

2015-28

EXISTING BLANKET EASEMENT

THESE EASEMENTS ARE HEREBY DECLARED TO REMAIN IN AFFECT.

① A SHARED PRIVATE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCELS 11, 12, AND 13 THAT IS USED FOR VEHICULAR INGRESS AND EGRESS TO ANY OF THE OTHER SAID PARCELS AND TO ANY OF THE OTHER SAID PARCELS AND TO THE EXISTING PRIVATE ACCESS EASEMENTS REFERRED TO IN STATEMENTS 2 AND 3 ABOVE. THE LOCATION OF THE COMMON DRIVEWAYS MAY BE DETERMINED AFTER CONVEYANCE BY THE DECLARANT TO THE FUTURE OWNERS OF PARCELS 11, 12, AND 13. UPON THE CONVEYANCE BY THE DECLARANT OF ANY OF THE SAID PARCELS, AND AGREEMENT FOR A RECIPROCAL ACCESS EASEMENT SHALL BE RECORDED NOT PLOTTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 8 OF PARTITION PLAT 2008-18 AND PARCELS 9 AND 10 OF PARTITION PLAT 2010-07 AS APPROVED PER CITY OF ALBANY PLANNING FILE NO. RL-04-15.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOTS 6, 7, AND 8 OF PARTITION PLAT 2008-18.

WE FOUND ALL OF THE CORNERS OF PARCEL 8 OF PARTITION PLAT No. 08-18, AND PARCELS 9 & 10 OF PARTITION PLAT No. 10-07, THEY FIT THERE RECORD POSITIONS NICELY AND WERE HELD.

THE DESIGN OF THE NEW PROPERTY LINES ARE PER MY CLIENTS REQUEST.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HICKORY STATION LLC IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

Gary Davenport
GARY DAVENPORT
STATE OF OREGON)
S.S.
COUNTY OF BENTON)

SIGNED AND ATTESTED BEFORE ME ON THIS 4th DAY OF December, 2015 BY GARY DAVENPORT.

Linda K. Vehrs SIGNATURE OF NOTARY

Linda K. Vehrs PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 474374
MY COMMISSION EXPIRES Dec. 19, 2016

APPROVALS

Robert Richardson 12-7-15
ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE
Jason Williams for Jeff Blain 12-4-15
ALBANY PUBLIC WORKS DIRECTOR DATE
Joe Markie 12-11-15
BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2016.

BY *Jami Waddell* 12-10-15
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

J. J. J. J. 12-11-15
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION DATE

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 2015-28 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2015-53232 ON THIS 14 DAY OF December, 2015 AT 9:31 O'CLOCK AM

BY *David Lee Schlosser Jr.*
BENTON COUNTY CLERK

PARTITION PLAT No. 2015-28

for
HICKORY STATION LLC
A REPLAT OF PARCEL 9 & 10 OF
PARTITION PLAT 2010-07
AND PARCEL 8 OF PARTITION PLAT
2008-18
in
E 1/2 SECTION 1,
TOWNSHIP 11 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN
CITY OF ALBANY
BENTON COUNTY, OREGON
NOVEMBER 30, 2015

FOUND MONUMENT LIST:

- ① FD 5/8" IRON ROD W/YPC - CAP ILLEGABLE PER PARTITION PLAT No. 1994-63
- ② FD 5/8" IRON ROD W/NO CAP PER PARTITION PLAT No. 1994-63
- ③ FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 2395" PER PARTITION PLAT No. 1994-63
- ④ FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 1630" ORIGINAL DESTROYED AND WAS RESET ON PARTITION PLAT No. 2008-18
- ⑤ FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 1630" PER PARTITION PLAT No. 2008-18
- ⑥ FD 5/8" IRON ROD W/YPC - "COLE SURV LS 61341" PER PARTITION PLAT No. 2010-07

POST MONUMENTATION STATEMENT

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS MINOR LAND PARTITION WILL BE SET WITHIN 90 DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

David Lee Schlosser Jr.
DAVID LEE SCHLOSSER JR.

POST-MONUMENTATION WAS VERIFIED AS COMPLETE THE _____ DAY OF _____, 20____ AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT NO. 20_____.

LEGEND:

-FOUND AS NOTED
- ①FOUND MONUMENT LIST REFERENCE
-TO BE SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- PPPARTITION PLAT
- FDFOUND
- YPC ...YELLOW PLASTIC CAP
- ESMT ...EASEMENT
- ROW ...RIGHT-OF-WAY
- FUE ...FRANCHISE UTILITY EASEMENT
- PUEPUBLIC UTILITY EASEMENT
- BCDR ..BENTON COUNTY DEED RECORDS
- ().....RECORD DATA FROM
- (A)PARTITION PLAT No. 94-63
- (B)PARTITION PLAT No. 98-12
- (C)PARTITION PLAT No. 08-18
- (D)PARTITION PLAT No. 10-07

SURVEYOR'S CERTIFICATE

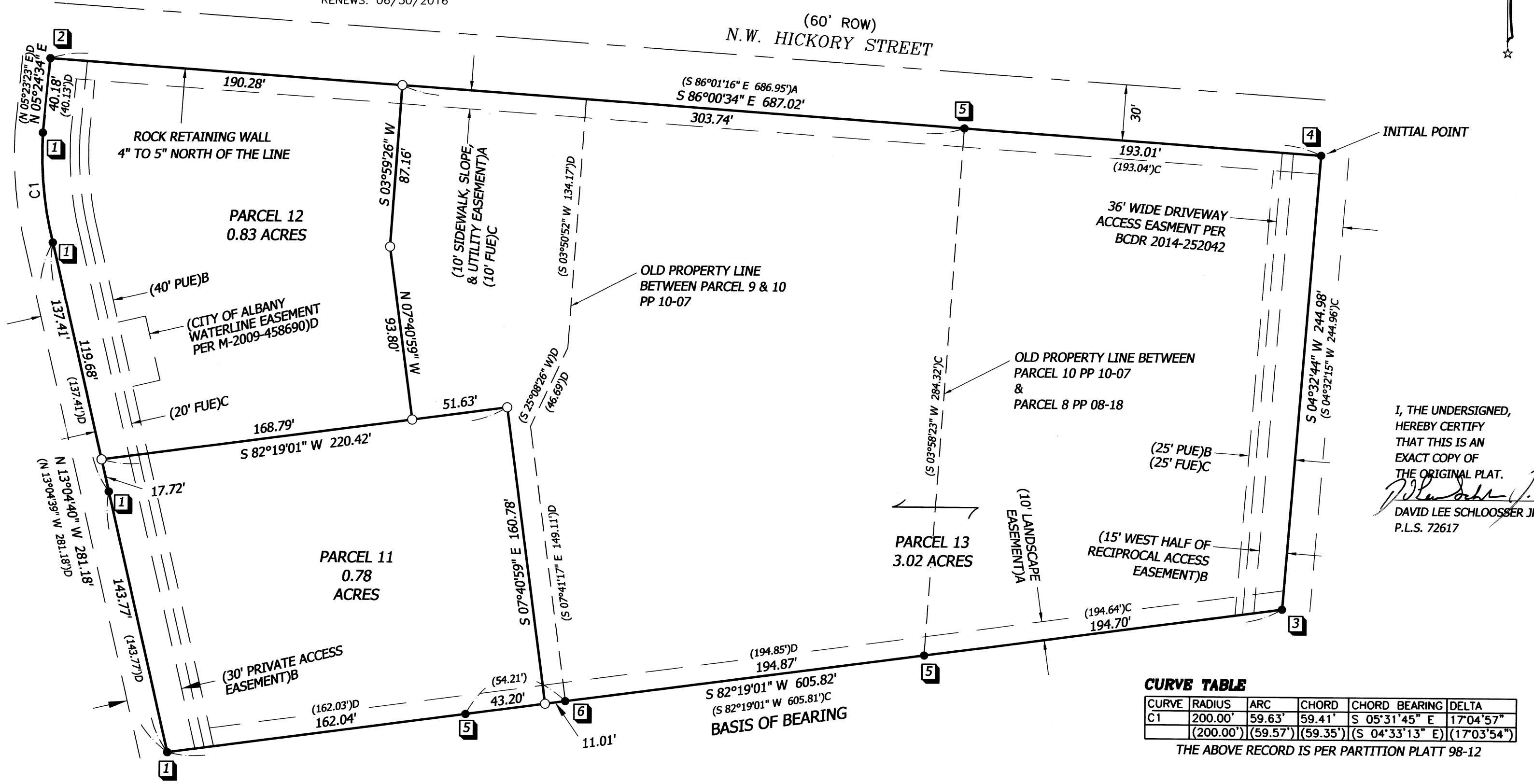
I, DAVID LEE SCHLOSSER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERNAL BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 9 AND PARCEL 10 OF PARTITION PLAT 2010-07 AND PARCEL 8 OF PARTITION PLAT 2008-18, A PARTITION PLAT OF RECORD IN THE CITY OF ALBANY, BENTON COUNTY, OREGON.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2016



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	200.00'	59.63'	59.41'	S 05°31'45" E	17°04'57"
	(200.00')	(59.57')	(59.35')	(S 04°33'13" E)	(17°03'54")

THE ABOVE RECORD IS PER PARTITION PLATT 98-12

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

DRAWING NUMBER
2015-28

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6562

DRAWING NUMBER

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6562

DRAWING NUMBER

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6562

DRAWING NUMBER
2015-28

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6562

EXISTING BLANKET EASEMENT

THESE EASEMENTS ARE HEREBY DECLARED TO REMAIN IN EFFECT.

1. A SHARED PRIVATE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCELS 11, 12, AND 13 THAT IS USED FOR VEHICULAR INGRESS AND EGRESS TO ANY OF THE OTHER SAID PARCELS AND TO ANY OF THE OTHER SAID PARCELS AND TO THE EXISTING PRIVATE ACCESS EASEMENTS REFERRED TO IN STATEMENTS 2 AND 3 ABOVE. THE LOCATION OF THE COMMON DRIVEWAYS MAY BE DETERMINED AFTER CONVEYANCE BY THE DECLARANT TO THE FUTURE OWNERS OF PARCELS 11, 12, AND 13, UPON THE CONFORMANCE BY THE DECLARANT OF ANY OF THE SAID PARCELS, AND AGREEMENT FOR A RECIPROCAL ACCESS EASEMENT SHALL BE RECORDED NOT PLOTTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 8 OF PARTITION PLAT 2008-18 AND PARCELS 9 & 10 OF PARTITION PLAT 2010-07 AS APPROVED PER CITY OF ALBANY PLANNING FILE NO. R-04-15.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOTS 6, 7, AND 8 OF PARTITION PLAT 2008-18.

WE FOUND ALL OF THE CORNERS OF PARCEL 8 OF PARTITION PLAT NO. 08-18, AND PARCELS 9 & 10 OF PARTITION PLAT NO. 10-07, THEY FIT THERE RECORD POSITIONS NICELY AND WERE HEED.

THE DESIGN OF THE NEW PROPERTY LINES ARE PER MY CLIENTS REQUEST.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HICKORY STATION LLC IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

Richard Davenport
GARY DAVENPORT
STATE OF OREGON)
S.S.
COUNTY OF BENTON)

Patty Davenport
PATTY DAVENPORT

SIGNED AND ATTESTED BEFORE ME ON THIS 14th DAY OF December, 2015

BY *Linda E. Vekros* PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 474274
MY COMMISSION EXPIRES Dec 19, 2016

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, 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 EXTERNAL BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 9 AND PARCEL 10 OF PARTITION PLAT 2010-07 AND PARCEL 8 OF PARTITION PLAT 2008-18, A PARTITION PLAT OF RECORD IN THE CITY OF ALBANY, BENTON COUNTY, OREGON.

APPROVALS

Richard Davenport 12-7-15
ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE

Richard Davenport 12-4-15
ALBANY PUBLIC WORKS DIRECTOR DATE

David Lee Schlosser 12-11-15
BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2016.

BY *Stefan W. Casella* 12-10-15
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE
BY *Stefan W. Casella* 12-11-15
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION DATE

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 2015-28 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2015-535232 ON THIS 14 DAY OF December, 2015 AT 9:31 O'CLOCK AM

BY *David Lee Schlosser*
BENTON COUNTY CLERK

0 50 100
GRAPHIC SCALE - feet

FOUND MONUMENT LIST:

- 1 FD 5/8" IRON ROD W/PPC - CAP ILLEGIBLE PER PARTITION PLAT NO. 1994-63
- 2 FD 5/8" IRON ROD W/NO CAP PER PARTITION PLAT NO. 1994-63
- 3 FD 5/8" IRON ROD W/PPC - "K+D ENGR LS 2395" PER PARTITION PLAT NO. 1994-63
- 4 FD 5/8" IRON ROD W/PPC - "K+D ENGR LS 1630" ORIGINAL DESTROYED AND WAS RESET ON PARTITION PLAT NO. 2008-18
- 5 FD 5/8" IRON ROD W/PPC - "K+D ENGR LS 1630" PER PARTITION PLAT NO. 2008-18
- 6 FD 5/8" IRON ROD W/PPC - "COLE SURV LS 61341" PER PARTITION PLAT NO. 2010-07

POST MONUMENTATION STATEMENT

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS MINOR LAND PARTITION WILL BE SET WITHIN 90 DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

DAVID LEE SCHLOSSER JR.

POST-MONUMENTATION WAS VERIFIED AS COMPLETE THE 12 DAY OF September, 2016, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT NO. 2016-526820

LEGEND:

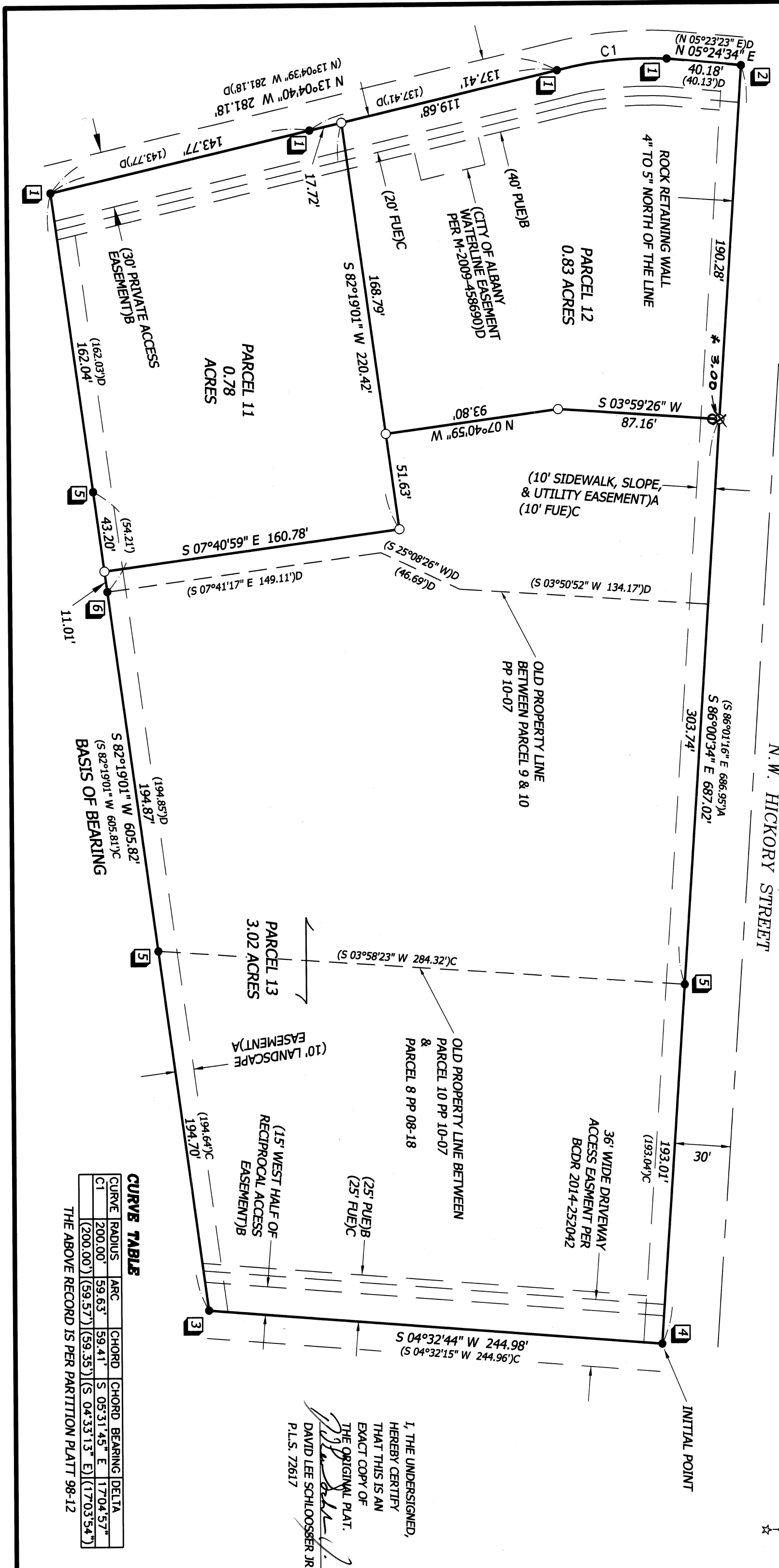
- FOUND AS NOTED
- 1 FOUND MONUMENT LIST REFERENCE
- TO BE SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- PP PARTITION PLAT
- FD FOUND
- YPC YELLOW PLASTIC CAP
- ESMT EASEMENT
- ROW RIGHT-OF-WAY
- FUE FRANCHISE UTILITY EASEMENT
- PIE PUBLIC UTILITY EASEMENT
- BCDR BENTON COUNTY DEED RECORDS
- () RECORD DATA FROM
- (A) PARTITION PLAT NO. 94-63
- (B) PARTITION PLAT NO. 98-12
- (C) PARTITION PLAT NO. 08-18
- (D) PARTITION PLAT NO. 10-07

NORTHSTAR SURVEYING, INC.

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

REGISTERED
LAND
SURVEYOR
DAVID LEE SCHLOSSER JR.
ORREGON
JUNE 10, 2014
72617

RENEWALS: 06/30/2016



DRAWING NUMBER
2015-28

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

DRAWING NUMBER

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

DRAWING NUMBER

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

DRAWING NUMBER
2015-28

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

EXISTING BLANKET EASEMENT

THESE EASEMENTS ARE HEREBY DECLARED TO REMAIN IN AFFECT.

① A SHARED PRIVATE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCELS 11, 12, AND 13 THAT IS USED FOR VEHICULAR INGRESS AND EGRESS TO ANY OF THE OTHER SAID PARCELS AND TO ANY OF THE OTHER SAID PARCELS AND TO THE EXISTING PRIVATE ACCESS EASEMENTS REFERRED TO IN STATEMENTS 2 AND 3 ABOVE. THE LOCATION OF THE COMMON DRIVEWAYS MAY BE DETERMINED AFTER CONVEYANCE BY THE DECLARANT TO THE FUTURE OWNERS OF PARCELS 11, 12, AND 13. UPON THE CONVEYANCE BY THE DECLARANT OF ANY OF THE SAID PARCELS, AND AGREEMENT FOR A RECIPROCAL ACCESS EASEMENT SHALL BE RECORDED NOT PLOTTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 8 OF PARTITION PLAT 2008-18 AND PARCELS 9 AND 10 OF PARTITION PLAT 2010-07 AS APPROVED PER CITY OF ALBANY PLANNING FILE NO. RL-04-15.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOTS 6, 7, AND 8 OF PARTITION PLAT 2008-18.

WE FOUND ALL OF THE CORNERS OF PARCEL 8 OF PARTITION PLAT No. 08-18, AND PARCELS 9 & 10 OF PARTITION PLAT No. 10-07, THEY FIT THERE RECORD POSITIONS NICELY AND WERE HELD.

THE DESIGN OF THE NEW PROPERTY LINES ARE PER MY CLIENTS REQUEST.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HICKORY STATION LLC IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

Gary Davenport
GARY DAVENPORT
STATE OF OREGON)
S.S.

COUNTY OF BENTON)

SIGNED AND ATTESTED BEFORE ME ON THIS 4th DAY OF December, 2015 BY GARY DAVENPORT.

Linda K. Vehrs SIGNATURE OF NOTARY

Linda K. Vehrs PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 474374
MY COMMISSION EXPIRES Dec. 19, 2016

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, 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 EXTERNAL BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 9 AND PARCEL 10 OF PARTITION PLAT 2010-07 AND PARCEL 8 OF PARTITION PLAT 2008-18, A PARTITION PLAT OF RECORD IN THE CITY OF ALBANY, BENTON COUNTY, OREGON.

APPROVALS

Robert Richardson 12-7-15
ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE

Brandon Hoffmann for Jeff Blain 12-4-15
ALBANY PUBLIC WORKS DIRECTOR DATE

Joe Marks 12-11-15
BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2016.

BY *Jemi K. Riedel* 12-10-15
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

John Fausch 12-11-15
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION DATE

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 2015-28 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2015-529232 ON THIS 14 DAY OF December, 2015 AT 9:31 O'CLOCK AM

BY *David Lee Schlosser Jr.*
BENTON COUNTY CLERK

PARTITION PLAT No. 2015-28

for
HICKORY STATION LLC
A REPLAT OF PARCEL 9 & 10 OF
PARTITION PLAT 2010-07
AND PARCEL 8 OF PARTITION PLAT
2008-18

in
E 1/2 SECTION 1,
TOWNSHIP 11 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN
CITY OF ALBANY
BENTON COUNTY, OREGON

NOVEMBER 30, 2015

FOUND MONUMENT LIST:

- 1 FD 5/8" IRON ROD W/YPC - CAP ILLEGIBLE PER PARTITION PLAT No. 1994-63
- 2 FD 5/8" IRON ROD W/NO CAP PER PARTITION PLAT No. 1994-63
- 3 FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 2395" PER PARTITION PLAT No. 1994-63
- 4 FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 1630" ORIGINAL DESTROYED AND WAS RESET ON PARTITION PLAT No. 2008-18
- 5 FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 1630" PER PARTITION PLAT No. 2008-18
- 6 FD 5/8" IRON ROD W/YPC - "COLE SURV LS 61341" PER PARTITION PLAT No. 2010-07

POST MONUMENTATION STATEMENT

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS MINOR LAND PARTITION WILL BE SET WITHIN 90 DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

David Lee Schlosser Jr.
DAVID LEE SCHLOSSER JR.

POST-MONUMENTATION WAS VERIFIED AS COMPLETE THE 12 DAY OF SEPTEMBER, 2016, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT NO. 2016-525820

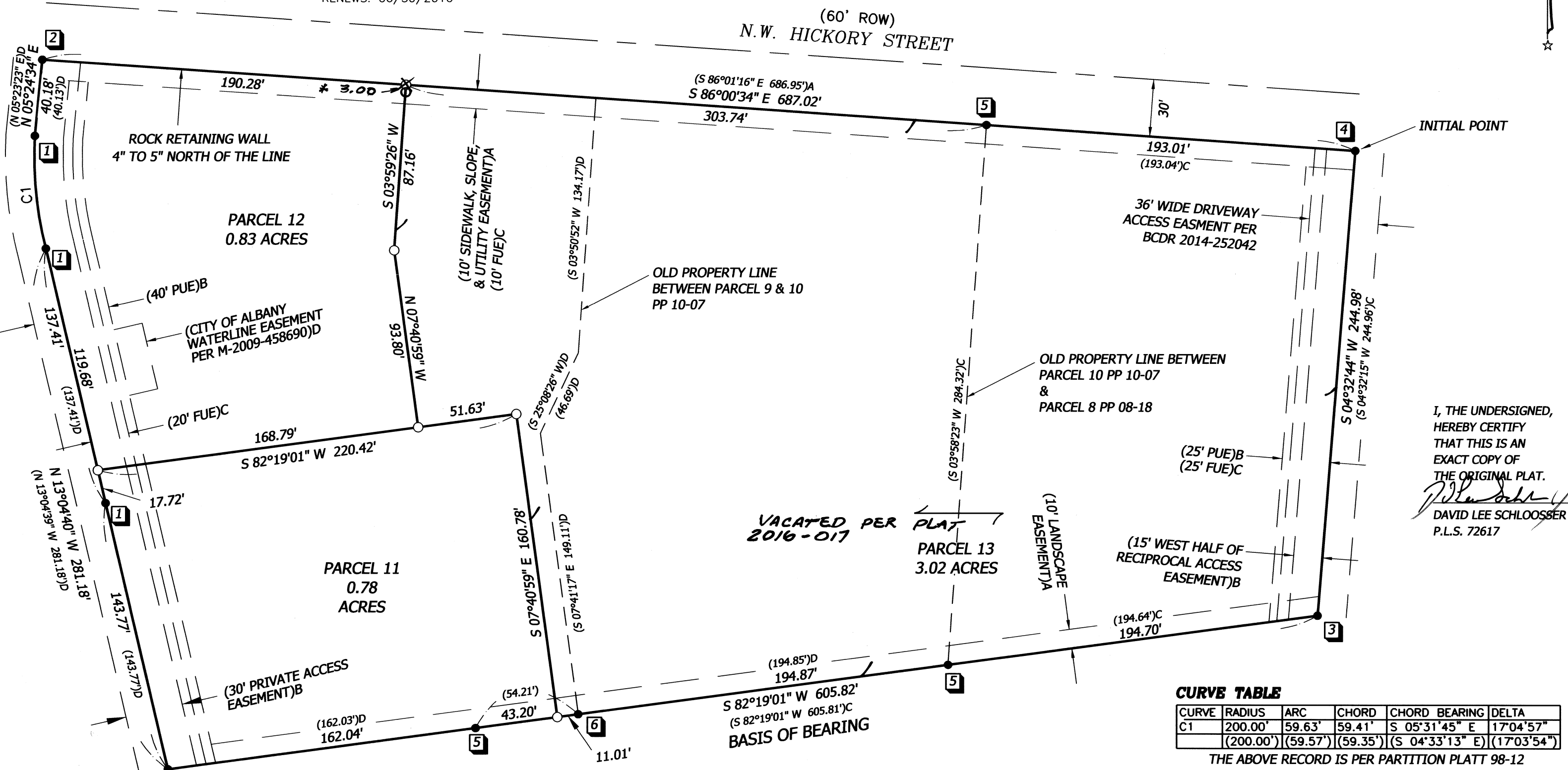
LEGEND:

-FOUND AS NOTED
 - 1FOUND MONUMENT LIST REFERENCE
 -TO BE SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- PPPARTITION PLAT
FDFOUND
YPCYELLOW PLASTIC CAP
ESMTEASEMENT
ROWRIGHT-OF-WAY
FUEFRANCHISE UTILITY EASEMENT
PUEPUBLIC UTILITY EASEMENT
BCDRBENTON COUNTY DEED RECORDS
- (.....).....RECORD DATA FROM
- (A)PARTITION PLAT No. 94-63
(B)PARTITION PLAT No. 98-12
(C)PARTITION PLAT No. 08-18
(D)PARTITION PLAT No. 10-07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2016



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

2015-28

EXISTING BLANKET EASEMENT

THESE EASEMENTS ARE HEREBY DECLARED TO REMAIN IN AFFECT.

① A SHARED PRIVATE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCELS 11, 12, AND 13 THAT IS USED FOR VEHICULAR INGRESS AND EGRESS TO ANY OF THE OTHER SAID PARCELS AND TO ANY OF THE OTHER SAID PARCELS AND TO THE EXISTING PRIVATE ACCESS EASEMENTS REFERRED TO IN STATEMENTS 2 AND 3 ABOVE. THE LOCATION OF THE COMMON DRIVEWAYS MAY BE DETERMINED AFTER CONVEYANCE BY THE DECLARANT TO THE FUTURE OWNERS OF PARCELS 11, 12, AND 13. UPON THE CONVEYANCE BY THE DECLARANT OF ANY OF THE SAID PARCELS, AND AGREEMENT FOR A RECIPROCAL ACCESS EASEMENT SHALL BE RECORDED NOT PLOTTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 8 OF PARTITION PLAT 2008-18 AND PARCELS 9 & 10 OF PARTITION PLAT 2010-07 AS APPROVED PER CITY OF ALBANY PLANNING FILE No. RL-04-15.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOTS 6, 7, AND 8 OF PARTITION PLAT 2008-18.

WE FOUND ALL OF THE CORNERS OF PARCEL 8 OF PARTITION PLAT No. 08-18, AND PARCELS 9 & 10 OF PARTITION PLAT No. 10-07, THEY FIT THERE RECORD POSITIONS NICELY AND WERE HELD.

THE DESIGN OF THE NEW PROPERTY LINES ARE PER MY CLIENTS REQUEST.



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HICKORY STATION LLC IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

GARY DAVENPORT
PATTY DAVENPORT
STATE OF OREGON)
S.S.
COUNTY OF BENTON)

SIGNED AND ATTESTED BEFORE ME ON THIS 4th DAY OF December, 2015
BY GARY DAVENPORT.

Linda K. Vehrs SIGNATURE OF NOTARY

Linda K. Vehrs PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 474374
MY COMMISSION EXPIRES Dec. 19, 2016

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, 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 EXTERNAL BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 9 AND PARCEL 10 OF PARTITION PLAT 2010-07 AND PARCEL 8 OF PARTITION PLAT 2008-18, A PARTITION PLAT OF RECORD IN THE CITY OF ALBANY, BENTON COUNTY, OREGON.

APPROVALS

Robert Richardson 12-7-15
ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE
Brandon Williams for Jeff Blain 12-4-15
ALBANY PUBLIC WORKS DIRECTOR DATE
Jim Marks 12-11-15
BENTON COUNTY SURVEYOR DATE

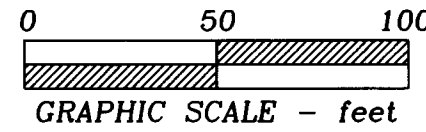
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2016.

BY Jami Warkentin 12-10-15
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE
BY Tom Kidd 12-11-15
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION DATE

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 2015-28 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2015-539232 ON THIS 14 DAY OF December, 2015 AT 9:31 O'CLOCK am

BY [Signature]
BENTON COUNTY CLERK



PARTITION PLAT No. 2015-28

for
HICKORY STATION LLC
A REPLAT OF PARCEL 9 & 10 OF
PARTITION PLAT 2010-07
AND PARCEL 8 OF PARTITION PLAT
2008-18
in
E 1/2 SECTION 1,
TOWNSHIP 11 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN
CITY OF ALBANY
BENTON COUNTY, OREGON
NOVEMBER 30, 2015

FOUND MONUMENT LIST:

- 1 FD 5/8" IRON ROD W/YPC - CAP ILLEGABLE PER PARTITION PLAT No. 1994-63
- 2 FD 5/8" IRON ROD W/NO CAP PER PARTITION PLAT No. 1994-63
- 3 FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 2395" PER PARTITION PLAT No. 1994-63
- 4 FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 1630" ORIGINAL DESTROYED AND WAS RESET ON PARTITION PLAT No. 2008-18
- 5 FD 5/8" IRON ROD W/YPC - "K+D ENGR LS 1630" PER PARTITION PLAT No. 2008-18
- 6 FD 5/8" IRON ROD W/YPC - "COLE SURV LS 61341" PER PARTITION PLAT No. 2010-07

POST MONUMENTATION STATEMENT

I, DAVID LEE SCHLOSSER JR., DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS MINOR LAND PARTITION WILL BE SET WITHIN 90 DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

[Signature]
DAVID LEE SCHLOSSER JR.

POST-MONUMENTATION WAS VERIFIED AS COMPLETE THE 12 DAY OF SEPTEMBER, 2016, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT NO. 2016-548820

LEGEND:

-FOUND AS NOTED
- 1FOUND MONUMENT LIST REFERENCE
-TO BE SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- PPPARTITION PLAT
- FDFOUND
- YPC ...YELLOW PLASTIC CAP
- ESMT ...EASEMENT
- ROW ...RIGHT-OF-WAY
- FUE ...FRANCHISE UTILITY EASEMENT
- PUEPUBLIC UTILITY EASEMENT
- BCDR ..BENTON COUNTY DEED RECORDS
- ().....RECORD DATA FROM
- ()APARTITION PLAT No. 94-63
- ()BPARTITION PLAT No. 98-12
- ()CPARTITION PLAT No. 08-18
- ()DPARTITION PLAT No. 10-07

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING DELTA
C1	200.00'	59.63'	59.41'	S 05°31'45" E 17°04'57"
	(200.00')	(59.57')	(59.35')	(S 04°33'13" E) (17°03'54")

THE ABOVE RECORD IS PER PARTITION PLAT 98-12

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

