



APPROVALS:  
 CITY OF ALBANY NOTICE OF DECISION LAND USE FILE NO. PA-06-22:  
 WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS  
 PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

PARTITION PLAT NO. 2022 - 011

*Drew Martin*  
 CITY OF ALBANY COMMUNITY DEVELOPMENT DIRECTOR 10-24-2022 DATE

*Brendon Steffenwein for Chris Bailey*  
 CITY OF ALBANY PUBLIC WORKS DIRECTOR 10-24-2022 DATE

*Joe Maudin*  
 BENTON COUNTY SURVEYOR 11-1-2022 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 2022- 011 IN BENTON  
 COUNTY RECORDS DOCUMENT NO. 2022- 632736, ON THIS 1 DAY  
 OF November, 2022, AT 2:35 O'CLOCK P.M.

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:

BEGINNING AT A 1 1/2" IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 7  
 OF SUNSET TERRACE IN BENTON COUNTY; THENCE SOUTH 0°13'04" EAST 134.68  
 FEET TO A 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 4, BLOCK  
 1, SKYLINE TERRACE; THENCE NORTH 89°46'55" EAST 165.00 FEET TO A 1"  
 BRASS PLUG MARKING THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH  
 0°13'05" EAST 65.10 FEET TO A 1" BRASS PLUG; THENCE 12.38 FEET ALONG A  
 15.00 FOOT RADIUS ARC TO THE RIGHT TO A 1" BRASS PLUG, THE LONG CHORD  
 OF WHICH IS SOUTH 23°34'53" WEST 12.03 FEET; THENCE 61.00 FEET ALONG A  
 155.00 FOOT RADIUS ARC TO THE RIGHT TO A 1" BRASS PLUG MARKING THE  
 SOUTHEAST CORNER OF SAID LOT 4, THE LONG CHORD OF WHICH IS SOUTH  
 35°56'50" WEST 60.61 FEET; THENCE SOUTH 89°46'55" WEST 124.38 FEET TO A  
 1/2" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID LOT 4; THENCE  
 SOUTH 89°34'54" WEST 208.08 FEET TO A 5/8" IRON ROD WITH ORANGE  
 PLASTIC CAP; THENCE NORTH 4°18'42" WEST 262.46 FEET TO A 5/8" IRON ROD  
 WITH RED PLASTIC CAP ON THE SOUTH LINE OF SUNSET TERRACE; THENCE  
 SOUTH 89°52'40" EAST 226.82 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S STATEMENT:  
 ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY  
 ORS 92.095 HAVE BEEN PAID THROUGH June 30, 2022, 2023

*Renee Costwright Murphy* 10/31/22  
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

ABOVE DESCRIBED AREA CONTAINS 1.75 ACRES.

NARRATIVE:  
 THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND DESCRIBED IN  
 BENTON COUNTY DEED DOCUMENT NO. 2022-631574 INTO TWO PARCELS AS  
 PERMITTED IN CITY OF ALBANY NOTICE OF DECISION LAND USE FILE NO.  
 PA-06-22 FOLLOWING THE RECENT PROPERTY LINE ADJUSTMENT APPROVED IN  
 LA-05-22 AND FILED AS C.S. 11110.

*Debbie Kollar* 10/31/2022  
 BENTON COUNTY TAX COLLECTOR DATE

THE BOUNDARY WAS RETRACED AS SHOWN AND EXPLAINED IN COUNTY  
 SURVEY NO. 11110.

THE SOUTHERLY 22' OF WHAT WAS LOT 4, BLOCK 1, SKYLINE TERRACE WAS  
 REPLATTED TO BECOME AN ACCESS FLAG STRIP FOR PARCEL 2.

THE BASIS OF BEARING WAS ESTABLISHED BY FOUND AND HELD MONUMENTS  
 PER C.S. 8335 AS SHOWN.

EASEMENTS OF RECORD:  
 STATUS OF RECORD TITLE REPORTS PREPARED BY AMERITITLE TITLE COMPANY,  
 ORDER NO. 558364AM REVEALED THE FOLLOWING EASEMENTS OF RECORD:  
 1. A 10 FOOT WIDE UTILITY EASEMENT. RECORDED WITH THE SKYLINE  
 TERRACE PLAT IN BENTON COUNTY BOOK 5, PAGE 58 RECORD OF PLATS. AFFECTS  
 PROPERTY AS SHOWN  
 2. A 7 FOOT WIDE FRANCHISE UTILITY EASEMENT GRANTED TO THE CITY OF  
 ALBANY. RECORDED DECEMBER 17, 2010. INSTRUMENT NO. 2010-473653. AFFECTS  
 PROPERTY AS SHOWN.  
 3. A 15 FOOT WIDE SLOPE MAINTENANCE EASEMENT GRANTED TO THE CITY OF  
 ALBANY. RECORDED DECEMBER 17, 2010. INSTRUMENT NO. 2010-473654. AFFECTS  
 PROPERTY AS SHOWN.

OWNER'S DECLARATION:  
 KNOW ALL PERSONS THAT NEIL SCHMIDT IS THE OWNER OF THE LAND DESCRIBED  
 HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS WITH  
 EASEMENT AS SHOWN AND DESCRIBED HEREON.

*Neil Schmidt*  
 NEIL SCHMIDT

*Sara Schmidt*  
 SARA SCHMIDT

ACKNOWLEDGMENT:  
 STATE OF OR }  
 COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 18 DAY OF October, 2022,  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
 APPEARED NEIL SCHMIDT AND SARA SCHMIDT NAMED IN ABOVE CAPACITY 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.

*Amanda Albert*  
 NOTARY SIGNATURE

*Amanda Albert*  
 NOTARY PUBLIC - OREGON  
 (PRINT NAME)

COMMISSION NO. 1004109  
 MY COMMISSION EXPIRES September 20, 2024

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG" PER C.S. 11110
- ⊗ FOUND 1" BRASS PLUG STAMPED "UDELL ENG" PER C.S. 11110
- ( ) DATA OF RECORD PER CS 8335 OR AS NOTED
- { } MEASURED AND RECORD DATA PER SKYLINE TERRACE, S1
- AC ACRES
- CS COUNTY SURVEY
- DN BENTON COUNTY DEED RECORDS NUMBER
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- PC POINT OF CURVATURE
- RPC RED PLASTIC CAP
- R/W RIGHT OF WAY
- S1 SKYLINE TERRACE, BOOK 5 PAGE 58 OF SUBDIVISION RECORDS
- S2 SUNSET TERRACE, BOOK 6 PAGE 1 OF SUBDIVISION RECORDS
- SQ. FT. SQUARE FEET

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kyle W. Latimer*

OREGON  
 JUNE 12, 2013  
 KYLE W. LATIMER  
 #80442  
 EXPIRES 12-31-2022

**Udell**  
 ENGINEERING &  
 LAND SURVEYING, LLC  
 63 EAST ASH ST.  
 LEBANON, OREGON  
 97355  
 PH. (541) 451-5125  
 FAX (541) 451-1366  
 22-117 SCHMIDT MIRADA PLA/PP

*Kyle W. Latimer*  
 KYLE W. LATIMER

I HEREBY CERTIFY THIS TO BE A TRUE  
 AND EXACT COPY OF THE ORIGINAL PLAT. SHEET 1 OF 1

PARTITION PLAT  
 NEIL & SARA SCHMIDT  
 A REPLAT OF  
 LOT 4, BLOCK 1, SKYLINE TERRACE  
 IN THE SW 1/4 SEC. 36, T. 10 S., R. 4 W. &  
 SE 1/4 SEC. 35, T. 10S., R. 4 W., W.M.  
 CITY OF ALBANY, BENTON COUNTY, OREGON  
 ALBANY PLANNING FILES PA-06-22  
 SEPTEMBER 30, 2022