

PARTITION PLAT NO. 2018-023

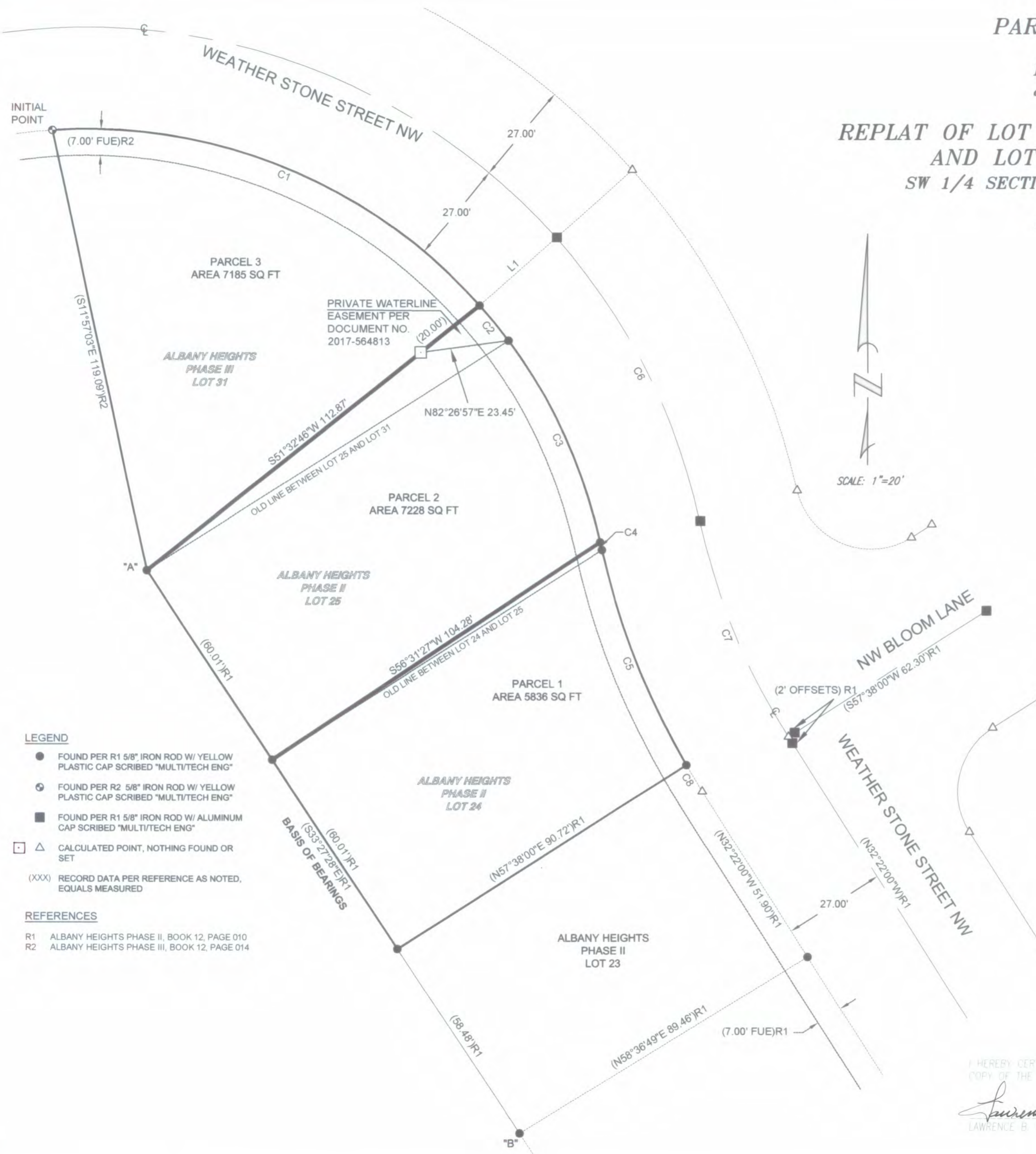
FOR  
 ROBERT FROME AND KRISTEN FROME  
 & JIM MOORES AND JEANNE MOORES  
 & HAYDEN HOMES, L.L.C.

REPLAT OF LOT 24 AND 25 OF ALBANY HEIGHTS PHASE II  
 AND LOT 31 OF ALBANY HEIGHTS PHASE III

SW 1/4 SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST W.M.

ALBANY, BENTON COUNTY, OREGON

DATE OF SURVEY: AUGUST 11, 2017



LINE TABLE

LINE	BEARING	LENGTH
L1	(N48°29'24"E)R1, R2	(27.00)R1,R2

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	138.30	52°25'24"	126.54	N67°43'18"W	122.17
C2	(138.30)	04°59'31"	12.05	N39°00'50"W	(12.05)R1
C3	(138.30)	24°27'24"	59.03	N24°17'22"W	(58.58)R1
C4	(202.00)	0°36'09"	2.12	N12°21'45"W	(2.12)R1
C5	(202.00)	17°24'14"	61.36	N21°21'57"W	(61.12)R1
C6	(165.30)	29°26'56"	84.96	N26°47'08"W	(84.03)R1
C7	(175.00)	20°18'20"	62.02	N22°12'50"W	(61.70)R1
C8	(202.00)	2°17'56"	8.11	S31°13'02"E	(8.10)R1

- LEGEND**
- FOUND PER R1 5/8" IRON ROD W/ YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG"
  - ⊙ FOUND PER R2 5/8" IRON ROD W/ YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG"
  - FOUND PER R1 5/8" IRON ROD W/ ALUMINUM CAP SCRIBED "MULTI/TECH ENG"
  - △ CALCULATED POINT, NOTHING FOUND OR SET
  - (XXX) RECORD DATA PER REFERENCE AS NOTED, EQUALS MEASURED
- REFERENCES**
- R1 ALBANY HEIGHTS PHASE II, BOOK 12, PAGE 010
  - R2 ALBANY HEIGHTS PHASE III, BOOK 12, PAGE 014

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

*Lawrence B. Olson*  
 LAWRENCE B. OLSON, PLS 655

REGISTERED PROFESSIONAL LAND SURVEYOR

*Lawrence B. Olson*

OREGON  
 JULY 10, 1964  
 LAWRENCE B. OLSON  
 655

RENEWS: 12-31-2018



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERT FROME AND KRISTEN FROME ARE THE RECORDED OWNERS OF A PORTION OF THE LAND REPRESENTED ON THIS PARTITION PLAT (LOT 24), AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON, AND DOES HEREBY ACKNOWLEDGE THE EXISTING 7 FOOT PUBLIC UTILITY EASEMENT, AND THE PRIVATE WATERLINE EASEMENT AS SHOWN HEREON.

Robert Frome signature and name

Kristen Frome signature and name

ACQUIRED TITLE AS ROBERT M. FROME AND KRISTEN L. FROME

KNOW ALL PERSONS BY THESE PRESENTS THAT JIM MOORES AND JEANNE MOORES ARE THE RECORDED OWNERS OF A PORTION OF THE LAND REPRESENTED ON THIS PARTITION PLAT (LOT 25), AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON, AND DOES HEREBY ACKNOWLEDGE THE EXISTING 7 FOOT PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.

Jim Moores signature and name

Jeanne Moores signature and name

ACQUIRED TITLE AS JAMES W. MOORES AND JEANNE E. MOORES

KNOW ALL PERSONS BY THESE PRESENTS THAT HAYDEN HOMES, L.L.C. IS THE RECORDED OWNER OF A PORTION OF THE LAND REPRESENTED ON THIS PARTITION PLAT (LOT 31), AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON, AND DOES HEREBY ACKNOWLEDGE THE EXISTING 7 FOOT PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.

Hayden Homes, LLC signature and name

BY JIM SANSBURN, MEMBER VP FINANCE

PARTITION PLAT NO. 2018-023

FOR ROBERT FROME AND KRISTEN FROME & JIM MOORES AND JEANNE MOORES & HAYDEN HOMES, L.L.C.

REPLAT OF LOT 24 AND 25 OF ALBANY HEIGHTS PHASE II AND LOT 31 OF ALBANY HEIGHTS PHASE III

SW 1/4 SECTION 25, TOWNSHIP 10 SOUTH, RANGE 4 WEST W.M. ALBANY, BENTON COUNTY, OREGON DATE OF SURVEY: AUGUST 11, 2017

ACKNOWLEDGEMENT

STATE OF OREGON ) COUNTY OF LINN )

ON THIS 16 DAY OF June, 2018, PERSONALLY APPEARED ROBERT FROME AND KRISTEN FROME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

WITNESSED BY ME THIS DAY AND YEAR LAST ABOVE WRITTEN.

Notary signature for Brittany Walling

BRITTANY WALLING NOTARY PRINTED NAME

COMMISSION EXPIRES: May 10, 2022 (WRITE OUT IN FULL)

COMMISSION NUMBER: 974380



STATE OF OREGON ) COUNTY OF LINN )

ON THIS 19th DAY OF JANUARY, 2018, PERSONALLY APPEARED JIM MOORES AND JEANNE MOORES AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

WITNESSED BY ME THIS DAY AND YEAR LAST ABOVE WRITTEN.

Notary signature for Becky A. McKibben

BECKY A. MCKIBBEN NOTARY PRINTED NAME

COMMISSION EXPIRES: September 10, 2019 (WRITE OUT IN FULL)

COMMISSION NUMBER: 942838



STATE OF OREGON ) COUNTY OF DESCHUTES )

ON THIS 22nd DAY OF DECEMBER, 2017, PERSONALLY APPEARED JIM SANSBURN AS MEMBER OF HAYDEN HOMES, L.L.C. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

WITNESSED BY ME THIS DAY AND YEAR LAST ABOVE WRITTEN.

Notary signature for Kristi Lynn Dexter

KRISTI DEXTER NOTARY PRINTED NAME

COMMISSION EXPIRES: July 19, 2020 (WRITE OUT IN FULL)

COMMISSION NUMBER: 952242



APPROVALS

Robert Richardson 3-22-2018 ALBANY COMMUNITY DEVELOPMENT DIRECTOR DATE

Robert J. Thompson for Jeff Blain 3-20-2018 ALBANY PUBLIC WORKS DIRECTOR DATE

Jim G. Goshorn 3-7-2018 BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 30, 2018 & June 30, 2019 (Surety Bond in Lieu of Pre-payment)

By: Jerry A. [Signature] 3-26-18 DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

By: for Debbie Bauer 03-26-2018 DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING & TAX COLLECTOR DATE

STATE OF OREGON ) COUNTY OF BENTON )

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT NO. 2018-023 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2018-573235 ON THIS 7th DAY OF August, 2018 AT

9:36 o'clock AM.

For [Signature] 8/7/18 BENTON COUNTY CLERK DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 24 AND LOT 25 OF ALBANY HEIGHTS PHASE II, AND LOT 31 OF ALBANY HEIGHTS PHASE III.

THIS REPLAT WAS DONE TO PROVIDE PROPER SETBACKS FOR EXISTING DWELLINGS ON SAID LOTS 24 AND 25. NO MONUMENTS WERE SET BY THIS SURVEY AS EXISTING MONUMENTS WERE REDESIGNATED AND BECAME LOT CORNERS.

THE BASIS OF BEARINGS IS THAT LINE BETWEEN FOUND MONUMENTS "A" AND "B" HELD PER ALBANY HEIGHTS PHASE II.

SURVEYOR'S CERTIFICATE

I, LAWRENCE B. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED AND FOUND THE MONUMENTS SHOWN HEREON. THE EXTERNAL BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

LOT 24 AND LOT 25 OF ALBANY HEIGHTS PHASE II, AND LOT 31 OF ALBANY HEIGHTS PHASE III OF THE CITY OF ALBANY, BENTON COUNTY, OREGON.

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

Lawrence B. Olson signature and name

REGISTERED PROFESSIONAL LAND SURVEYOR

Lawrence B. Olson signature and name

OREGON JULY 10, 1964 LAWRENCE B. OLSON 655 RENEWS: 12-31-2018