT SHOWN ON THIS SHEET:

- 1.) A 6' WIDE PRIVATE STORM DRAIN EASEMENT OVER A PORTION OF PARCEL 3 FOR THE BENEFIT OF PARCEL 4.
- 2.) A 8' WIDE PRIVATE RECIPROCAL PEDESTRIAN ACCESS EASEMENT OVER PORTIONS OF PARCELS 3 AND 4 FOR THE BENEFIT OF PARCELS 3 AND 4.
- 3.) A 8' WIDE PRIVATE RECIPROCAL PEDESTRIAN ACCESS AND BUMPER OVERHANG EASEMENT OVER PORTIONS OF PARCELS 3 AND 4 FOR THE BENEFIT OF PARCELS 3 AND 4.
- 4.) A 57' WIDE PRIVATE RECIPROCAL ACCESS, UTILITY, PARKING, AND STORM DRAINAGE EASEMENT OVER PORTIONS OF PARCELS 3 AND 4 FOR THE BENEFIT OF PARCELS 3 AND 4.

BY: Tony Lewis
 TONY LEWIS, MEMBER
 NORTHWOOD PROPERTIES, AN OREGON LIMITED PARTNERSHIP

ACKNOWLEDGMENT:

STATE OF OREGON)
) ss
 COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THE 12th DAY OF August, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED TONY LEWIS AS A MEMBER OF NORTHWOOD PROPERTIES, AN OREGON LIMITED PARTNERSHIP, 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 IN BEHALF OF SAID PARTNERSHIP.

BY: Lori Stutzman
 NOTARY PUBLIC FOR OREGON (SIGNATURE)
 BY: Lori Stutzman
 NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: February 8, 2012
 MY COMMISSION No.: 423928