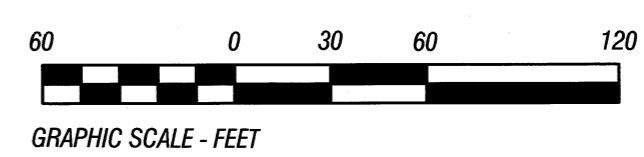


PARTITION PLAT NO. 2014 - 22
 for
TONY NOVA
 in the
SOUTHWEST 1/4 of SECTION 25,
TOWNSHIP 10 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN,
CITY OF ALBANY
BENTON COUNTY, OREGON
 SEPTEMBER 18, 2014
 SHEET 1 of 4

See SHEET 2 of 4 for FOUND MONUMENT LIST
 See SHEET 3 of 4 for Easements
 See SHEET 4 of 4 for NARRATIVE, APPROVALS,
 SURVEYORS CERTIFICATE, & DECLARATION

22 TO 23 N 89°41'22"W 16.50'
 21 TO 22 N 89°41'22"W 11.42'
 26 TO 21 S 89°41'22"E 513.78'
 (S 89°40'35"E)(485.85)K
 S 89°41'22"E 485.86'

- LEGEND**
-Found 5/8" iron rod - no cap - source stated in "FOUND MONUMENT LIST", or other monument & source as noted.
 - ⊙.....Found 3/4" iron Pipe per CS 3900
 -Found 1/2" iron rod per CS 5873
 - YPC.....Yellow Plastic Cap
 - YPC-1 ... stamped "NORTHSTAR PLS 1823"
 - YPC-2 ... stamped "K&D ENGR LS 1630"
 - YPC-3 ... stamped "K&D ENGR LS 58561"
 - YPC-4 ... stamped "DEA INC"
 -Set 5/8"x 30" rebar with red plastic cap, stamped "NORTHSTAR SURVEYING"
 - x.....Computed Position
 - CALC.....Calculated
 - R-O-W.....Right-of-way
 - I.P.....Iron Pipe
 - I.R.....Iron Rod
 - CHLNK.....Chain Link Fence
 - P.P.....Partition Plat No.
 - ().....Record data of, or computed from the following record data:
- | | | |
|------------------------------|----------------------|---------------------|
| A ... CS 3900 | B ... CS 5038 | C ... CS 5700 |
| D ... CS 5793 | E ... CS 5806 | F ... CS 5873 |
| G ... CS 6082 | H ... CS 6144 | I ... CS 6769 |
| J ... CS 7696 | K ... CS 10106 | L ... P.P. 2006-021 |
| M ... P.P. 2006-043 | N ... St. James Est. | |
| O ... Hardcopy 10-4 #16 | P ... CS 5294 | |
| Q ... Deed 2014-518454 | R ... Bloom Est. | |
| S ... Deed Book 77, Page 619 | | |
- Ⓐ..... Road Dedication = 446 sqft.
 - Ⓑ..... Road Dedication = 675 sqft.
 - Ⓒ or Ⓓ..... Position of found, or calculated, monument per FOUND MONUMENT LIST



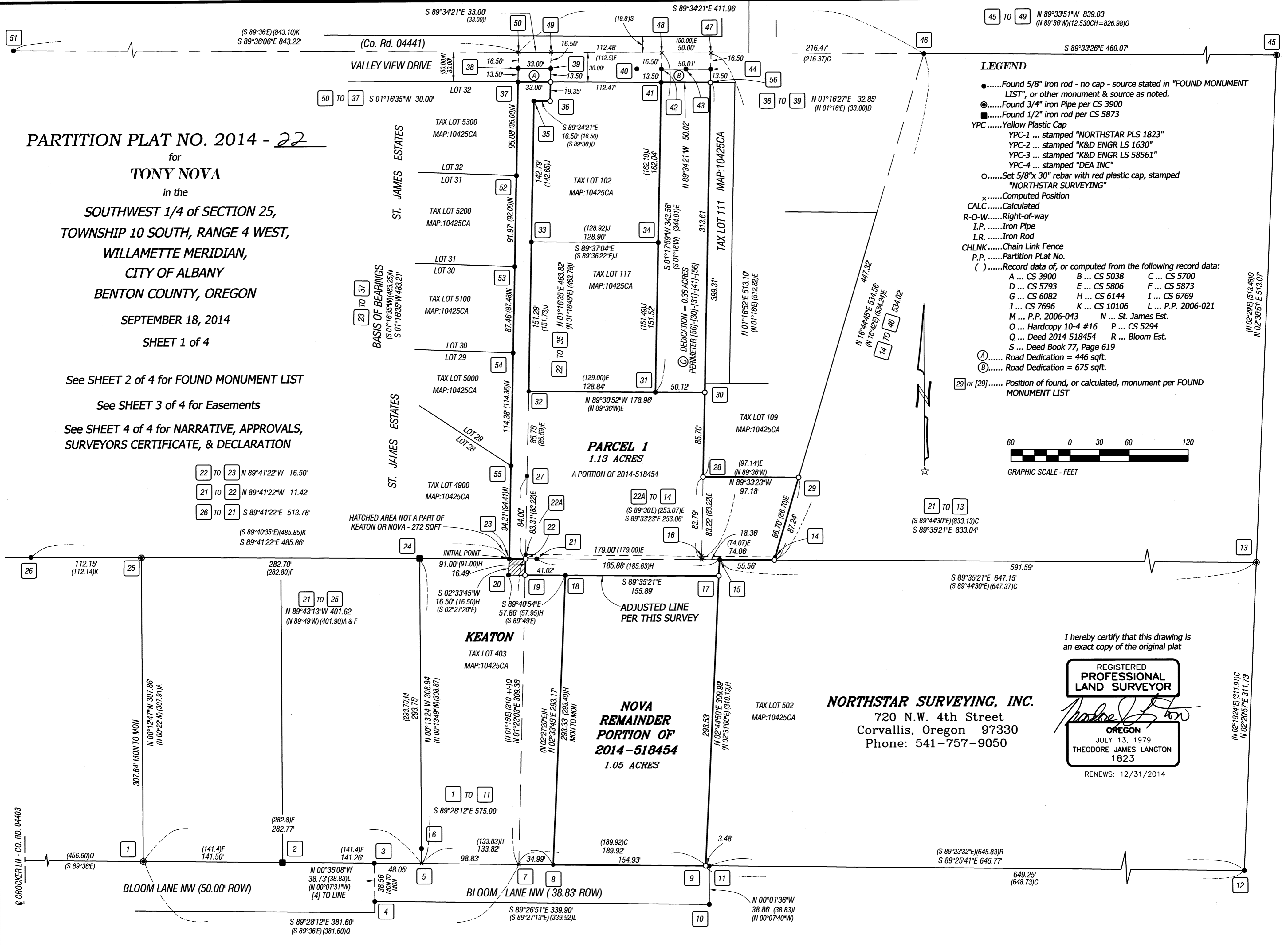
I hereby certify that this drawing is an exact copy of the original plat

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore James Langton
 OREGON
 JULY 13, 1979
 THEODORE JAMES LANGTON
 1823

RENEWS: 12/31/2014

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



(N 02°29'E) (513.48)O
 (N 02°30'51"E) 513.07'

(N 02°18'24"E) (311.91)C
 (N 02°20'57"E) 311.73'

PARTITION PLAT NO. 2014 - 22

for TONY NOVA

in the SOUTHWEST 1/4 of SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF ALBANY BENTON COUNTY, OREGON

SEPTEMBER 18, 2014

SHEET 2 of 4

I hereby certify that this drawing is an exact copy of the original plat.



NORTHSTAR SURVEYING, INC.

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

FOUND MONUMENT LIST

- [1] FOUND 3/4" I.P. (A) DOWN 0.20' - NO FENCE - SW CORNER M-30894 - CALLED 456.60'E OF CROCKER LANE CENTERLINE - HELD
[2] FOUND 1/2" I.R. (F) DOWN 0.10' - NO FENCE - ON LINE [1] TO [11]
[3] FOUND 5/8" I.R. (K) YPC-3 BENT - TIED SPIN HOLE - 0.17'S OF LINE [1] TO [11]
[4] FOUND 5/8" I.R. (K) YPC-2 - FLUSH - ON SOUTH R-O-W LINE BLOOM LN
[5] RECORD 1/2" I.R. (C) GONE - CALC ON LINE [1] TO [11] AND PROJECTION OF LINE [24] TO [6] - ON R-O-W PER (C). POINT IS
[6] FOUND 5/8" I.R. (M) YPC-2 - FLUSH
[7] NO MONUMENT FOUND - CALC SW CORNER M-44407 PER DEED AT 838.20' FROM CROCKER LANE CENTERLINE - ASSUMED THAT [1] IS AT 456.60' FROM SAID CENTERLINE PER M-30894 - POINT IS ALSO ON LINE [1] TO [11].
[8] FOUND 5/8" I.R. (H) FLUSH - LIES S 02°33'45"W 0.15' FROM INTERSECTED POSITION [1] TO [11] & [8] TO [18] - SSW CORNER PARCEL 2 ON 2014-518454.
[9] SE CORNER PARCEL 2 ON 2014-518454 - MONUMENT FROM (C) GONE - PER DEED THE POSITION CALC AT 189.92' FROM [7].
[10] FOUND 5/8" I.R. (K) YPC-3 - SE CORNER BLOOM LANE R-O-W.
[11] FOUND 5/8" I.R. (K) YPC-3 - NE CORNER BLOOM LANE R-O-W - HELD
[12] FOUND 5/8" I.R. (C) - SE CORNER M-36291 PER (C) - UP 0.10' - 9' WEST OF OLD FENCE POST.
[13] FOUND 3/4" I.P. (O) & (C) - UP 0.20 - 9' WEST OF FENCE CORNER - NE CORNER M-36291 & SE CORNER DEED BK 191, PAGE 61.
[14] FOUND 5/8" I.R. (B) FLUSH - LIES 2.8' WEST OF BPA POWERLINE R-O-W FENCE - PER (B) THIS WAS SET ON SOUTH LINE OF DEED BK 191, PAGE 61. I FOUND IT NOT TO LIE ON SAID LINE. I HOLD IT TO BE ON THE BPA R-O-W & INTERSECTED LINES [21] TO [13] WITH [46] TO [14] - CALC POSITION LIES S 16°44'45"W 0.55'.
[15] FOUND 5/8" I.R. (C) DOWN 0.2' - 0.7' NE TO FENCE CORNER - NE CORNER M-44407 & SAID PARCEL 2 OF 2014-518454 - ON DEED LINE [21] TO [13].
[16] NO MONUMENT FOUND FROM (E) - HELD LINE [22A] TO [14] & DEED DISTANCE OF 179.00' FROM [22A] - POSITION LIES N 01°16'52"E 0.57' FROM LINE [21] TO [13].
[17] NEW CORNER - INTERSECTED LINE FROM [18] PARALLEL WITH LINE [21] TO [13] & LINE [15] TO [9].
[18] FOUND 5/8" I.R. (H) FLUSH - 0.8' NE OF FENCE CORNER - NE CORNER 2010-470351 & INTERIOR CORNER SAID PARCEL 2.
[19] NEW MONUMENT AT SAID PARCEL 2 CORNER AT THE INTERSECTION OF LINES [18] TO [20] WITH THE WEST LINE OF M-44407 BETWEEN [22] TO [7].
[20] FOUND 5/8" I.R. (H) FLUSH - 0.7' NE CORNER OF CHAIN LINK FENCE CORNER - INTERIOR ANGLE CORNER OF SAID DEED 2010-470351.
[21] FOUND 3/4" I.R. WITH TRIANGULAR SHAFT (O) (FIELD BOOK 25, PAGE 67) AT THE SW CORNER OF DEED BOOK 191, PAGE 61, ALSO CONFIRMED AS SUCH PER SURVEYS (A)(P)(C)(F)(H) - ALSO WOULD BE SE OF DEED BOOK 179, PAGE 514. - HELD
[22] CALC NW CORNER SAID PARCEL 2, ALSO SW CORNER PARCEL 3 OF SAID 2014-518454 - ON LINE [21] TO [26] WITH A LINE 16.5' OFFSET FROM THE LINE [37] TO [23].
[22A] FOUND 5/8" I.R. (B) DOWN 0.1' - NO FENCE - ASSUMED TO BE THE SW CORNER OF DEED BOOK 191, PAGE 61 - USED AS SAID CORNER FOR MANY SURVEYS BETWEEN MAY 1970 TO PRESENT - LIES N 03°20'11"W 0.69' FROM POSITION [22].
[23] FOUND 5/8" I.R. (H) FLUSH - 0.9' NE TO CORNER OF CHLNK FENCE SOUTH & WEST AND 0.9' SE TO CORNER OF WOOD FENCE NORTH & WEST - CORNER OF LOT 28 ST. JAMES ESTATES - ON LINE [21] TO [26] - HELD
[24] 1/2" I.R. (F) FLUSH - AT CORNER CHAIN LINK FENCE EAST AND SOUTH, AND ALSO A WOOD FENCE EAST-WEST & NORTH - ON LINE [21] TO [26] - NW CORNER OF 2010-470351 AND NE CORNER OF PARCEL 3, PARTITION PLAT 2006-043.
[25] FOUND 3/4" I.P. (A) DOWN 0.1' - 0.5' S OF EAST-WEST WOOD FENCE - TRUE NW CORNER OF PARCEL 3, PARTITION PLAT 2008-03, WHICH IS ON THE LINE [21] TO [26], LIES N 00°12'47"W 0.22'.
[26] FOUND 5/8" I.R. (I) DOWN 0.1' - 0.5' S OF SAID WOOD FENCE - HELD BY (K) TO ESTABLISH THE SOUTH LINE OF (N) - HELD

FOUND MONUMENT LIST

- [27] FOUND 5/8" I.R. (E) FLUSH - 3' W OF POWER POLE - ON LINE [22] TO [35].
[28] CALC NW CORNER OF PARCEL 4 OF 2014-518454 ON LINE [16] TO [44] AT THE DEED DISTANCE OF 83.22' FROM POSITION [16] PER (E).
[29] CALC NE CORNER OF PARCEL 4 OF DEED 2014-518454 ON LINE [14] TO [46] & ON LINE PARALLEL TO LINE [22A] TO [14] PER (E).
[30] CALC NEW CORNER ON PROJECTION OF THE LINE [32] TO [31] & ON LINE [16] TO [44].
[31] FOUND 5/8" I.R. (E) UP 0.5' - NO FENCE - HELD
[32] FOUND 5/8" I.R. (E) BENT & UNABLE TO STRAIGHTEN - IN NORTH-SOUTH FENCE LINE - LIES N 89°30'52"W 0.13' FROM TRUE CORNER ON A LINE 16.5' OFFSET FROM THE LINE [37] TO [23] - SW CORNER M263566-99.
[33] FOUND 5/8" I.R. (J) IN NORTH-SOUTH FENCE LINE - ROD IS BENT SO TIE SPIN HOLE - LIES N 89°37'04"W 0.06' FROM TRUE CORNER ON A LINE 16.5' OFFSET FROM THE LINE [37] TO [23] - NE CORNER M263566-99 & SW CORNER M147628-92.
[34] FOUND 5/8" I.R. (J) DOWN 0.2' - NO FENCES - NW CORNER M263566-99 & SE CORNER M147628-92 - ON LINE [31] TO [48].
[35] FOUND 5/8" I.R. (B) FLUSH - IN NORTH-SOUTH FENCE LINE - LIES ON A LINE 16.5' OFFSET FROM THE LINE [37] TO [23] - HELD
[36] RECORD MONUMENT PER (B) GONE - CALC POSITION AT 16.50' ON A LINE PARALLEL TO THE VALLEY VIEW DR. CENTERLINE PER M147627-92.
[37] FOUND 5/8" I.R. (I) DOWN 0.3' - 0.6' E OF NORTH-SOUTH WOOD FENCE - NE CORNER LOT 32, ST. JAMES ESTATES - HELD
[38] FOUND 5/8" I.R. WITH 1.5" K & D ALUMINUM CAP IN ASPHALT - UNKNOWN ORIGIN - THE RECORD SHOWS A PLAIN 5/8" I.R. - LIES N 62°14'22"W 0.08' FROM CALC POSITION AT N 01°16'35"E 13.50' FROM [37].
[39] FOUND 5/8" I.R. (D) DOWN 0.5' - 2.3' S OF EAST-WEST FENCE LINE - LIES ON LINE [49] TO [36] 16.45' FROM [49].
[40] FOUND 5/8" I.R. (F) DOWN 0.2' - NO FENCES - LIES N 89°46'11"W 25.01' FROM [42].
[41] FOUND 5/8" I.R. YPC-1 (J) DOWN 0.5' - NO FENCES - LIES ON LINE [48] TO [41] 29.91' FROM VALLEY VIEW CENTERLINE POSITION [48] - THE ACTUAL R-O-W IS AT 30.00' FROM [48].
[42] FOUND 5/8" I.R. (E) DOWN 0.1' - NO FENCES - ON LINE [48] TO [41] - 16.33' FROM [48].
[43] FOUND 5/8" I.R. (E) DOWN 0.2' - NO FENCES - LIES S 89°21'12"E 25.04' FROM [42].
[44] FOUND 5/8" I.R. (E) DOWN 0.2' - IN ASPHALT OF MICHAEL LN. - ON LINE [47] TO [16], 16.45' FROM [47].
[45] FOUND 3/4" I.P. (O) STICKS UP 0.4' AND HAS FITTING SCREWED TO TOP - HELD
[46] FOUND 5/8" I.R. (B) 0.4' S OF EAST-WEST FENCE - USED BY A NUMBER OF SURVEYS AS ON THE EAST-WEST PROJECTION OF THE VALLEY VIEW CENTERLINE - SEE (D)(E)(G) - HELD
[47] NE CORNER PARCEL 3, 2014-518454 - CALC TO BE AT INTERSECTION OF LINE [50] TO [46] WITH LINE [16] TO [44].
[48] NW CORNER PARCEL 3, 2014-518454 - CALC TO BE ON LINE [46] TO [50] 50.00' FROM [47].
[49] NE CORNER PARCEL 1, 2014-518454 - CALC TO BE ON LINE [50] TO [46] 33.00 FEET FROM [50].
[50] NW CORNER PARCEL 1, 2014-518454 - CALC TO BE CENTERLINE OF 60' R-O-W ON PROJECTION OF EAST LINE OF (N) PER MONUMENTS [23] TO [37] - HELD
[51] FOUND 5/8" I.R. YPC-4 IN MONUMENT BOX - AT INTERSECTION OF VALLEY VIEW DR. AND CROCKER LN. - HELD
[52] FOUND 5/8" I.R. YPC-3 (N) FLUSH - ON LINE [23] TO [37] - 0.6' E OF NORTH-SOUTH WOOD FENCE.
[53] FOUND 5/8" I.R. YPC-3 (N) FLUSH - ON LINE [23] TO [37] - 0.6' E OF NORTH-SOUTH WOOD FENCE.
[54] FOUND 5/8" I.R. YPC-3 (N) FLUSH - ON LINE [23] TO [37] - 0.6' E OF NORTH-SOUTH WOOD FENCE.
[55] FOUND 5/8" I.R. YPC-3 (N) FLUSH - ON LINE [23] TO [37] - 0.6' E OF NORTH-SOUTH WOOD FENCE.
[56] CALC CORNER ON R-O-W 30.00' FROM [47] & ON LINE [47] TO [16].

PARTITION PLAT NO. 2014 - 22

for TONY NOVA in the SOUTHWEST 1/4 of SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF ALBANY BENTON COUNTY, OREGON

SEPTEMBER 18, 2014 SHEET 3 of 4

I hereby certify that this drawing is an exact copy of the original plat.

REGISTERED PROFESSIONAL LAND SURVEYOR

Handwritten signature of Theodore James Langton

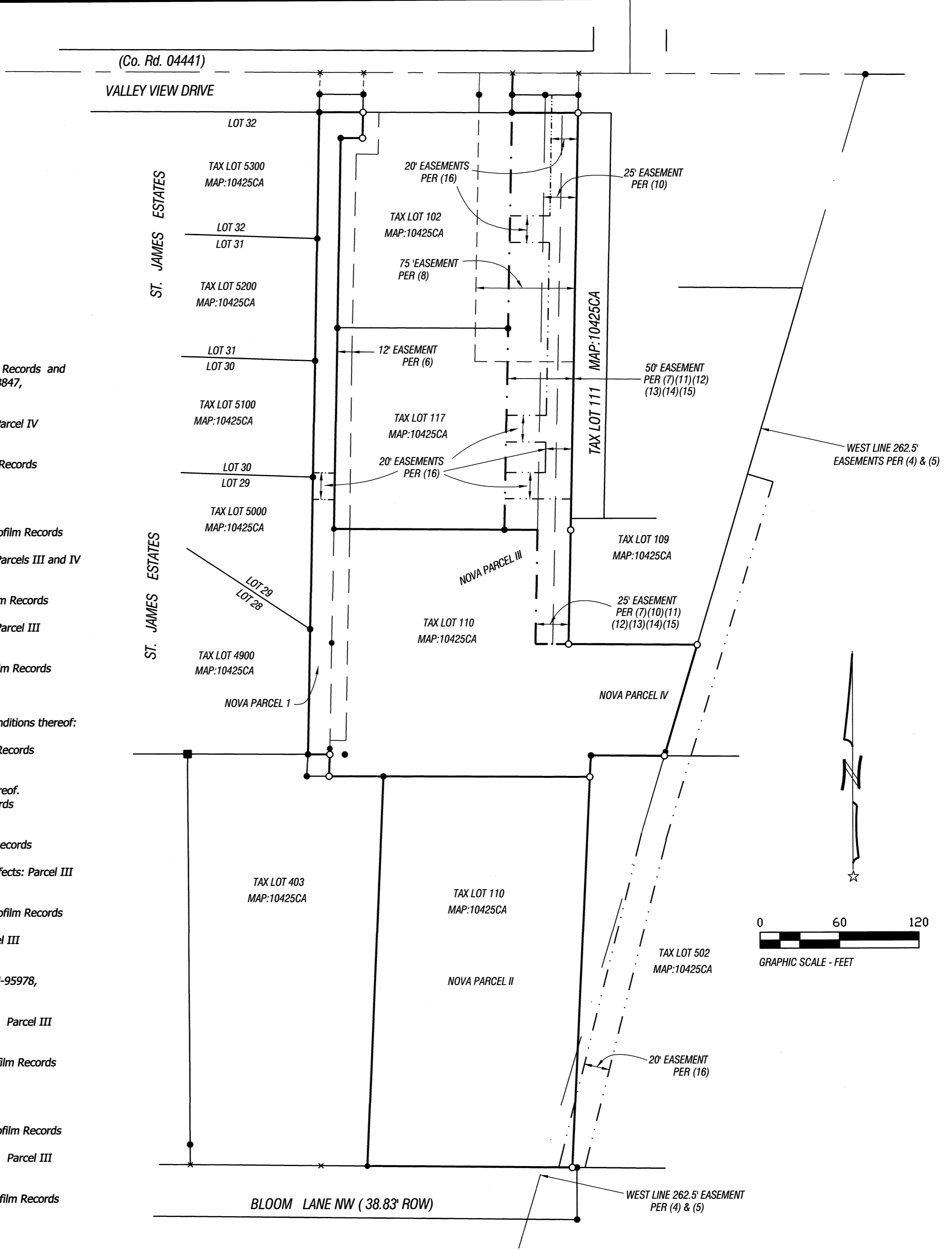
OREGON JULY 13, 1979 THEODORE JAMES LANGTON 1823

RENEWS: 12/31/2014

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

EASEMENTS

- (4) Easement, including terms and provisions contained therein: Recording Information: July 14, 1969, M-14315, Microfilm Records and corrected by instrument recorded June 04, 1970, M-18847, Microfilm Records In Favor of: United States of America For: electric power transmission structures Affects: Parcel IV
(5) Easement, including terms and provisions contained therein: Recording Information: June 01, 1970, M-18783, Microfilm Records In Favor of: United States of America For: transmission line Affects: Parcel IV
(6) Easement, including terms and provisions contained therein: Recording Information: December 14, 1970, M-22097, Microfilm Records In Favor of: Pacific Power & Light Company, a corporation For: electric transmission and distribution lines Affects: Parcels III and IV
(7) Easement, including terms and provisions contained therein: Recording Information: August 30, 1972, M-34710, Microfilm Records In Favor of: Adjacent property owners For: road, utility and reasonable landscaping Affects: Parcel III
(8) Easement, including terms and provisions contained therein: Recording Information: February 7, 1975, M-53711, Microfilm Records In Favor of: Adjacent property owners For: roadway Affects: Parcel III
(9) Easement and maintenance Agreement and the terms and conditions thereof: Between: John G. Hagerty et ux And: Jessie Parker Recording Information: July 11, 1975, M-57356, Microfilm Records NOT A PART OF THIS PARTITION
(10) Easement and Agreement, including terms and provisions thereof. Recorded: November 10, 1975, M-60848, Microfilm Records
(11) Easement, including terms and provisions contained therein: Recording Information: April 19, 1976, M-64836, Microfilm Records In Favor of: Adjacent property owners For: Road, utility and reasonable landscaping purposes Affects: Parcel III
(12) Easement, including terms and provisions contained therein: Recording Information: September 22, 1977, M-85362, Microfilm Records In Favor of: Adjacent property owners For: ingress, egress and landscaping Affects: Parcel III
(13) Easement, including terms and provisions contained therein: Recording Information: September 29, 1977, M-85623 and M-95978, Microfilm Records In Favor of: Adjacent property owners For: road, utility and reasonable landscaping Affects: Parcel III
(14) Easement, including terms and provisions contained therein: Recording Information: March 02, 1983, M-45820-83, Microfilm Records In Favor of: North Albany County Service District For: water line Affects: Parcel III
(15) Easement, including terms and provisions contained therein: Recording Information: October 29, 1984, M-62321-84, Microfilm Records In Favor of: Adjacent property owners For: road, utility and reasonable landscaping Affects: Parcel III
(16) Easement, including terms and provisions contained therein: Recording Information: June 10, 1992, M-149542-92, Microfilm Records In Favor of: City of Albany For: public utilities Affects: All Parcels



2014-027

NARRATIVE

The purpose of this survey is to reform the tracts conveyed to Tony Nova per Instrument No. 2014-518454 per City of Albany Decision PA-03-14. There are four separate tracts described in said document. The north line of "Parcel 2" is to be moved southerly and the resultant property to the north will become a one Parcel partition. As a part of this action the eastern 50 feet, adjacent to Tax Lots 102 and 117 will be dedicated as a public street right-of-way. Also there is to be a dedication of Areas (A) and (B) to become part of the Valley View Dr. NW right-of-way.

I need to also refer to the "FOUND MONUMENT LIST" as a part of this Narrative. There are a number of survey issues relative to Mr. Nova's property. As much as possible I have tried to hold to monuments that have had long term occupation usage. The original lands in this area were apparently created and conveyed by survey work done circa 1921 by the County Surveyor W.C. Galloway per Hardcopy 10-4 #16. The subsequent conveyances to the south of the East/West centerline of Section 25 have used measurements from that survey. Monuments [13], [21], and [45] are from the Galloway survey.

In 1964, CS 3900 found and used Galloway monuments [13] and [21], and also set [25], which defined the south lines of two deeds; Book 178, Page 514 and Book 191, Page 61. The described southwest corner of said 191/61 and the southeast of said 178/514 is the triangular rod at [21], which formed a slight angle in the line as shown. Then in 1970, CS 5038 set monuments [14], [22A], [35], and [46]. CS 5038 shows the monument at [22A] as the "SW Corner 191/61", which would not be true as stated above. It appears that said survey found [13], but it does not show that it found and used [21]. Several subsequent surveys: CS 5294, CS 5700, CS 5873, and CS 6144 appear to have discovered that the CS 5038 south line monuments were not on the deed line [13] to [21]. The problem occurs when other subsequent surveys: CS 5793, CS 5806, and CS 6082 held to the monuments set for CS 5038. Also I contend that there was an approximate 12 foot blunder, East & West, in the CS 5038 decisions relative to the Galloway survey. Now because of long term usage and other decisions that I am not privy to that 12 feet has been absorbed into portions of Tax Lots 102, 117, and 110. I feel that it would be impossible to challenge the lines of occupation that have held to said surveys that were based upon CS 5038.

CS 6144 held the Galloway south line to set the North/South position of [23], and it appears that [22A] was used to control the East/West position. Then CS 6769 held monuments from CS 5038 and CS 6144 to define the east line of the tract that is now St. James Estates. As much as possible I have held said Galloway line. In several cases I decided to project through existing monuments to the Galloway line to honor some of these other surveys as discussed above.

Bloom Lane appears to have originally been surveyed per CS 3900, which, as said, was based upon said Galloway monuments. Subsequent surveys of the Bloom Lane right-of-way have held to this survey and some have not. My measurements did not find any great discrepancies in said right-of way determinations, so again I feel that it is best to try to not create additional occupation problems.

Along the north the location of the Valley View Drive right-of-way has some survey discrepancies over the years. I visited with the County Surveyor to follow how said right-of-way was originally created, so that I could be reasonably sure that new dedications do not create future problems. I held the right-of-way lines established for St. James Estates to calculate the centerline position at [50]. Going East from there I held the CS 5038 monument at [46], which appeared to have been held for a number of other right-of-way determinations.

Now with regards to "Parcel 2", on Instrument No. 2014-518454, the foundational tract was first described in 1973 per M-44407. Said tract is shown on CS 5700, with its easterly line monumented thereon. CS 6144 also held said CS 5700 monuments at positions [9] & [15]. The CS 5700 monument at [9] is now gone, but has been replaced as shown here on. Said "Parcel 2" describes said boundary of M-44407, and then excerpts from it an overlapping portion of a tract that is now a separate tract conveyed to Christopher Keaton per Instrument No. 2010-470351. CS 6144 surveyed said 0.98 acre tract. Adjacent to its east line it shows a 1.13 acre tract that should be the resultant portion of said "Parcel 2", and is thought to be so per the current County Assessor maps. By my reading of these descriptions I do not agree that the hatched portion surrounded by [22], [19], [20], and [23] is part of the Nova or Keaton properties. I have therefore not included it within the boundary of my survey.

I hereby certify that this drawing is an exact copy of the original plat



OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

RENEWS: 12/31/2014

NORTHSTAR SURVEYING, INC.

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

DECLARATION

Know all persons by these presents that TONY NOVA 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 Partitioned into Parcels as shown on the accompanying map.

I hereby dedicate to public use forever for street purposes the strips of land labeled "(A), (B), and (C) DEDICATION".

Tony Nova

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

Signed and attested before me on this 24th day of October, 2014, by Tony Nova.

Linda K. Vehrs printed name

Notary Public - State of Oregon
Commission No. 474374
My Commission Expires December 19, 2016

We, Daniel R. Borg and Rebekah J. Borg, Trustees of the Borg Family Trust, as beneficiaries under that trust deed recorded as Instrument No. 2014-521284, Deed Records of Benton County, Oregon, do hereby agree to the partitioning of the subject property, and to the above stated "DECLARATION".

Daniel R. Borg, Trustee
State of Oregon)
County of Linn) ss

Rebekah J. Borg, Trustee

Signed and attested before me on this 24 day of October, 2014, by Daniell R. Borg and Rebekah J. Borg.

Theresa Ann Markham printed name

Notary Public - State of Oregon
Commission No. 927449
My Commission Expires 4.22.18

SURVEYOR'S CERTIFICATE

All of Parcels I, III, and IV, together with a portion of Parcel II of that certain tract conveyed to Tony Nova per Instrument No. 2014-518454, Benton County Deed Records, lying in the Southwest 1/4 of Section 25, Township 10 South, Range 4 West, Willamette Meridian, City of Albany, Benton County, Oregon, and being more described as follows:

Beginning at a 5/8" iron rod at the southwest corner of said Parcel I, also being the southeast corner of Lot 28, St. James Estates, a subdivision in said County and State; thence along the east line of said subdivision, N 01°16'35" E 483.21 feet to a 5/8" iron rod at the northeast corner of Lot 32, said subdivision; thence continuing N 01°16'35" E 13.50 feet to the south right-of-way line of Valley View Drive (County Road No. 04441); thence along said right-of-way line S 89°34'21" E 33.00 feet to the east line of said Parcel I; thence along said east line S 01°16'27" W 32.85 feet to a 5/8" iron rod; thence N 89°34'21" W 16.50 feet to a 5/8" iron rod at the westerly-northwest corner of that tract conveyed to John S. and Judy B. Fowlkes per M147627-92, said Deed Records; thence along the Fowlkes west line S 01°16'35" W 142.79 feet to a 5/8" iron rod at the southwest corner thereof, being also the northwest corner of that tract conveyed to Christopher S. and Nicole A. Thompson per M263566-99, said Deed Records; thence along the Thompson west line S 01°16'35" W 151.29 feet to the southwest corner thereof, being also the westerly-northwest corner of said Nova Parcel III, and lying S 89°30'52"E 0.13 feet from a 5/8" iron rod; thence along the common line of said Parcel III, S 89°30'52"E 128.84 feet to a 5/8" iron rod at the Thompson southwest corner; thence continuing along said common line, N 01°17'59"E 151.52 feet to a 5/8" iron rod at the Thompson northeast corner, being also the southeast corner of said Fowlkes tract; thence along the line common to said Parcel III and said Fowlkes tract, N 01°17'59"E 162.04 feet to the Fowlkes northeast corner; thence continuing N 01°17'59"E 13.50 feet to said south right-of-way line of Valley View Drive; thence along said right-of-way line S 89°34'21"E 50.01 feet to said Parcel III east line; thence along said east line, S 01°16'52"W 412.81 to a 5/8" iron rod at the northwest corner of said Nova Parcel IV; thence along the Parcel IV north line, S 89°33'23"E 97.18 feet to a 5/8" iron rod at the northeast corner thereof; thence along the Parcel IV easterly line, S 16°44'45"W 87.24 feet to a 5/8" iron rod at the southeast corner thereof, lying also on the north line of that tract conveyed to Marvin Lowell and Marsha L. Black per Instrument No. 2013-501687, said Deed Records; thence along the common to said Parcel IV south line, and the Black north line, N 89°35'21"W 55.56 feet to a 5/8" iron rod at the Black northwest corner, being also the northeast corner of said Nova Parcel II; thence along the common line thereof, S 02°44'50"W 16.46 feet to a 5/8" iron rod; thence leaving said common line, N 89°35'21"W 155.89 feet to a 5/8" iron rod on the Parcel II westerly line, and at the northeast corner of that tract conveyed to Christopher M. Keaton per Instrument No. 2010-470351, said Deed Records; thence along the common line between said Parcel II and Keaton tracts, N 89°40'54"W 41.02 feet to a 5/8" iron rod; thence leaving said Keaton line, and continuing along said Nova Parcel II westerly line, N 01°23'03"E 16.49 feet to 5/8" iron rod at the northwest corner thereof, and also the southeast corner of said Parcel I; thence N89°41'22"W 16.50 feet to the point of beginning; containing 1.51 acres, more or less.

APPROVALS PA -03-14

Robert Richardson 10-27-14
Albany Community Development Director date

Brandon J. Hoffmann for Mark Shepard 10-27-14
Albany Public Works Director date

Jon Madia 10-30-14
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2015.

by
Jami Richardson 10-28-14
Director, Benton County Dept. of Assessment date

by
Rebecca V. Swenson 10-28-14
For Director, Benton County Department of Finance, Auditing & Tax Collection date

State of Oregon)
County of Benton)

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2014-022 in the Benton County Deed Records as Document No. 2014-524806, on this 30 day of October, 2014, at 11:44 o'clock AM

by
Notary Public
Benton County Clerk

PARTITION PLAT NO. 2014 - 22

for
TONY NOVA
in the
SOUTHWEST 1/4 of SECTION 25,
TOWNSHIP 10 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN,
CITY OF ALBANY
BENTON COUNTY, OREGON

SEPTEMBER 18, 2014

DRAWING NUMBER
2014-22

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

1/4

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

1/4

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

2014-22

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

PARTITION PLAT NO. 2014 - 22

for
TONY NOVA

in the
**SOUTHWEST 1/4 of SECTION 25,
TOWNSHIP 10 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN,
CITY OF ALBANY
BENTON COUNTY, OREGON**

SEPTEMBER 18, 2014

SHEET 1 of 4

See SHEET 2 of 4 for FOUND MONUMENT LIST

See SHEET 3 of 4 for Easements

See SHEET 4 of 4 for NARRATIVE, APPROVALS,
SURVEYORS CERTIFICATE, & DECLARATION

22 TO 23 N 89°41'22"W 16.50'
21 TO 22 N 89°41'22"W 11.42'
26 TO 21 S 89°41'22"E 513.78'
(S 89°40'35"E) (485.85)K
S 89°41'22"E 485.86'

21 TO 25
N 89°43'13"W 401.62'
(N 89°49'W) (401.90)A & F

KEATON

TAX LOT 403
MAP:10425CA

**NOVA
REMAINDER
PORTION OF
2014-518454
1.05 ACRES**

NORTHSTAR SURVEYING, INC.

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

I hereby certify that this drawing is
an exact copy of the original plat

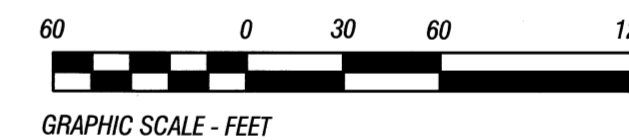
REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Theodore James Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

RENEWS: 12/31/2014

LEGEND

- Found 5/8" iron rod - no cap - source stated in "FOUND MONUMENT LIST", or other monument & source as noted.
- ⊙ Found 3/4" iron pipe per CS 3900
- Found 1/2" iron rod per CS 5873
- YPC Yellow Plastic Cap
- YPC-1 stamped "NORTHSTAR PLS 1823"
- YPC-2 stamped "K&D ENGR LS 1630"
- YPC-3 stamped "K&D ENGR LS 58561"
- YPC-4 stamped "DEA INC"
- Set 5/8"x 30" rebar with red plastic cap, stamped "NORTHSTAR SURVEYING"
- x Computed Position
- CALC Calculated
- R-O-W Right-of-way
- I.P. Iron Pipe
- I.R. Iron Rod
- CHLNK Chain Link Fence
- P.P. Partition Plat No.
- () Record data of, or computed from the following record data:
 - A ... CS 3900 B ... CS 5038 C ... CS 5700
 - D ... CS 5793 E ... CS 5806 F ... CS 5873
 - G ... CS 6082 H ... CS 6144 I ... CS 6769
 - J ... CS 7696 K ... CS 10106 L ... P.P. 2006-021
 - M ... P.P. 2006-043 N ... St. James Est.
 - O ... Hardcopy 10-4 #16 P ... CS 5294
 - Q ... Deed 2014-518454 R ... Bloom Est.
 - S ... Deed Book 77, Page 619
- Ⓐ Road Dedication = 446 sqft.
- Ⓑ Road Dedication = 675 sqft.
- Ⓒ or Ⓓ Position of found, or calculated, monument per FOUND MONUMENT LIST



GRAPHIC SCALE - FEET

2014-022