

FOUND MONUMENT LIST:

- [G1] FOUND 1/2" I.P. (X); HELD; MONUMENT SHOWN AS FOUND IN (C)
- [G2] FOUND 5/8" I.R. (D) W/YPC STAMPED "K+D ENGR. LS 58561; HELD
- [G3] FOUND 5/8" I.R. (D) W/YPC STAMPED "K+D ENGR. LS 58561; HELD
- [301] FOUND 5/8" I.R. (D); W/YPC STAMPED: "K+D ENGR. LS 58561" THAT IS 500'19'29"E 1.00'
- [302] FOUND 5/8" I.R. (A); W/YPC STAMPED: "K+D ENGR. LS 58561"; ON-LINE.
- [303] CALCULATED POINT SEE NARRATIVE
- [306] FOUND 5/8" I.R. (B); W/YPC STAMPED: "K+D ENGR. LS 58561"; ON-LINE.

RECORD REFERENCE LIST:

- (A) TUSCANY ESTATES SUBDIVISION SPOO10-099
- (B) STUTZMAN ESTATES SUBDIVISION SPOO12-008
- (C) C.S. 5059
- (D) MACHUGH SUBDIVISION SPOO12-017
- (X) SOURCE UNKNOWN

EASEMENT LINE TABLE:

- L-1 = N00°19'29"W 24.00'
- L-2 = S89°37'39"E 5.89'
- L-3 = N60°22'21"E 24.00'
- L-4 = S89°37'39"E 55.39'
- L-5 = S00°22'21"W 24.00'
- L-6 = N89°37'39"W 48.96'
- L-7 = S60°22'21"W 24.00'
- L-8 = N89°37'39"W 12.02'

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS REPLAT IS TO COMPLETE PHASE 2 OF AN APPROVED LAND DIVISION PER CITY OF ALBANY CASE NUMBER SD-02-16 AND REPLAT LOT 5 OF "MACHUGH SUBDIVISION" INTO 2 PARCELS.

BOUNDARY DETERMINATION:

FOUND AND SET MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE PLAT AND FURTHER DESCRIBED BELOW:

POINT [303] WAS CALCULATED AT N00°19'29"W 1.00 FEET OF POINT [301] PER THE "MACHUGH SUBDIVISION". A FENCE POST IS AT THE TRUE CORNER.

POINTS [G1], [G2], [303] AND [G3] WERE HELD TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY.

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

LOT 5 OF "MACHUGH SUBDIVISION" A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON.

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT INTEGRITY INVESTMENTS LLC, AN OREGON LIMITED LIABILITY COMPANY, AND DUSTIN A. BURGESS ARE THE OWNER'S 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.

A) THE FOLLOWING PRIVATE EASEMENT IS BEING GRANTED FOR THE FOLLOWING PURPOSE AND IS SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN HEREON:

1) A 24.00' WIDE PRIVATE RECIPROCAL ACCESS EASEMENT: LOCATED OVER PARCELS 1 AND 2 OF THIS PLAT FOR THE BENEFIT OF PARCELS 1 AND 2.

BY: W. Brad Wilson
 W. BRAD WILSON, MANAGER
 INTEGRITY INVESTMENTS LLC, AN OREGON
 LIMITED LIABILITY COMPANY

BY: Dustin A. Burgess
 DUSTIN A. BURGESS

ACKNOWLEDGMENT:

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

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF July, 2018, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED W. BRAD WILSON, AS MANAGER, INTEGRITY INVESTMENTS LLC, AN OREGON LIMITED LIABILITY COMPANY, 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: 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 10th DAY OF July, 2018, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED DUSTIN A. BURGESS, 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: 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

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- CALCULATED POINT FROM RECORD DATA
- [G1] FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- { } MEASURED SAME AS RECORD; PER SPOO12-017
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- PUE PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET

PARTITION PLAT No. 2018-022

FOR

INTEGRITY INVESTMENTS LLC

A REPLAT OF LOT 5 OF
 MACHUGH SUBDIVISION

LOCATED IN THE

SW 1/4 OF SEC. 25, T. 10 S., R. 04 W., W.M.

IN THE

CITY OF ALBANY, BENTON COUNTY, OREGON

MARCH 29, 2018

CITY OF ALBANY CASE No. SD-02-16

APPROVALS:

W. Brad Wilson 7-10-2018
 PUBLIC WORKS DIRECTOR, DATE
 CITY OF ALBANY
Robert Richardson 7-11-2018
 COMMUNITY DEVELOPMENT DIRECTOR, DATE
 CITY OF ALBANY
Joe J. Cota 7-16-18
 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 THIS 30 DAY OF JUNE, 2018.

BY: Ram Jones 7-13-18
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE
Debbie Bauer 7-13-2018
 DIRECTOR, BENTON COUNTY TAX COLLECTOR 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. 2018-022, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2018-572413 ON THIS 16th DAY OF July, 2018 AT 9:03 O'CLOCK A.M.

BY: Joe J. Cota
 BENTON COUNTY CLERK

PRIVATE EASEMENT STATEMENT:

THE PRIVATE RECIPROCAL ACCESS EASEMENT BEING CREATED BY THIS PLAT IS FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THIS PRIVATE EASEMENT SHALL RUN WITH THE PARCELS UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENT SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENT 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 EASEMENT SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COST ASSOCIATED WITH THAT SPECIFIC EASEMENT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 9, 2002
 JOE J. COTA
 #58561S

Renewal: 12/31/19

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

