

97-17  
97-17

PARTITION PLAT NO. 97-17  
for **ELVIN D. & HARRIET J. HUGHES**

A REPLAT OF A PORTION OF  
LOT 39, BLOCK 15, CITY OF PHILOMATH  
in the NW1/4 SECTION 12, T12S, R6W, W.M.  
PHILOMATH, BENTON COUNTY, OREGON  
FEBRUARY 28, 1997

**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 forever without reservation or restriction the public utility easements as shown for said purposes.

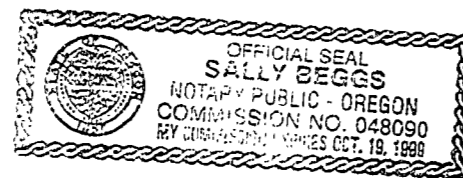
Elvin D. Hughes Trustee  
ELVIN D. HUGHES, TRUSTEE

Harriet J. Hughes Trustee  
HARRIET J. HUGHES, TRUSTEE

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF BENTON) S.S.  
This is to certify that on this 14 day of April, 1997, 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 known 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.

Sally Beegs  
NOTARY PUBLIC FOR OREGON



**SURVEYOR'S CERTIFICATE**

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in February of 1997 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 the Southeast corner of Lot 39, Block 15, CITY OF PHILOMATH; thence S89°56'03"W, along the South line of said Lot 39, a distance of 155.84 feet to a 5/8" iron rod on the centerline of an alley (as vacated by City of Philomath Ordinance No. 527); thence N00°20'09"W, along the centerline of said alley, a distance of 79.31 feet to a 5/8" iron rod on the South line of the North 69.00 feet of said Lot 39; thence S89°56'28"E, along said South line, a distance of 155.79 feet to the East line of said Lot 39; thence S00°22'43"E, 78.97 feet to the point of beginning.

**NARRATIVE**

The purpose of this survey is to define Parcels 1 and 2 of City of Philomath Partition No. PC-97-6. Said Partition involves Tax Lot 3800 of Tax Map 12-6-12BD. The parent parcel is M-174600-93 of the Benton County Deed Records. (Although said deed does not mention the vacated portion of an alley on the West side of Lot 39, it is a part of that conveyance since that alley is appurtenant to Lot 39 per City of Philomath Ordinance No. 527 & M-71806-85).

C.S. 8934 established "the South 79.27 feet of Lot 39" (as per Page 450 of Book 101) as being "Junior" in status to the "North 69.00 feet of Lot 39" (as per Page 205 of Book 100). Monuments found as per C.S. 8934 were held as control for this survey.

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

I, Jim S. Peterson, do hereby certify that this map is an exact copy of the original plat.  
Jim S. Peterson

**APPROVALS**

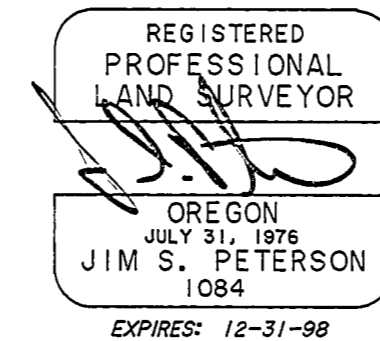
Approved this 15 day of April, 1997

Randy Kuyler  
CITY OF PHILOMATH PLANNING OFFICIAL

Approved this 18<sup>th</sup> day of APRIL, 1997

Ray Wilson  
FOR BENTON COUNTY SURVEYOR

- Found 5/8" iron rod (C.S. 8934)
  - Set 5/8" iron rod with plastic cap (LS 1084)
  - ( ) Data of record as per C.S. 8934
  - ◻ Geodetic control station (Traverse Point No. 7 - C.S. 8274)
- Found 5/8" iron rod in monument box



SURVEYED BY:  
PETERSON & ASSOCIATES  
8155 NW MITCHEL DRIVE  
CORVALLIS, OREGON 97330  
PHONE: 541-757-1794

STATE OF OREGON  
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. 97-17, on this 18<sup>th</sup> day of April, 1997, at 3:41 o'clock PM.

Kathleen Harman  
BENTON COUNTY CLERK  
Senior Deputy

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 APRIL, 1997.

Jan E. Smith  
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.

Mary K. Alley  
BENTON COUNTY (DEPT. OF FINANCE) AUDITING, & TAX COLLECTION

