

98-18

**PARTITION PLAT 98-18**  
A REPLAT OF PARCEL 1 OF  
PARTITION PLAT 90-18  
SITUATED WITHIN THE S.E 1/4 OF SECTION 11,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE  
WILLAMETTE MERIDIAN,  
CITY OF PHILOMATH,  
BENTON COUNTY, OREGON

FOR: THE ELVIN D. HUGHES TRUST &  
HARRIET J. HUGHES TRUST AND  
THE CITY OF PHILOMATH

SCALE: 1" = 60'  
DATE: JANUARY 20, 1998

FD 5/8" IR  
W/YPC MARKED  
"RLS 1637" ①  
POINT "J"

**SURVEYOR'S CERTIFICATE:**  
I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 3 & 4 SHOWN HEREON. PARCEL 5 IS UNSURVEYED. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:  
PARCEL 1 OF BENTON COUNTY PARTITION PLAT NO. 90-18.

**NARRATIVE:**  
**PURPOSE:**  
THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER CITY OF PHILOMATH PLANNING DECISION REGARDING FILE NO. PC 97-22 AND TO CORRECT AN IMPROPER PARCEL FORMATION PURSUANT TO ORS 92.177.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PLAT IS FROM "MARTIN HOFFMANTOWN" SUBDIVISION AND IS A PORTION OF THE SOUTH LINE OF SAID SUBDIVISION AND DEFINED BY POINTS "A" AND "B".

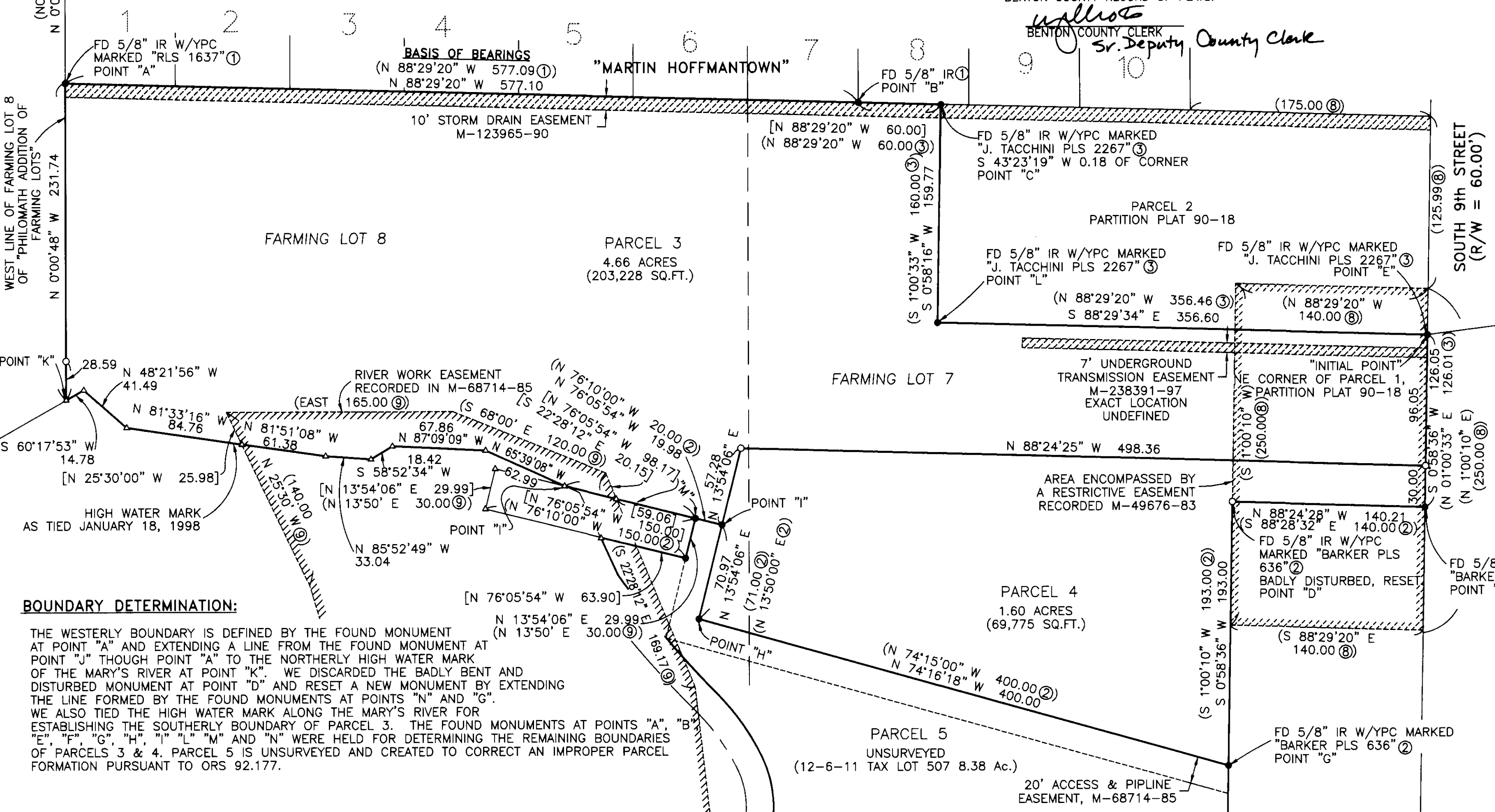
**APPROVALS:**  
EXAMINED AND APPROVED THIS 15 DAY OF April, 1998  
*Henry Kuyler*  
CITY OF PHILOMATH PLANNING OFFICIAL  
EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF April, 1998  
*Ron Wilson*  
FOR BENTON COUNTY SURVEYOR

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 1997-1998 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 8<sup>th</sup> DAY OF APRIL, 1998.  
*Jan E. Janett* 4/8/98  
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE  
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME DUE AND PAYABLE HAVE BEEN PAID TO June 30, 1998  
*Maury Kelley* 4/10/98  
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION. DATE  
I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 17<sup>th</sup> DAY OF APRIL, 1998 AT 2:42 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. 98-18, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

I, C. HENRY COLE CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

- LEGEND**
- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
  - FD 5/8" IR WITH YELLOW PLASTIC CAP MARKED "BARKER PLS 636" UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
  - IR IRON ROD
  - [ ] CALCULATED INFORMATION
  - FD FOUND
  - C.S. COUNTY SURVEY
  - R/W RIGHT OF WAY
  - PVT PRIVATE
  - ESMT EASEMENT
  - YPC YELLOW PLASTIC CAP
  - ( ) RECORD INFORMATION

- ① "MARTIN HOFFMANTOWN" BOOK 8, PAGE 121 BENTON COUNTY BOOK OF SUBDIVISION PLATS
- ② C.S. 7789
- ③ PARTITION PLAT 90-18
- ④ C.S. 8274
- ⑤ C.S. 7414
- ⑥ C.S. 8244
- ⑦ M-1946
- ⑧ M-49676-83
- ⑨ M-68714-85
- ⑩ FD 5/8" IR IN MON. BOX PT. NO. 7



FD 1" IP IN MON. BOX ④ PT. NO. 6  
S 82°45'37" W 2410.30  
GEODETIC TIE

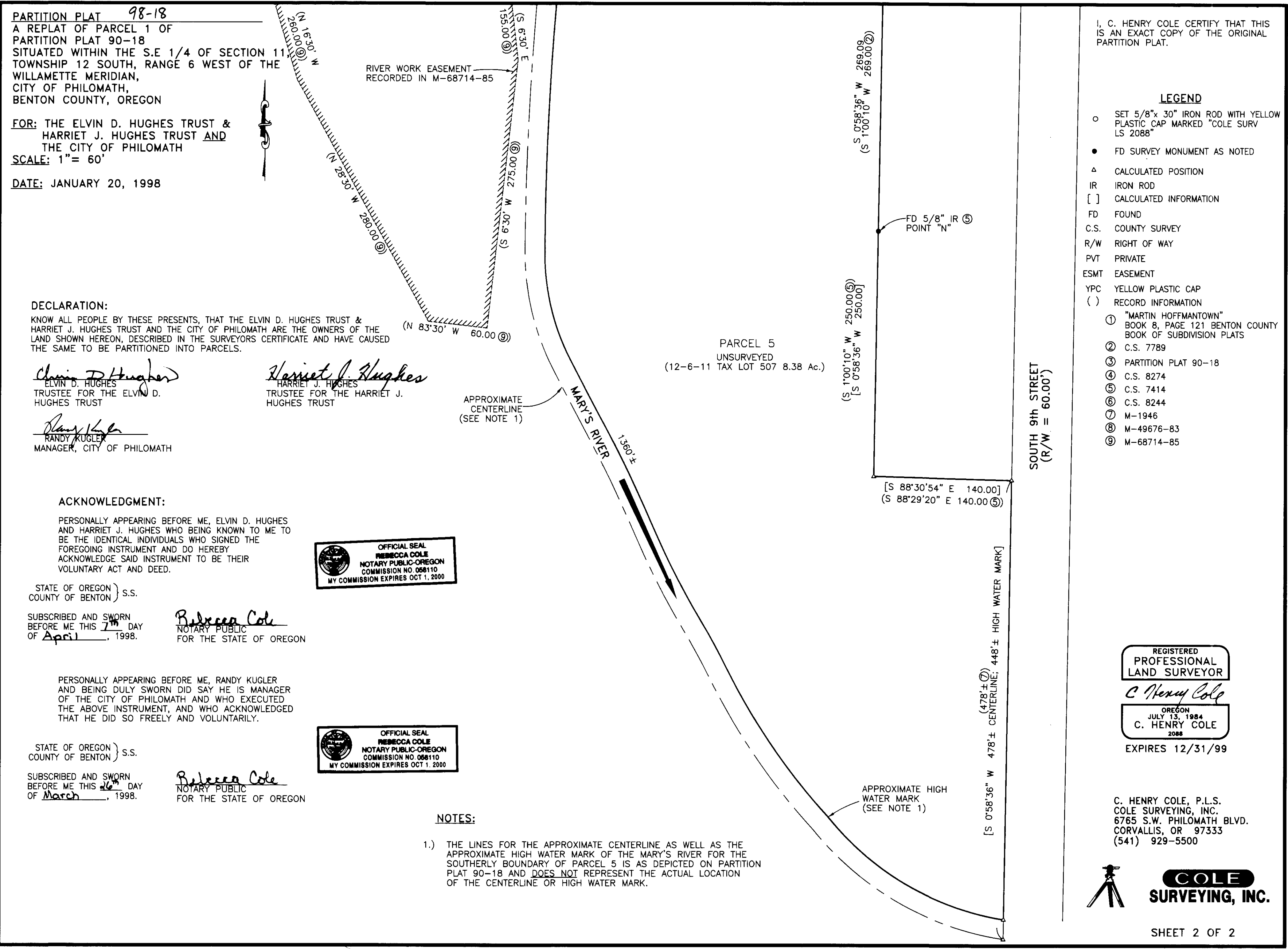
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*C. Henry Cole*  
OREGON  
JULY 13, 1984  
C. HENRY COLE  
2088  
EXPIRES 12/31/99

C. HENRY COLE, P.L.S.  
COLE SURVEYING, INC.  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OR 97333  
(541) 929-5500



7059C501

98-18



**PARTITION PLAT 98-18**  
A REPLAT OF PARCEL 1 OF  
PARTITION PLAT 90-18  
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TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE  
WILLAMETTE MERIDIAN,  
CITY OF PHILOMATH,  
BENTON COUNTY, OREGON

**FOR: THE ELVIN D. HUGHES TRUST &  
HARRIET J. HUGHES TRUST AND  
THE CITY OF PHILOMATH**

**SCALE: 1" = 60'**

**DATE: JANUARY 20, 1998**

**DECLARATION:**  
KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE ELVIN D. HUGHES TRUST &  
HARRIET J. HUGHES TRUST AND THE CITY OF PHILOMATH ARE THE OWNERS OF THE  
LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED  
THE SAME TO BE PARTITIONED INTO PARCELS.

*Elvin D. Hughes*  
ELVIN D. HUGHES  
TRUSTEE FOR THE ELVIN D.  
HUGHES TRUST

*Harriet J. Hughes*  
HARRIET J. HUGHES  
TRUSTEE FOR THE HARRIET J.  
HUGHES TRUST

*Randy Kugler*  
RANDY KUGLER  
MANAGER, CITY OF PHILOMATH

**ACKNOWLEDGMENT:**  
PERSONALLY APPEARING BEFORE ME, ELVIN D. HUGHES  
AND HARRIET J. HUGHES WHO BEING KNOWN TO ME TO  
BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE  
FOREGOING INSTRUMENT AND DO HEREBY  
ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR  
VOLUNTARY ACT AND DEED.

STATE OF OREGON ) S.S.  
COUNTY OF BENTON )

SUBSCRIBED AND SWORN  
BEFORE ME THIS 7<sup>th</sup> DAY  
OF April, 1998.

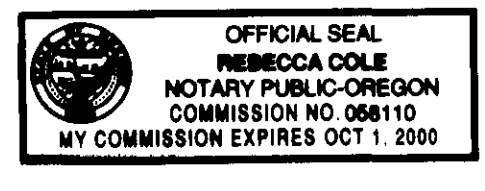
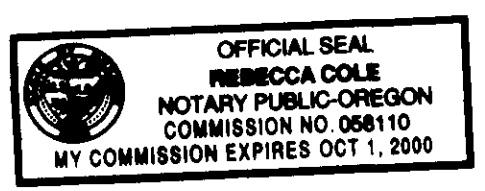
*Rebecca Cole*  
NOTARY PUBLIC  
FOR THE STATE OF OREGON

PERSONALLY APPEARING BEFORE ME, RANDY KUGLER  
AND BEING DULY SWORN DID SAY HE IS MANAGER  
OF THE CITY OF PHILOMATH AND WHO EXECUTED  
THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED  
THAT HE DID SO FREELY AND VOLUNTARILY.

STATE OF OREGON ) S.S.  
COUNTY OF BENTON )

SUBSCRIBED AND SWORN  
BEFORE ME THIS 16<sup>th</sup> DAY  
OF March, 1998.

*Rebecca Cole*  
NOTARY PUBLIC  
FOR THE STATE OF OREGON



**NOTES:**

1.) THE LINES FOR THE APPROXIMATE CENTERLINE AS WELL AS THE  
APPROXIMATE HIGH WATER MARK OF THE MARY'S RIVER FOR THE  
SOUTHERLY BOUNDARY OF PARCEL 5 IS AS DEPICTED ON PARTITION  
PLAT 90-18 AND DOES NOT REPRESENT THE ACTUAL LOCATION  
OF THE CENTERLINE OR HIGH WATER MARK.

I, C. HENRY COLE CERTIFY THAT THIS  
IS AN EXACT COPY OF THE ORIGINAL  
PARTITION PLAT.

- LEGEND**
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  - △ CALCULATED POSITION
  - IR IRON ROD
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  - ⑧ M-49676-83
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C. Henry Cole*

OREGON  
JULY 13, 1984  
C. HENRY COLE  
2088

EXPIRES 12/31/99

C. HENRY COLE, P.L.S.  
COLE SURVEYING, INC.  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OR 97333  
(541) 929-5500



**COLE  
SURVEYING, INC.**

98-18

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SITUATED WITHIN THE S.E 1/4 OF SECTION 11,  
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FOR: THE ELVIN D. HUGHES TRUST &  
HARRIET J. HUGHES TRUST AND  
THE CITY OF PHILOMATH

SCALE: 1" = 60'  
DATE: JANUARY 20, 1998

**SURVEYOR'S CERTIFICATE:**  
I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 3 & 4 SHOWN HEREON. PARCEL 5 IS UNSURVEYED. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:  
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**NARRATIVE:**  
**PURPOSE:**  
THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER CITY OF PHILOMATH PLANNING DECISION REGARDING FILE NO. PC 97-22 AND TO CORRECT AN IMPROPER PARCEL FORMATION PURSUANT TO ORS 92.177.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PLAT IS FROM "MARTIN HOFFMANTOWN" SUBDIVISION AND IS A PORTION OF THE SOUTH LINE OF SAID SUBDIVISION AND DEFINED BY POINTS "A" AND "B".

**APPROVALS:**  
EXAMINED AND APPROVED THIS 15 DAY OF April, 1998  
*Denny Kuyler*  
CITY OF PHILOMATH PLANNING OFFICIAL  
EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF April, 1998  
*Ron Wilson*  
FOR BENTON COUNTY SURVEYOR

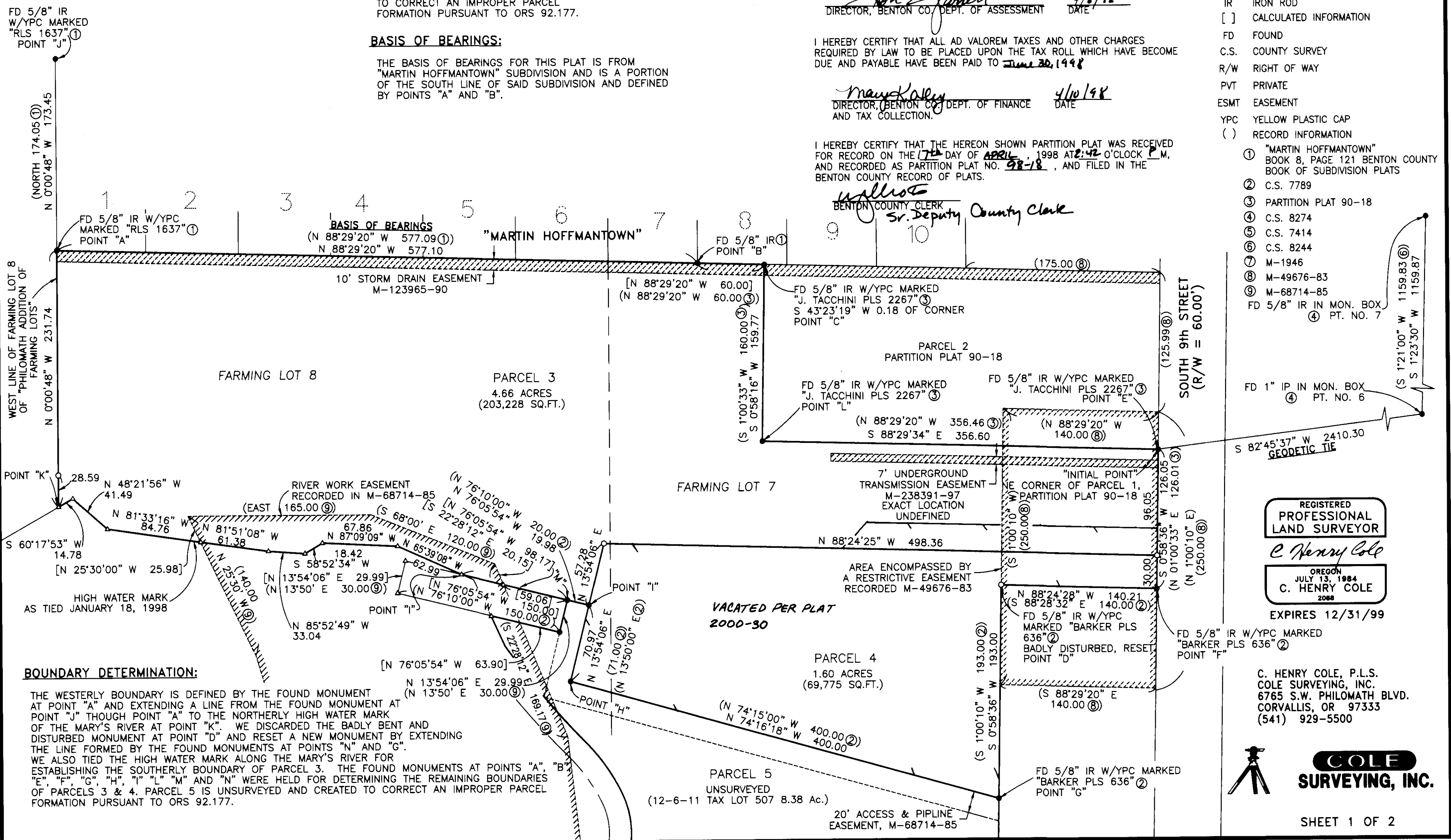
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*Jan E. Janett* 4/8/98  
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE  
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME DUE AND PAYABLE HAVE BEEN PAID TO June 30, 1998  
*Mary Kaley* 4/10/98  
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION DATE  
I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 17<sup>th</sup> DAY OF APRIL, 1998 AT 2:42 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. 98-18, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.  
*Wallace*  
BENTON COUNTY CLERK  
Sr. Deputy County Clerk

I, C. HENRY COLE CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

- LEGEND**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
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- ⑦ M-1946
- ⑧ M-49676-83
- ⑨ M-68714-85
- FD 5/8" IR IN MON. BOX ④ PT. NO. 7

FD 1" IP IN MON. BOX ④ PT. NO. 6



**BOUNDARY DETERMINATION:**  
THE WESTERLY BOUNDARY IS DEFINED BY THE FOUND MONUMENT AT POINT "A" AND EXTENDING A LINE FROM THE FOUND MONUMENT AT POINT "J" THOUGH POINT "A" TO THE NORTHERLY HIGH WATER MARK OF THE MARY'S RIVER AT POINT "K". WE DISCARDED THE BADLY BENT AND DISTURBED MONUMENT AT POINT "D" AND RESET A NEW MONUMENT BY EXTENDING THE LINE FORMED BY THE FOUND MONUMENTS AT POINTS "N" AND "G". WE ALSO TIED THE HIGH WATER MARK ALONG THE MARY'S RIVER FOR ESTABLISHING THE SOUTHERLY BOUNDARY OF PARCEL 3. THE FOUND MONUMENTS AT POINTS "A", "B", "E", "F", "G", "H", "I", "L", "M" AND "N" WERE HELD FOR DETERMINING THE REMAINING BOUNDARIES OF PARCELS 3 & 4. PARCEL 5 IS UNSURVEYED AND CREATED TO CORRECT AN IMPROPER PARCEL FORMATION PURSUANT TO ORS 92.177.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C. Henry Cole*  
OREGON  
JULY 13, 1984  
C. HENRY COLE  
2088

EXPIRES 12/31/99

C. HENRY COLE, P.L.S.  
COLE SURVEYING, INC.  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OR 97333  
(541) 929-5500



**COLE**  
SURVEYING, INC.

7059CS01

98-18

**PARTITION PLAT 98-18**  
A REPLAT OF PARCEL 1 OF  
PARTITION PLAT 90-18  
SITUATED WITHIN THE S.E 1/4 OF SECTION 11,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE  
WILLAMETTE MERIDIAN,  
CITY OF PHILOMATH,  
BENTON COUNTY, OREGON

**FOR:** THE ELVIN D. HUGHES TRUST &  
HARRIET J. HUGHES TRUST AND  
THE CITY OF PHILOMATH

**SCALE:** 1" = 60'

**DATE:** JANUARY 20, 1998

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE ELVIN D. HUGHES TRUST &  
HARRIET J. HUGHES TRUST AND THE CITY OF PHILOMATH ARE THE OWNERS OF THE  
LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED  
THE SAME TO BE PARTITIONED INTO PARCELS.

*Elvin D. Hughes*  
ELVIN D. HUGHES  
TRUSTEE FOR THE ELVIN D.  
HUGHES TRUST

*Harriet J. Hughes*  
HARRIET J. HUGHES  
TRUSTEE FOR THE HARRIET J.  
HUGHES TRUST

*Randy Kugler*  
RANDY KUGLER  
MANAGER, CITY OF PHILOMATH

**ACKNOWLEDGMENT:**

PERSONALLY APPEARING BEFORE ME, ELVIN D. HUGHES  
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BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE  
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ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR  
VOLUNTARY ACT AND DEED.

STATE OF OREGON ) S.S.  
COUNTY OF BENTON )

SUBSCRIBED AND SWORN  
BEFORE ME THIS 7<sup>th</sup> DAY  
OF April, 1998.

*Rebecca Cole*  
NOTARY PUBLIC  
FOR THE STATE OF OREGON

PERSONALLY APPEARING BEFORE ME, RANDY KUGLER  
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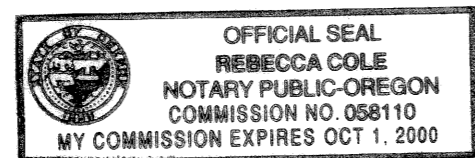
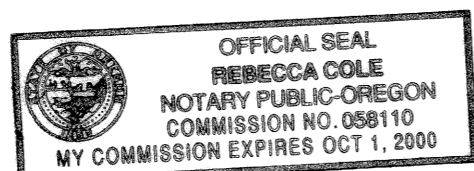
STATE OF OREGON ) S.S.  
COUNTY OF BENTON )

SUBSCRIBED AND SWORN  
BEFORE ME THIS 26<sup>th</sup> DAY  
OF March, 1998.

*Rebecca Cole*  
NOTARY PUBLIC  
FOR THE STATE OF OREGON

**NOTES:**

- 1.) THE LINES FOR THE APPROXIMATE CENTERLINE AS WELL AS THE APPROXIMATE HIGH WATER MARK OF THE MARY'S RIVER FOR THE SOUTHERLY BOUNDARY OF PARCEL 5 IS AS DEPICTED ON PARTITION PLAT 90-18 AND DOES NOT REPRESENT THE ACTUAL LOCATION OF THE CENTERLINE OR HIGH WATER MARK.



PARCEL 5  
UNSURVEYED  
(12-6-11 TAX LOT 507 8.38 Ac.)  
VACATED PER PLAT  
2010-022

MARY'S RIVER  
± 1300'

APPROXIMATE  
CENTERLINE  
(SEE NOTE 1)

(S 0'58'36" W 269.09  
(S 1'00'10" W 269.00(2))

(S 1'00'10" W 250.00(6))  
(S 0'58'36" W 250.00(6))

FD 5/8" IR (5)  
POINT "N"

[S 88°30'54" E 140.00] /  
[S 88°29'20" E 140.00(5)]

SOUTH 9th STREET  
(R/W = 60.00')

(478 ± (7))  
448 ± HIGH WATER MARK  
[S 0'58'36" W 478 ± CENTERLINE; 448 ± HIGH WATER MARK]

APPROXIMATE HIGH  
WATER MARK  
(SEE NOTE 1)

I, C. HENRY COLE CERTIFY THAT THIS  
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PARTITION PLAT.

**LEGEND**

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- ( ) RECORD INFORMATION
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C Henry Cole*

OREGON  
JULY 13, 1984  
C. HENRY COLE  
2088

EXPIRES 12/31/99

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**COLE  
SURVEYING, INC.**

SHEET 2 OF 2

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**SURVEYOR'S CERTIFICATE:**

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**PURPOSE:**

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**APPROVALS:**

EXAMINED AND APPROVED THIS 15 DAY OF April, 1998

*Henry Kufel*  
CITY OF PHILOMATH PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 16 DAY OF April, 1998

*Ron Wilson*  
FOR BENTON COUNTY SURVEYOR

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 1997-1998 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 8<sup>TH</sup> DAY OF APRIL, 1998.

*Jan E. Bennett* 4/8/98  
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE

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*Mary Kelley* 4/10/98  
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION DATE

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*Wallace*  
BENTON COUNTY CLERK  
Sr. Deputy County Clerk

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**LEGEND**

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S 82°45'37" W 2410.30  
GEODETIC TIE

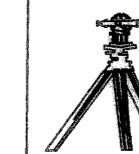
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C. Henry Cole*

OREGON  
JULY 13, 1984  
C. HENRY COLE  
2088

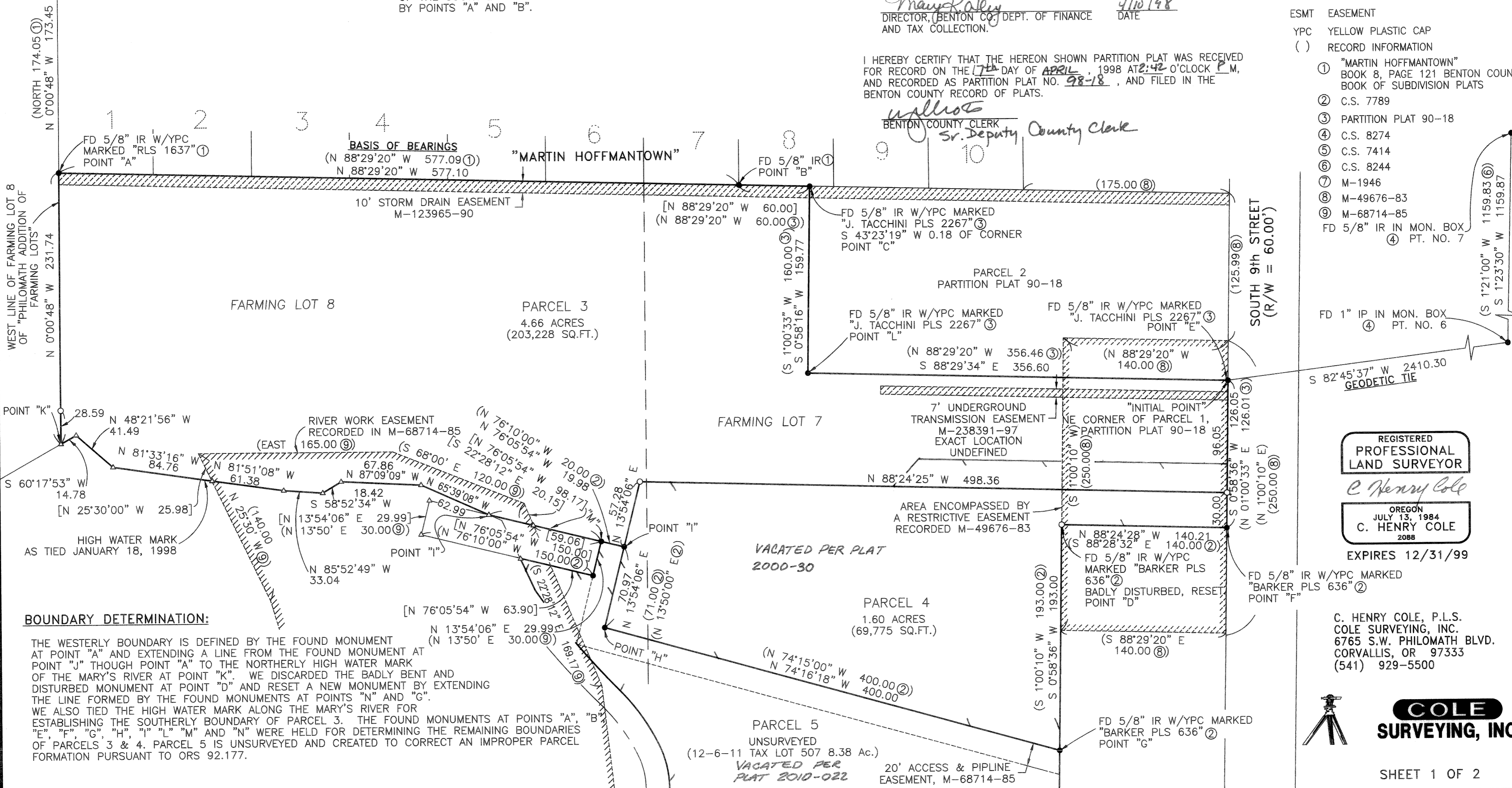
EXPIRES 12/31/99

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**COLE**  
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SHEET 1 OF 2



**BOUNDARY DETERMINATION:**

THE WESTERLY BOUNDARY IS DEFINED BY THE FOUND MONUMENT AT POINT "A" AND EXTENDING A LINE FROM THE FOUND MONUMENT AT POINT "J" THROUGH POINT "A" TO THE NORTHERLY HIGH WATER MARK OF THE MARY'S RIVER AT POINT "K". WE DISCARDED THE BADLY BENT AND DISTURBED MONUMENT AT POINT "D" AND RESET A NEW MONUMENT BY EXTENDING THE LINE FORMED BY THE FOUND MONUMENTS AT POINTS "N" AND "C". WE ALSO TIED THE HIGH WATER MARK ALONG THE MARY'S RIVER FOR ESTABLISHING THE SOUTHERLY BOUNDARY OF PARCEL 3. THE FOUND MONUMENTS AT POINTS "A", "B", "E", "F", "G", "H", "I", "L", "M" AND "N" WERE HELD FOR DETERMINING THE REMAINING BOUNDARIES OF PARCELS 3 & 4. PARCEL 5 IS UNSURVEYED AND CREATED TO CORRECT AN IMPROPER PARCEL FORMATION PURSUANT TO ORS 92.177.