

PARTITION PLAT NO. 2016-017
HICKORY STATION, LLC

A REPLAT OF PARCEL 13, PARTITION PLAT 2015-28
 IN THE NE 1/4 SEC. 1, T. 11 S., R. 4 W., W.M.
 CITY OF ALBANY, BENTON COUNTY, OREGON

AUGUST 24, 2016
 CITY OF ALBANY PA-01-16

FD 5/8" IR, NO CAP
 PP 15-28

BASIS OF BEARINGS
 S86°00'34"E 687.03'
 (S86°00'34"E 687.02')

N.W. HICKORY STREET
 (60' R/W)

PARCEL 12
 PARTITION PLAT 2015-28

FD 5/8" IR W/RPC
 PP 15-28
 [S4°57'36"W 3.02']

[496.59']
 (496.75')

FD 5/8" IR W/YPC
 PP 08-18

192.54' (193.01')
 164.57'

INITIAL POINT
 FD 5/8" IR W/YPC
 PP 08-18

10' SIDEWALK, SLOPE &
 UTILITY EASEMENT
 PER PP 94-63
 10' FUE
 PER PP 2008-18

PARCEL 14
 48,408 SQ. FT.
 1.11 ACRES

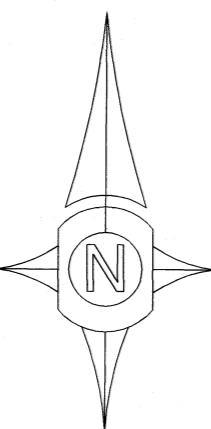
LINE #	LENGTH	DIRECTION
E1	48.96'	N82° 17' 41"E
E2	19.00'	N07° 42' 19"W
E3	17.50'	N82° 17' 41"E
E4	19.00'	S07° 42' 19"E
E5	84.69'	N82° 17' 41"E
E6	8.19'	N07° 42' 19"W
E7	25.86'	N82° 17' 41"E
E8	8.19'	S07° 42' 19"E
E9	52.36'	N82° 17' 41"E
E10	21.00'	N07° 42' 19"W
E11	15.00'	N82° 17' 59"E
E12	21.00'	S07° 42' 19"E
E13	11.59'	N82° 17' 41"E
E14	141.85'	S86° 02' 10"E
E15	15.00'	S04° 32' 42"W
E16	141.69'	N86° 02' 10"W
E17	66.90'	S82° 17' 41"W
E18	27.00'	S07° 42' 19"E
E19	15.00'	S82° 17' 41"W
E20	27.00'	N07° 42' 19"W
E21	174.05'	S82° 17' 41"W
E22	15.00'	N07° 46' 45"W

[N4°07'39"E 87.10']
 (S3°59'26"W 87.16')

FD 5/8" IR W/RPC
 PP 15-28

[N7°46'45"W 93.88']
 (N7°40'59"W 93.80')

FD 5/8" IR W/RPC
 PP 15-28
 PARCEL 11
 PARTITION PLAT 2015-28



CURVE #	LENGTH	RADIUS	DELTA	LONG CHORD
C1	62.63'	307.50'	011°40'09"	N88°07'45"E 62.52'
C2	59.57'	292.50'	011°40'09"	S88°07'45"W 59.47'

PARCEL 15
 43,168 SQ. FT.
 0.99 ACRES

(PARCEL 13)
 (PARTITION PLAT 2015-28)

PARCEL 16
 40,082 SQ. FT.
 0.92 ACRES

15' RECIPROCAL ACCESS
 EASEMENT (WEST HALF)
 PER PP 94-63

25' PUE
 PER PP 94-63
 25' FUE
 PP 2008-18

10' LANDSCAPE EASEMENT
 PER PP 94-63,
 M-194559-95

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- ⊗ SET 5/8"x30" IRON ROD WITH ALUMINUM CAP STAMPED: UDELL ENG
- () DATA OF RECORD PER PP 2015-28 OR AS NOTED OTHERWISE
- [] CALCULATED DATA
- DN BENTON COUNTY DEED DOCUMENT NUMBER
- FD FOUND
- FUE FRANCHISE UTILITY EASEMENT
- IR IRON ROD
- PP BENTON COUNTY PARTITION PLAT
- PUE PUBLIC UTILITY EASEMENT
- SQ. FT. SQUARE FEET
- W/RPC WITH RED PLASTIC CAP
- W/YPC WITH YELLOW PLASTIC CAP

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2016
 SHEET 1 OF 2



**ENGINEERING &
 LAND SURVEYING, LLC**
 63 EAST ASH ST.
 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 16-196 TKP

REFERENCE SURVEYS: BENTON COUNTY PARTITION PLATS:
 1994-63, 1998-12, 2010-07, 2008-18, 2015-28

I HEREBY CERTIFY THIS TO BE A TRUE
 AND EXACT COPY OF THE ORIGINAL PLAT.
Kyle W. Latimer
 KYLE W. LATIMER

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 NE 1/4 SEC. 1, T. 11 S., R. 4 W., W.M.
 CITY OF ALBANY, BENTON COUNTY, OREGON
 AUGUST 24, 2016
 CITY OF ALBANY PA-01-16

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND PREVIOUSLY DESCRIBED AS PARCEL 13 OF BENTON COUNTY PARTITION PLAT NO. 2015-28. PARCEL CORNERS PER SAID PLAT WERE RECOVERED AND HELD

THE BASIS OF BEARINGS IS THE NORTH LINE OF PARCELS 12 AND 13 OF PARTITION PLAT NO. 2015-28.

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 13 OF BENTON COUNTY PARTITION PLAT NO. 2015-28 IN THE EAST HALF OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF ALBANY, BENTON COUNTY, OREGON

EASEMENTS OF RECORD

A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 471816054020 AND DATED AUGUST 15, 2016, REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- UTILITY EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, RECORDED IN BOOK 71, PAGE 471, APRIL 3, 1923. *INSUFFICIENT INFORMATION TO PLOT*
- EASEMENTS AS CREATED ON PARTITION PLATS: 98-12, 2008-18, 2010-07 AND 2015-28. *PLOTTED HEREON*
- TERMS OF A LANDSCAPE BERM EASEMENT, RECORDED AS M-194559-95, JANUARY 12, 1995. *PLOTTED HEREON*
- CONDITIONS AND EASEMENTS AS RECORDED IN M-194560-95, JANUARY 12, 1995. *NO PLOTTABLE EASEMENTS OR CONDITIONS CREATED IN SAID DOCUMENT*
- PRIVATE STORMWATER MAINTENANCE EASEMENT RECORDED IN DOCUMENT NO. 2016-546742, JULY 18, 2016. *INSUFFICIENT INFORMATION TO PLOT*
- PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ALBANY, DOCUMENT NO. 2016-546924, JULY 21, 2016

A BLANKET EASEMENT CREATED ON PARTITION PLAT 2008-18 AND NOTED AGAIN ON PARTITION PLAT 2015-28 AFFECTS THE SUBJECT PROPERTY AND READS AS FOLLOWS:

"A SHARED PRIVATE RECIPROCAL ACCESS EASEMENT IS HEREBY DECLARED FOR THE BENEFIT OF...(PARCELS 6, 7 AND 8 OF PARTITION PLAT 2008-18 AND PARCELS 11, 12 AND 13 OF PARTITION PLAT 2015-28)... THAT WILL BE USED FOR COMMON DRIVEWAY PURPOSES. THIS RECIPROCAL EASEMENT IS FOR VEHICULAR INGRESS AND EGRESS TO ANY OF THE OTHER SAID PARCELS AND TO THE EXISTING PRIVATE ACCESS EASEMENT REFERRED TO..." ON SAID PLATS, THE LOCATION OF WHICH IS TO BE DETERMINED AT A LATER DATE OR UPON CONVEYANCE BY THE DECLARANT.

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT HICKORY STATION, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN AND DESCRIBED HEREON.

Patricia Davenport

HICKORY STATION, LLC

ACKNOWLEDGMENT:

STATE OF Oregon)
 COUNTY OF Linn) SS
 THIS IS TO CERTIFY THAT ON THIS 11th DAY OF Sept, 2016, BEFORE ME A

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

Patricia Davenport WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN

AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Danielle Hayden

NOTARY SIGNATURE
Danielle Hayden
 NOTARY PUBLIC - OREGON
 (PRINT NAME)

COMMISSION NO. 923750
 MY COMMISSION EXPIRES 11/2/18

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

Kyle W. Latimer
 KYLE W. LATIMER



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2016

APPROVALS:

CITY OF ALBANY NOTICE OF DECISION FOR PLANNING CASE NO. PA-01-16: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Robert Richardson 9-23-16
 COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

Grada Stiff for Jeff Blawie 9-20-16
 PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

Jim Martin 9-30-16
 BENTON COUNTY SURVEYOR DATE

ASSESSOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 30th, 2016 ~~2016~~ 2017

Jami Prange 9-30-16
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

for Debbie Bauer 09/30/16
 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION DATE

RECORDER'S STATEMENT:

STATE OF OREGON }
 COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2016- 017 IN BENTON COUNTY RECORDS DOCUMENT NO. 2016- 549625, ON THIS 3 DAY OF October, 2016, AT 9:13 O'CLOCK AM.

[Signature]
 for BENTON COUNTY CLERK

Udell
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 PP 15-28
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 PP 15-28
 [S4°57'36"W 3.02']
 [N4°07'39"E 87.10']
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 (60' R/W)

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 10' FUE
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[496.59']
 (496.75')

192.54' (193.01')
 164.57'

INITIAL POINT
 FD 5/8" IR W/YPC
 PP 08-18

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PARCEL 14
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 1.11 ACRES

VARIABLE WIDTH
 PUE PER DN 2016-546924

N82°17'41"E 268.09'

(PARCEL 13)
 (PARTITION PLAT 2015-28)

PARCEL 16
 40,082 SQ. FT.
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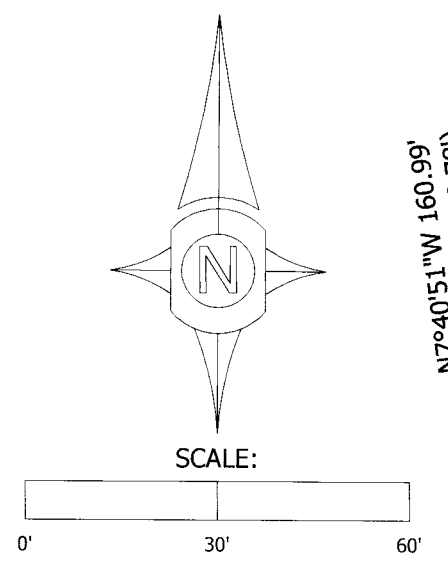
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 (S82°19'01"W 51.63')
 PARCEL 11
 PARTITION PLAT 2015-28

VACATED PER PLAT
 2019-09

PARCEL 15
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 0.99 ACRES

CURVE TABLE

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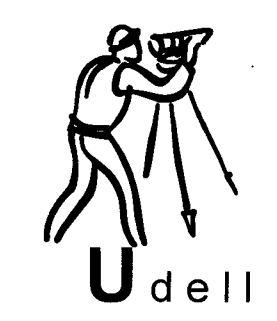
132.40'

FD 5/8" IR W/YPC
 PP 94-63

LEGEND

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