

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G + L LAND SURVEYING INC", AS SHOWN SET ON SP 0009-050, UNLESS OTHERWISE NOTED.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC AS SHOWN SET ON SP 0009-026. CAP MARKED "G + L LAND SURVEYING INC."
- SET 5/8" x 30" IRON ROD W/YPC STAMPED: "K+D ENGR. PLS 58561"
- { } RECORD SAME AS MEASURED PER C.S. 10360
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- [] CALCULATED DATA
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- S.P. SUBDIVISION PLAT
- R-O-W RIGHT-OF-WAY
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST".
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST".
- (1) NOTE REFERENCE; SEE "NOTES"

RECORD REFERENCE LIST

- (A) C.S. 10360
- (B) S.P. 0009-026 "GIBSON HILL"
- (C) P.P. 1995-030
- (D) M-268822-99
- (E) C.S. 4041
- (F) C.S. 2279
- (G) C.S. 5805

FOUND MONUMENT LIST

- 23 FOUND 5/8" I.R. (B) ; ON-LINE
- 24 FOUND 5/8" I.R. (B) ; ON-LINE
- 25 FOUND 5/8" I.R. (B) ; ON-LINE
- 26 FOUND 5/8" I.R. (B) ; W/YPC STAMPED: "G+L LAND SURVEYING INC." HELD. SE CORNER OF LOT 35; "GIBSON HILL".
- 27 FOUND 5/8" I.R. (D) ; HELD.
- 28 FOUND 5/8" I.R. (D) ; ON-LINE
- 29 FOUND 5/8" I.R. (E) ; THAT IS SOUTH 89°50'11" WEST AND 0.18' FROM LINE.
- 33 FOUND 3/4" I.P. (F) ; HELD.
- 36 FOUND 5/8" I.R. (G) ; ON-LINE
- 39 FOUND 1/2" I.P. (F) ; HELD.
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PARTITION PLAT No. 2018- 006

PARTITION PLAT FOR KENT D. ROYER

LOCATED IN
J. QUINN THORNTON D.L.C. No. 37
NE 1/4 OF THE SW 1/4 OF SEC. 36, T. 10 S., R. 4 W., W.M.
 IN THE
CITY OF ALBANY, BENTON COUNTY, OREGON
 JANUARY 27, 2017
CITY OF ALBANY CASE No. PA-03-16

EASEMENTS CREATED BY THIS PLAT:

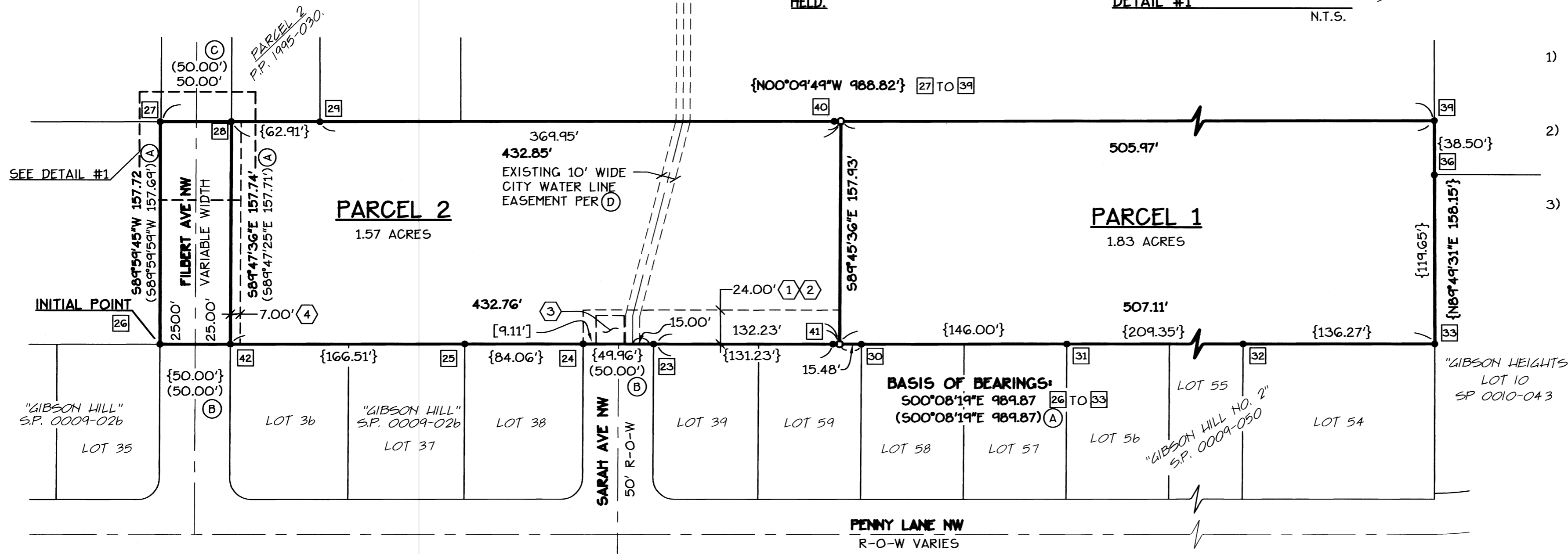
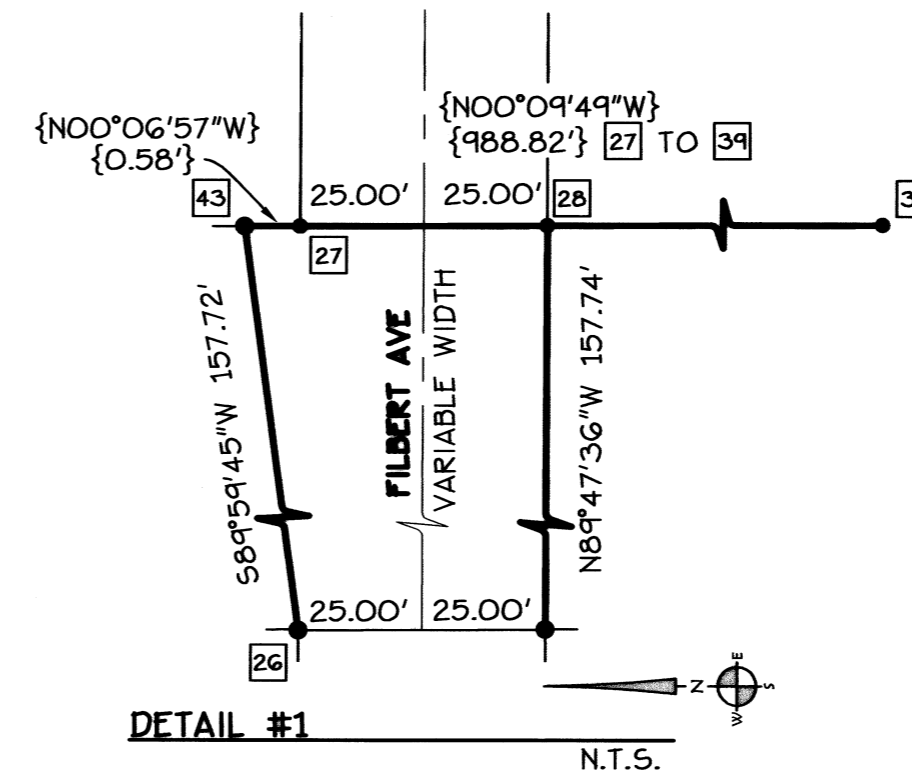
- (1) 24' WIDE PRIVATE ACCESS + PRIVATE UTILITY EASEMENT, SEE DECLARATION.
- (2) 24' WIDE EMERGENCY VEHICLE ACCESS EASEMENT, SEE DECLARATION
- (3) 20' WIDE CITY SANITARY SEWER EASEMENT, SEE DECLARATION
- (4) 7' WIDE PUBLIC UTILITY EASEMENT, SEE DECLARATION

TITLE REPORT / EASEMENT NOTES

A TITLE REPORT WAS PROVIDED BY AMERITITLE, REPORT NUMBER 170041AM, DATED MAY 10, 2017.

THE FOLLOWING EASEMENTS MAY AFFECT THE PLATTED PROPERTY BUT CANNOT BE LOCATED BY DESCRIPTION:

- 1) UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PACIFIC POWER + LIGHT COMPANY AS RECORDED IN DOCUMENT No. M-77136-86
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REGISTERED PROFESSIONAL LAND SURVEYOR

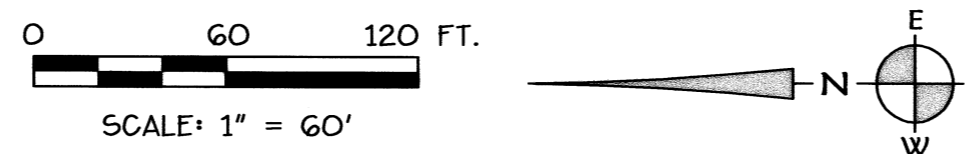
OREGON
 JULY 9, 2002
JOE J. COTA
 #58561LS
 Renewal: 12/31/17

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

JOE J. COTA P.L.S. 58561

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

Date: 8/22/2017 Time: 15:44
 Scale: 1"=60'
 File: dwg\2008\08-28\08-28-mp.dwg (George)



NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND PARTITION PER CITY OF ALBANY CASE No. PA-03-16

BOUNDARY DETERMINATION:

FOUND MONUMENTS AS SHOWN WERE HELD TO ESTABLISH THE BOUNDARY OF THE PARENT PARCEL, AS SHOWN ON THE PLAT.

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/SET A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE PARCELS, STREETS, AND TRACTS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, 5/8" ROD MARKING THE SOUTHEAST CORNER OF LOT 35 OF "GIBSON HILL" SUBDIVISION, A SUBDIVISION IN BENTON COUNTY, STATE OF OREGON; THENCE SOUTH 00°08'19" EAST, 989.87 FEET TO A 3/4" IRON PIPE; THENCE NORTH 89°49'31" EAST, 158.15 FEET TO A 1/2" IRON PIPE; THENCE NORTH 00°09'49" WEST, 988.82 FEET TO A 5/8" ROD; THENCE NORTH 00°06'57" WEST 0.58 FEET TO A 5/8" ROD; THENCE SOUTH 89°59'45" WEST, 157.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.59 ACRES MORE OR LESS.



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:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT KENT D. ROYER AND LINDA K. ROYER ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92. THE STREET (FILBERT AVENUE NW) IS BEING GRANTED TO THE PUBLIC WITHOUT RESERVATION.

A. THE FOLLOWING PRIVATE EASEMENTS ARE BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:

1. A 24' WIDE PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT: LOCATED OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN ON THE PLAT.

B. THE FOLLOWING PUBLIC EASEMENTS ARE BEING GRANTED TO THE FRANCHISE UTILITY COMPANIES. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "PUBLIC UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET:

1. A 24' WIDE EMERGENCY VEHICLE ACCESS EASEMENT: LOCATED OVER PARCEL 2 TO PROVIDE EMERGENCY VEHICLE INGRESS AND EGRESS TO PARCEL 1, AS SHOWN ON THE PLAT.

2. A 20' x 20' SANITARY SEWER EASEMENT: LOCATED OVER PARCEL 2, AS SHOWN ON THE PLAT.

3. A 7' WIDE PUBLIC UTILITY EASEMENT: LOCATED OVER PARCEL 2, AS SHOWN ON THE PLAT.

C. THE FOLLOWING LANDS ARE BEING DEDICATED TO THE PUBLIC WITHOUT ANY RESERVATIONS OR RESTRICTIONS WHATSOEVER FOR THE FOLLOWING PURPOSES:

1. STREETS: IDENTIFIED AS FILBERT AVENUE NW, AS SHOWN ON THE PLAT.

BY: [Signature]
KENT D. ROYER, OWNER
BY: [Signature]
LINDA K. ROYER, OWNER

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED KENT D. ROYER, AS OWNER, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: [Signature]
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 23rd DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED LINDA K. ROYER, AS OWNER, WHO, BEING DULY SWORN, DID SAY THAT SHE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BY: [Signature]
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. 2018-006

PARTITION PLAT

FOR

KENT D. ROYER

LOCATED IN

J. QUINN THORNTON D.L.C. No. 37

NE 1/4 OF THE SW 1/4 OF SEC. 36, T. 10 S., R. 4 W., W.M.

IN THE

CITY OF ALBANY, BENTON COUNTY, OREGON

JANUARY 27, 2017

CITY OF ALBANY CASE No. PA-03-16

APPROVALS:

[Signature] 10-11-2017
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

[Signature] 10-12-2017
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ALBANY DATE

[Signature] 2-7-2018
BENTON COUNTY SURVEYOR DATE

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.

PUBLIC EASEMENT STATEMENT:

A PERPETUAL EASEMENT IS RESERVED FOR FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE MAP. FOR PURPOSES OF THIS STATEMENT, FRANCHISE UTILITIES ARE DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OR COUNTY. THE FRANCHISE UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. THIS RESERVATION SHALL INCLUDE THE RIGHT TO INGRESS AND EGRESS FROM ANY AND ALL FRANCHISE UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF THE FRANCHISE UTILITY PROVIDED THAT, UNDER THE TERMS OF THE FRANCHISE AGREEMENT, THE UTILITY SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR TRUST DEED RECORDED IN DOCUMENT 2007-415723 IN BENTON COUNTY DEED RECORDS HAS BEEN RECORDED IN DOCUMENT NUMBER: 2018-566925

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH THE 30th DAY OF June, 2018.

[Signature] 11-16-17
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

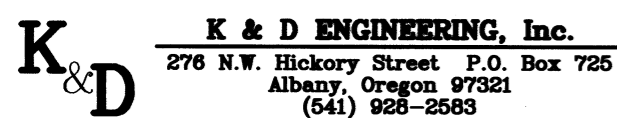
[Signature] 11-16-17
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

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. 2018-006, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2018-566924 ON THIS 17th DAY OF February, 2018 AT 3:54 O'CLOCK P. M.

BY: [Signature]
BENTON COUNTY CLERK



Date: 8/22/2017 Time: 15:44
Scale: 1=1(P5)
File: dwg\2008\08-28\08-28-mp.dwg (George)

LEGEND

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- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- S.P. SUBDIVISION PLAT
- R-O-W RIGHT-OF-WAY
- Ⓜ FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST".
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- ① NOTE REFERENCE; SEE "NOTES"

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 IN THE
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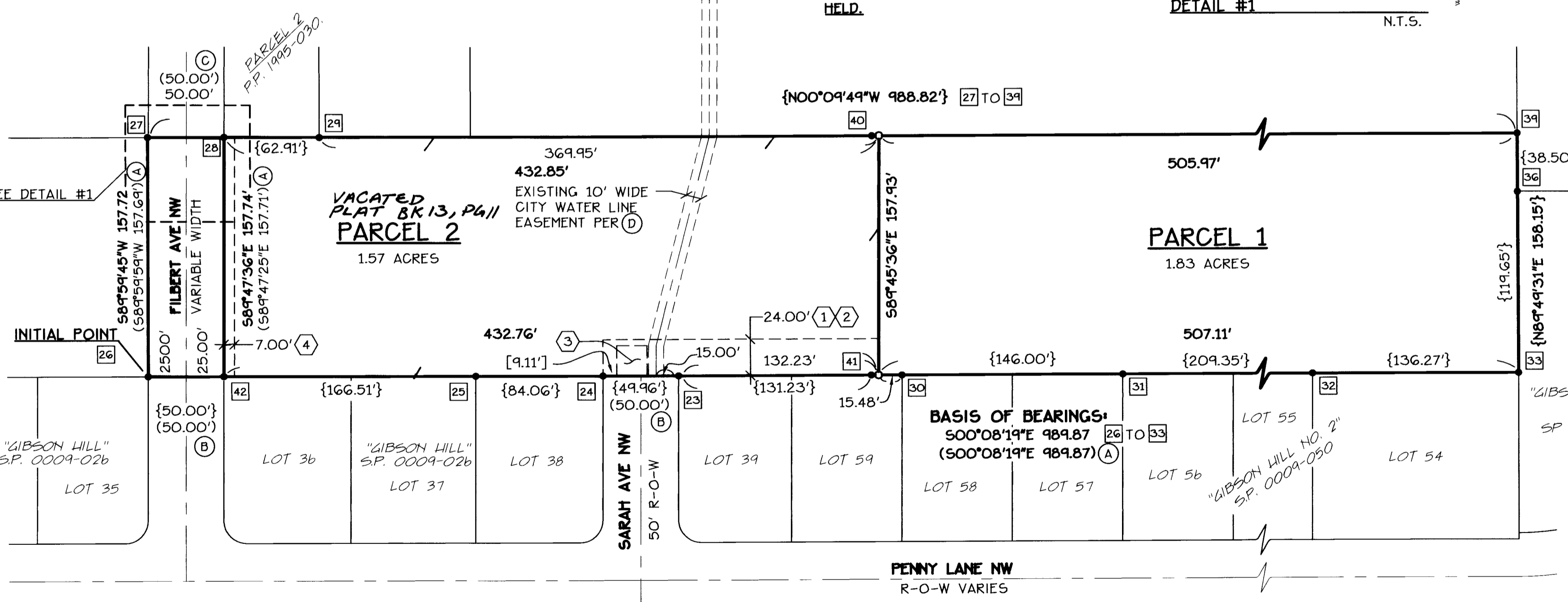
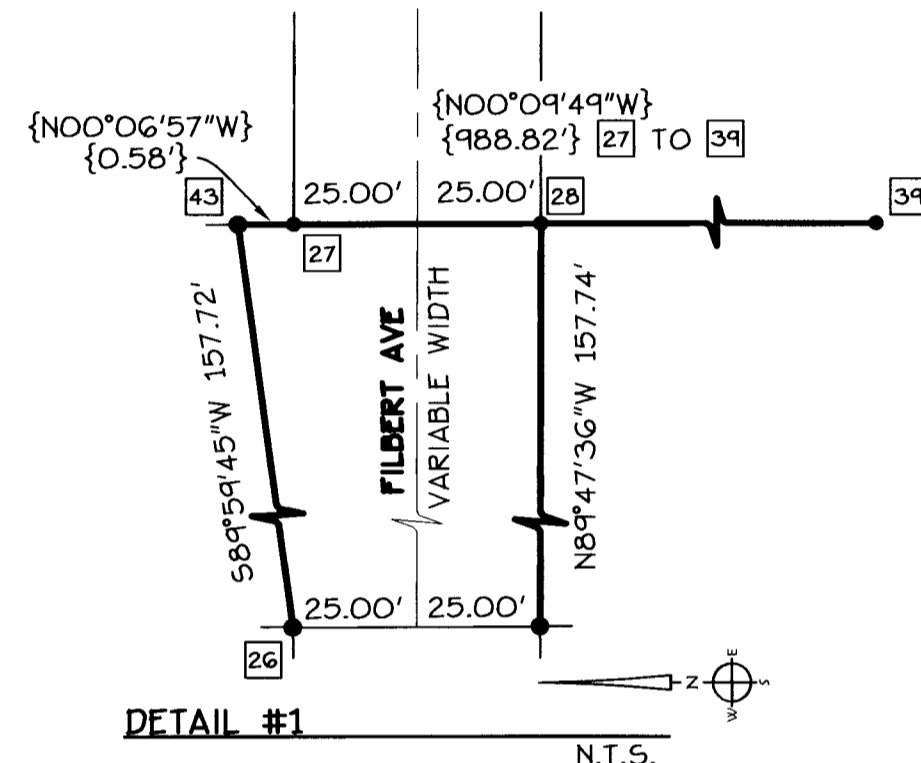
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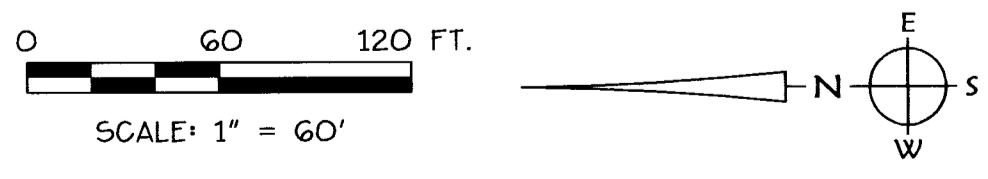
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REGISTERED PROFESSIONAL LAND SURVEYOR
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 JULY 9, 2002
 #58561LS
 Renewal: 12/31/17

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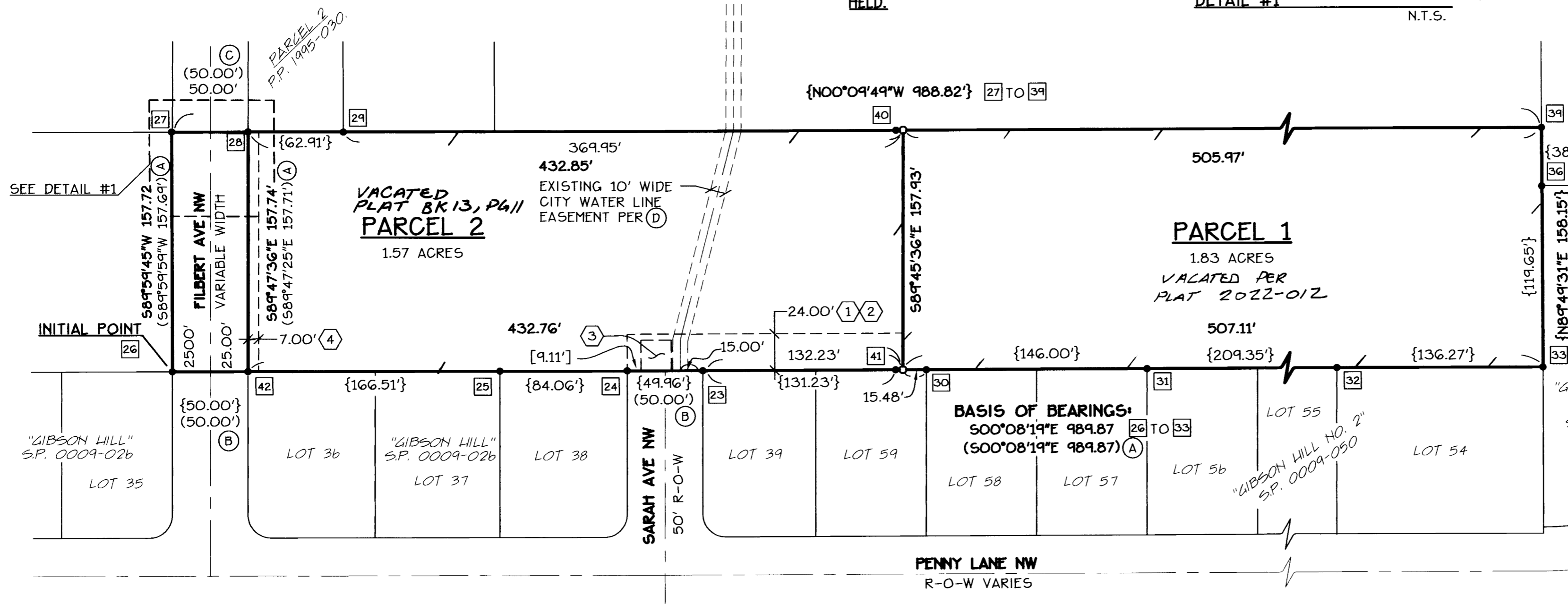
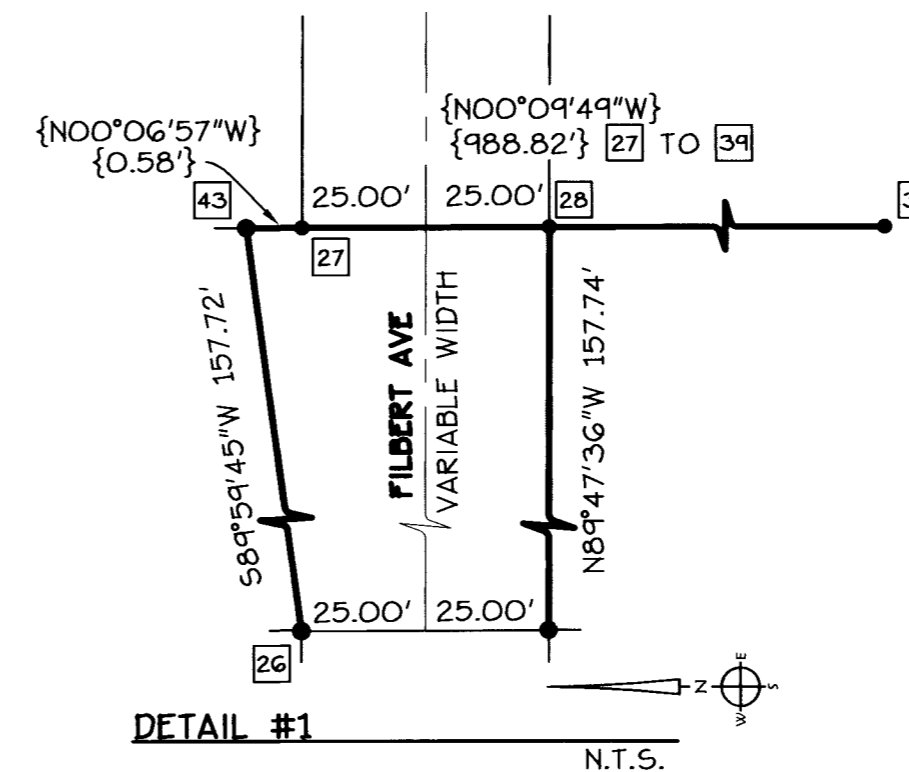
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