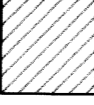


PARTITION PLAT No. 2017-016  
 PARTITION PLAT  
 FOR  
**JOHN McADAMS**  
 A REPLAT OF LOTS 3 + 4 OF  
 "SCENIC HILLS" SUBDIVISION  
 LOCATED IN  
 SE 1/4 SEC. 35, T. 10 S., R. 4 W., W.M.  
 IN THE  
 CITY OF ALBANY, BENTON COUNTY, OREGON  
 APRIL 4, 2017

CITY OF ALBANY CASE No. RL-08-15

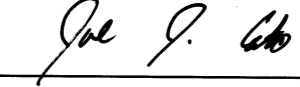
**LEGEND:**

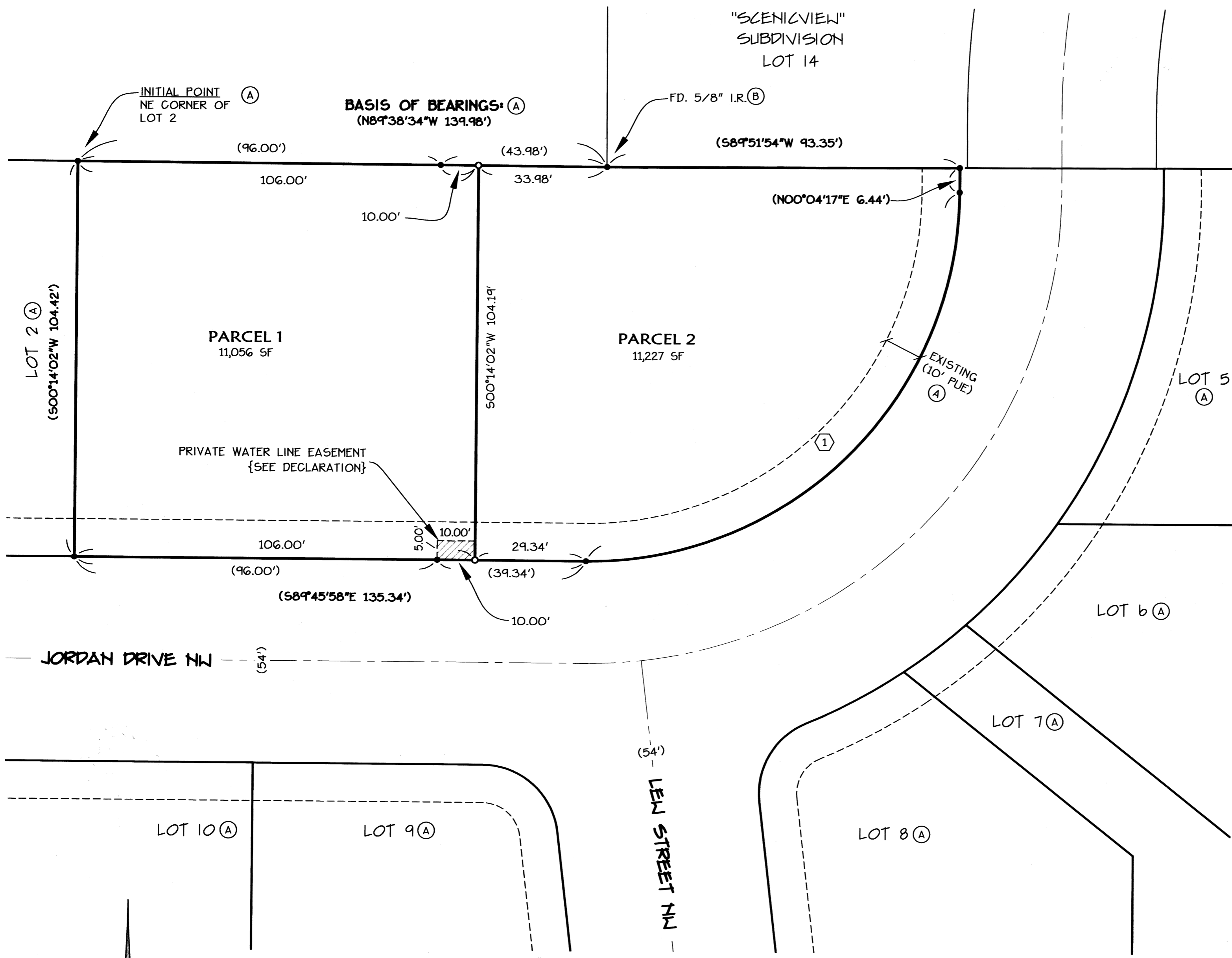
- FOUND MONUMENT PER "SCENIC HILLS" SUBDIVISION (A) OR AS NOTED ON MAP, HELD.
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. L5 1630"/"K+D ENGR. L5 58561"
- ( ) RECORD DATA, SAME AS MEASURED PER "SCENIC HILLS" SUBDIVISION (A); SEE "RECORD REFERENCE LIST"
- FD. FOUND
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- PUE PUBLIC UTILITY EASEMENT
- P.P. PARTITION PLAT
- S.F. SQUARE FEET
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- (1) CURVE DATA; SEE "CURVE DATA TABLE"
-  PRIVATE WATER LINE EASEMENT

**RECORD REFERENCE LIST:**

- (A) "SCENIC HILLS" SUBDIVISION BOOK 10, PAGE 73
- (B) C.S. 2303

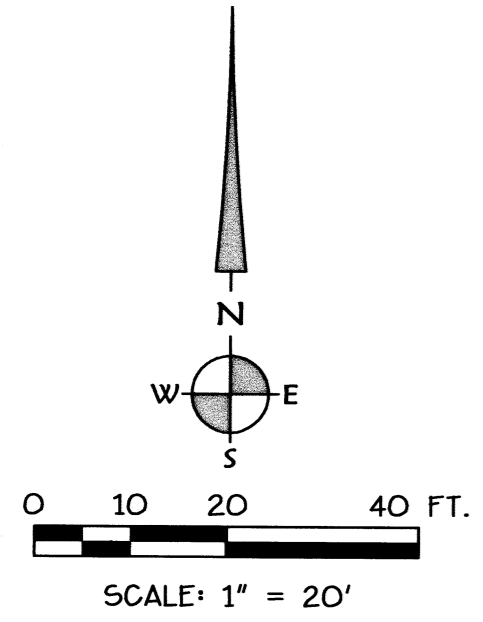
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 9, 2002  
**JOE J. COTA**  
 #58561S  
 Renewal: 12/31/17

I HEREBY CERTIFY THIS TO BE A TRUE  
 AND EXACT COPY OF THE ORIGINAL PLAT.  
  
 JOE J. COTA P.L.S. 58561



**CURVE DATA TABLE:**

CURVE	RADIUS	LENGTH	CHORD	DELTA	SOURCE
1	(98.00')	(154.22')	(N45°09'10"E 138.79')	(90°09'45")	(A)



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

Date: 8/14/2017 Time: 9:12  
 Scale: 1"=1(P5)  
 File: dwg\2015\15-134\15-134-PP.dwg (George)

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A PARTITION REPLAT APPROVED BY THE CITY OF ALBANY, CASE NUMBER RL-08-15

**BOUNDARY DETERMINATION:**

THE FOUND MONUMENTS AS SHOWN ON THE MAP WERE HELD TO ESTABLISH THE BOUNDARY.

**SURVEYOR'S CERTIFICATE:**

I, JOE J. COTA, 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 LAND UPON WHICH WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

LOT 3 AND LOT 4 OF "SCENIC HILLS" SUBDIVISION, A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON.

**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 PARCELS 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.



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

*Joe J. Cota*  
JOE J. COTA P.L.S. 58561

**DECLARATION:**

\* K. KNOW ALL PERSONS BY THESE PRESENTS THAT <sup>A.</sup> JOHN McADAMS AND SHARON McADAMS, ARE THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO TWO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

A) THE FOLLOWING PRIVATE WATER LINE EASEMENT IS BEING GRANTED AND IS SUBJECT TO THE TERMS OF THE "PRIVATE EASEMENT STATEMENT" SHOWN HEREON.

1) A 10.00' x 5.00' PRIVATE WATER LINE EASEMENT LOCATED OVER A PORTION OF PARCEL 1, AS SHOWN ON THE MAP, FOR THE BENEFIT OF PARCEL 2.

BY: *John McAdams* 8-14-17  
JOHN McADAMS DATE

BY: *Sharon McAdams* 8-14-17  
SHARON McADAMS DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF Benton } s.s.

THIS IS TO CERTIFY THAT ON THIS 14<sup>th</sup> DAY OF August 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND/COUNTY, PERSONALLY APPEARED THE WITHIN NAMED JOHN McADAMS, WHO, BEING DULY SWORN, DID SAY HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: *Lori A. Stutzman*  
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: *Lori A. Stutzman*  
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: January 18, 2020  
MY COMMISSION No.: 946249

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF Benton } s.s.

THIS IS TO CERTIFY THAT ON THIS 14<sup>th</sup> DAY OF August 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED SHARON McADAMS, WHO, BEING DULY SWORN, DID SAY SHE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BY: *Lori A. Stutzman*  
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: *Lori A. Stutzman*  
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: January 18, 2020  
MY COMMISSION No.: 946249

PARTITION PLAT No. 2017- 014

PARTITION PLAT  
FOR  
JOHN McADAMS  
A REPLAT OF LOTS 3 + 4 OF  
"SCENIC HILLS" SUBDIVISION  
LOCATED IN  
SE 1/4 SEC. 35, T. 10 S., R. 4 W., W.M.  
IN THE  
CITY OF ALBANY, BENTON COUNTY, OREGON  
APRIL 4, 2017

CITY OF ALBANY CASE No. RL-08-15

**APPROVALS:**

*London D. Stumm* for Jeff Blake 8-15-2017  
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

*Robert Richardson* 8-15-2017  
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

*Joe Cota* 9-5-2017  
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, 2018

BY: *Wahsman* 9-1-17  
FOR DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: *For Debbie Brown* 09-01-17  
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. 2017-014, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2017-561575 ON THIS 5 DAY OF September, 2017 AT 11:19 O'CLOCK A.M.

BY: *De*  
BENTON COUNTY CLERK