

PARTITION PLAT NO. 96-37

for **ELVIN D. & HARRIET J. HUGHES**

**A REPLAT OF A PORTION OF  
BLOCK 44, BROWN'S ADDITION  
in the NE1/4 SECTION 12, T12S, R6W, W.M.  
PHILOMATH, BENTON COUNTY, OREGON  
OCTOBER 25, 1996**

**DECLARATION**

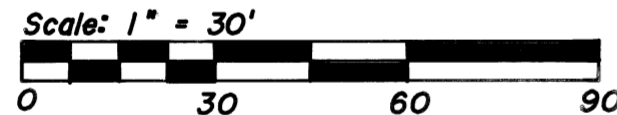
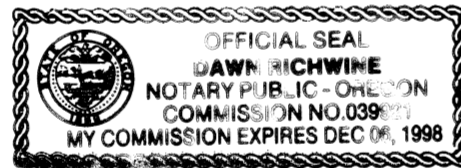
Know all men by these presents that the Elvin D. Hughes Trust and the Harriet J. Hughes Trust are the owners of record of the lands represented on this map and more particularly described in the Surveyor's Certificate, and have caused said lands to be partitioned into parcels as shown on this map, and do hereby dedicate to the public use forever without reservation or restriction the street and public utility easements as shown for said purposes respectively. And they do also hereby create private easements as shown.

*Elvin D. Hughes Trustee* *Harriet J. Hughes Trustee*  
ELVIN D. HUGHES/TRUSTEE HARRIET J. HUGHES/TRUSTEE

**ACKNOWLEDGEMENT**

STATE OF OREGON) S.S.  
COUNTY OF BENTON) S.S.  
This is to certify that on this 14<sup>th</sup> day of November, 1996, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Elvin D. Hughes and Harriet J. Hughes, who are know to me to be the Trustees described in and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily.

*John C. Schorie*  
NOTARY PUBLIC FOR OREGON



I, Jim S. Peterson, do hereby certify that this map is a true and complete copy of the original plat.

*Jim S. Peterson*

**NARRATIVE**

The purpose of this survey is to define Parcels 1, 2, and 3 of City of Philomath Partition No. PC-96-7. Said partition involves Tax Lot 800 of Tax Map 12-6-12AC. The parent parcel deed is M-211780-96 of the Benton County Deed Records.

This property was a portion of that tract as described in deed Volume 105, Page 344 of the Benton County Deed Records. Said tract was the East half of Lot 44 of BROWN'S ADDITION. We have accepted the Southwest corner of this property, as set by C.S. 3018, to be on the West line of the East half of said Block 44. We have established the Northwest corner of said East half at record distance (as per C.S. 3018) from the Northeast corner of Block 44. We have established the Northwest corner of this property at the intersection of the extended centerline of Pioneer (North) Street (as per C.S. 7012) with the West line of the East half of Block 44. The West line of this property, as established above, does not have the full East-West dimension as called for by M-211780-96, but said deed cannot extend West of the West line of the East half of Block 44. Monuments found as per C.S. 7012 and C.S. 7037 were accepted and held for the Northeast and Southeast corners of this property.

We have established the boundary lines between Parcels 1, 2, and 3 as per the owner's request and in substantial compliance with the approved preliminary plan.

**APPROVALS**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1996

CITY OF PHILOMATH PLANNING OFFICIAL

Approved this 5<sup>th</sup> day of DECEMBER, 1996.

*Ray Wilson*  
FOR BENTON COUNTY SURVEYOR

STATE OF OREGON) S.S.  
COUNTY OF BENTON) S.S.  
I hereby certify that the attached Partition Plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 96-37 on this 5<sup>th</sup> day of DECEMBER, 1996, at 1:34 o'clock P.M.

*Jeffrey*  
BENTON COUNTY CLERK Sr. Deputy Clerk.

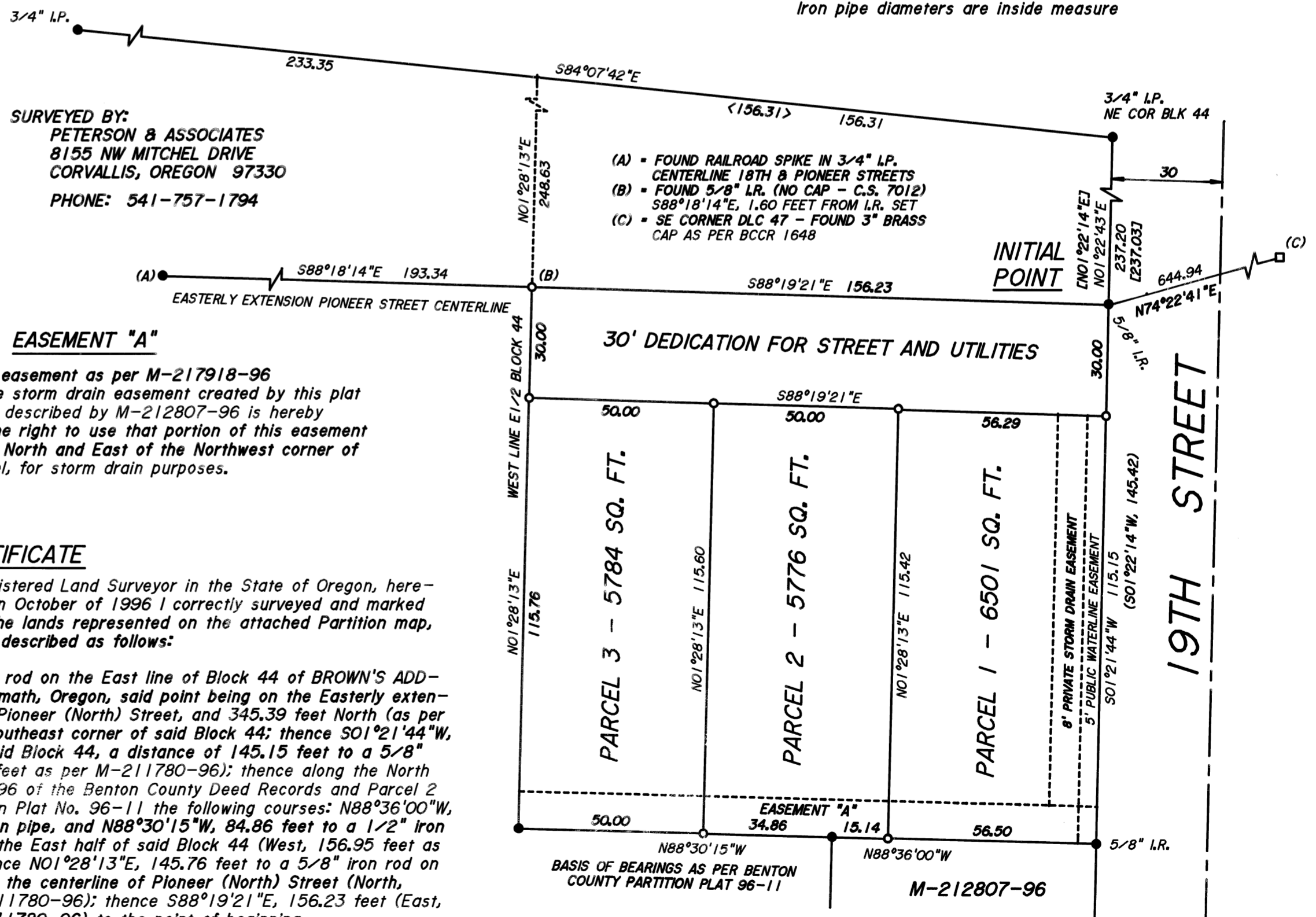
I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1996-1997 tax roll, which became a lien or will become a lien during this tax year on this property, but not yet certified to the tax collector for collection, have been paid to me on this 14<sup>th</sup> day of NOVEMBER, 1996.

*Jan E. Varath*  
ACTING ASSESSOR  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this property that are now due and payable have been paid to JUNE 30, 1997, 1996.

*Chick Ruppel* 12-3-96  
BENTON COUNTY DEPT. OF FINANCE, AUDITING, & TAX COLLECTION

- Found 1/2" iron pipe (C.S. 3018), except as noted
  - Set 5/8" X 30" iron rod with plastic cap (LS 1084)
  - ( ) Data of record as per C.S. 7037
  - [ ] Data of record as per C.S. 7012
  - < > Data of record as per C.S. 3018
  - BCCR Benton County Corner Restoration
  - Geodetic control station
  - I.P. Iron pipe
  - I.R. Iron rod
- Iron pipe diameters are inside measure



**SURVEYOR'S CERTIFICATE**

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, here-by depose and say that in October of 1996 I correctly surveyed and marked with proper monuments the lands represented on the attached Partition map, the boundary of which is described as follows:

Beginning at a 5/8" iron rod on the East line of Block 44 of BROWN'S ADDITION to the City of Philomath, Oregon, said point being on the Easterly extension of the centerline of Pioneer (North) Street, and 345.39 feet North (as per M-211780-96) of the Southeast corner of said Block 44; thence S01°21'44"W, along the East line of said Block 44, a distance of 145.15 feet to a 1/2" iron rod (South, 145.39 feet as per M-211780-96); thence along the North boundary of M-212807-96 of the Benton County Deed Records and Parcel 2 of Benton County Partition Plat No. 96-11 the following courses: N88°36'00"W, 71.64 feet to a 1/2" iron pipe, and N88°30'15"W, 84.86 feet to a 1/2" iron pipe on the West line of the East half of said Block 44 (West, 156.95 feet as per M-211780-96); thence N01°28'13"E, 145.76 feet to a 5/8" iron rod on the Easterly extension of the centerline of Pioneer (North) Street (North, 145.39 feet as per M-211780-96); thence S88°19'21"E, 156.23 feet (East, 156.95 feet as per M-211780-96) to the point of beginning.