

PARTITION PLAT NO. 2024-010
IVAN LEWIS GILDER
IN THE
SE 1/4 SEC. 35, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON
SEPTEMBER 11, 2024
PA-07-24

APPROVALS:

CITY OF ALBANY PLANNING DECISION CASE NO. PA-07-24:
WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF
THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR
RESPECTIVE OFFICES.

Joe Mardis
BENTON COUNTY SURVEYOR 10-4-24
DATE

Dan Markines
ALBANY COMMUNITY DEVELOPMENT DIRECTOR 9-26-2024
DATE

For Chris Bailey
ALBANY PUBLIC WORKS DIRECTOR 10-1-2024
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 2024 - 010 IN BENTON
COUNTY RECORDS DOCUMENT NO. 2024 - 647888, ON THIS 4 DAY
OF October, 2024, AT 9:13 O'CLOCK AM

[Signature]
BENTON COUNTY CLERK

ASSESSOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY
ORS 92.095 HAVE BEEN PAID THROUGH June 30, 2025.

[Signature] 10/3/2024
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

For Debrae Braun 10/3/2024
BENTON COUNTY TAX COLLECTOR DATE

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Linn } SS

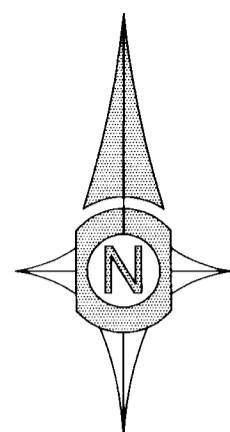
THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF September
, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED IVAN LEWIS GILDER NAMED IN ABOVE CAPACITY AND
WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND
PURPOSES HEREIN NAMED.

Alicia Nichols
NOTARY SIGNATURE
Alicia Nichols
NOTARY PUBLIC - OREGON
(PRINT NAME)
COMMISSION NO. 1019615
MY COMMISSION EXPIRES December 8, 2025



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kyle W. Latimer
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2024
SHEET 1 OF 1

ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
24-044 GILDER GIBSON



SCALE: 1" = 30'
0' 30' 60'

EASEMENT CURVE TABLE

| CURVE NO. | LENGTH (FT) | RADIUS (FT) | DELTA (D°M'S") | LC BEARING (D°M'S") | LC LENGTH (FT) |
|-----------|-------------|-------------|----------------|---------------------|----------------|
| C1 | 17.62 | 52.00 | 19°24'59" | N07°38'20"E | 17.54 |
| C2 | 9.36 | 28.00 | 19°08'45" | N07°46'27"E | 9.31 |

EASEMENT LINE TABLE

| LINE NO. | BEARING (D°M'S") | LENGTH (FEET) |
|----------|------------------|---------------|
| L1 | N02°04'34"W | 9.66 |
| L2 | N01°47'56"W | 69.17 |
| L3 | N88°55'20"E | 67.00 |
| L4 | S00°01'53"W | 106.46 |
| L5 | S89°50'19"W | 68.00 |

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP
- STAMPED: UDELL ENG
- CALCULATED POINT
- () DATA OF RECORD PER AS NOTED
- [] CALCULATED DATA
- C.R. COUNTY ROAD
- C.S. COUNTY SURVEY
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- P.P. PARTITION PLAT
- SQFT SQUARE FEET

REFERENCE SURVEYS: C.S. 6869, P.P. 2018-009

RECIPROCAL ACCESS, UTILITY, AND DRAINAGE EASEMENT:

VARIABLE WIDTH RECIPROCAL ACCESS, UTILITY, AND DRAINAGE EASEMENT: (L1-L5 AND C1-C2)

AN AREA OF LAND AS SHOWN AND DIMENSIONED HEREON IS RESERVED AS A RECIPROCAL, PERPETUAL, NON-EXCLUSIVE, ACCESS, UTILITY, AND DRAINAGE EASEMENT FOR USE BY THE OWNERS OF PARCELS 1 & 2 OF THIS PLAT. THE OWNERS ACKNOWLEDGE THAT THE PRIVATE DRIVEWAY IS NOT A PART OF THE COUNTY MAINTAINED ROAD NETWORK AND THE MAINTENANCE OF THE PRIVATE DRIVEWAY IN THE EASEMENT SHALL BE KEPT SOLELY BY THE OWNER(S) OF PARCEL 2 AND THEIR HEIRS, SUCCESSORS, OR ASSIGNS. THE PRIVATE DRIVEWAY IS ALSO RESERVED AS AN EMERGENCY VEHICLE ACCESS EASEMENT. THIS AREA SHALL BE FOR THE INGRESS AND EGRESS OF FIRE PROTECTION, AMBULANCES, RESCUE SERVICES, AND OTHER LAWFUL GOVERNMENTAL OR PRIVATE EMERGENCY SERVICES TO AND FROM GIBSON HILL ROAD.

MAINTENANCE OF ANY UTILITY CONSTRUCTED, UNDERGROUND OR OTHERWISE, TO SERVE EITHER PARCEL 1 OR PARCEL 2 SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY BEING SERVED BY THE UTILITY. THE REPAIR OF ANY DAMAGE CAUSED TO THE DRIVEWAY, UTILITIES, OR LANDSCAPING WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THESE EASEMENTS. NO GATES OR DRIVEWAY MODIFICATIONS THAT MAY BE CONSIDERED OBSTRUCTIVE OR HINDER ACCESS TO THE PROPERTY IN ANY WAY SHALL BE ALLOWED UNLESS WRITTEN CONSENT IS PROVIDED FROM ALL PARTIES BEING SERVED BY THE EASEMENT AREA.

SAID AREA OF LAND IS ALSO RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS (SYSTEM TO INCLUDE SWALES, DITCHES OR PIPES). THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STORMWATER DRAINAGE SYSTEMS AS NECESSARY TO SERVE PARCEL 2 OF THIS PLAT. MAINTENANCE OF THE PRIVATE STORMWATER DRAINAGE SYSTEM FALLS AS THE SOLE RESPONSIBILITY OF THE OWNER(S) OF PARCEL 2 AND THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT IVAN LEWIS GILDER IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED WITH A PRIVATE EASEMENT AS SHOWN AND DESCRIBED HEREON.

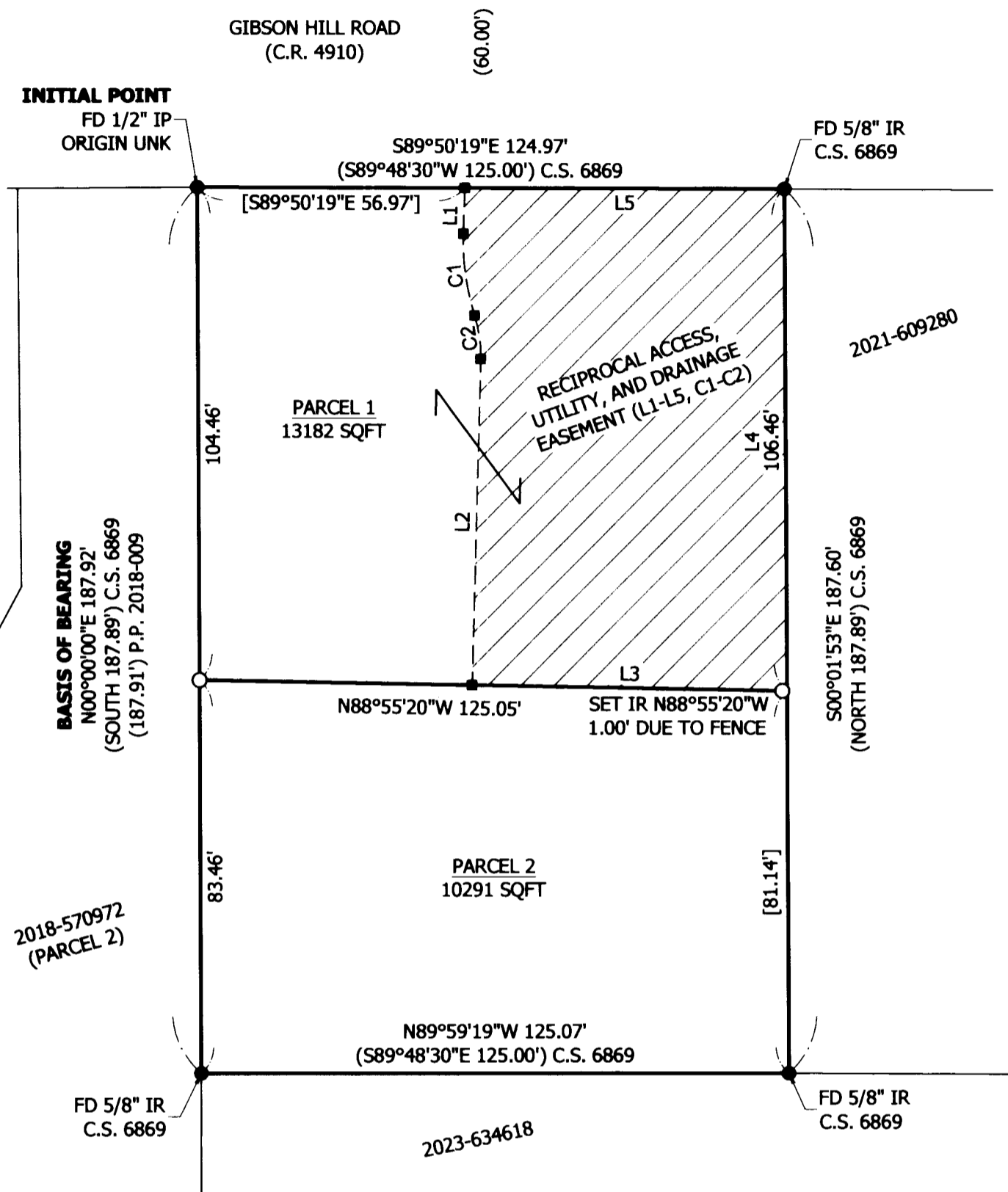
Ivan Lewis Gilder
IVAN LEWIS GILDER

EASEMENTS OF RECORD

A TITLE REPORT PREPARED BY AMERITITLE NO. 645862AM (DATED AUGUST 6, 2024) REVEALED NO RECORDED EASEMENTS OF RECORD

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

Kyle W. Latimer
KYLE W. LATIMER



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 1/2" IRON PIPE MARKING THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT 2018-009 IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°50'19" EAST, 124.97 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°01'53" EAST, 187.60 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°59'19" WEST, 125.07 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°00'00" EAST, 187.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 23,473 SQUARE FEET, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO. 2021-616541, PER CITY OF ALBANY NOTICE OF DECISION FILE NO. PA-07-24.

THE BOUNDARY OF SAID PARCEL DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO. 2021-616541 WAS RESOLVED USING FOUND MONUMENTS AS REFERENCED IN BENTON COUNTY SURVEY 6869. ALL MONUMENTS WERE RECOVERED, FOUND TO BE IN GOOD CONDITION, AND HELD FOR THE CERTIFICATE BOUNDARY AS SHOWN.

THE BASIS OF BEARING WAS HELD PER C.S. 6869