

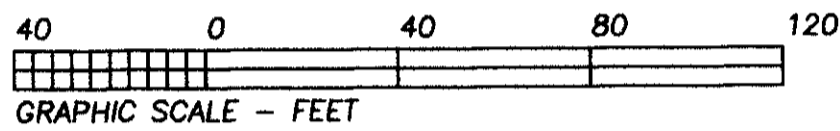
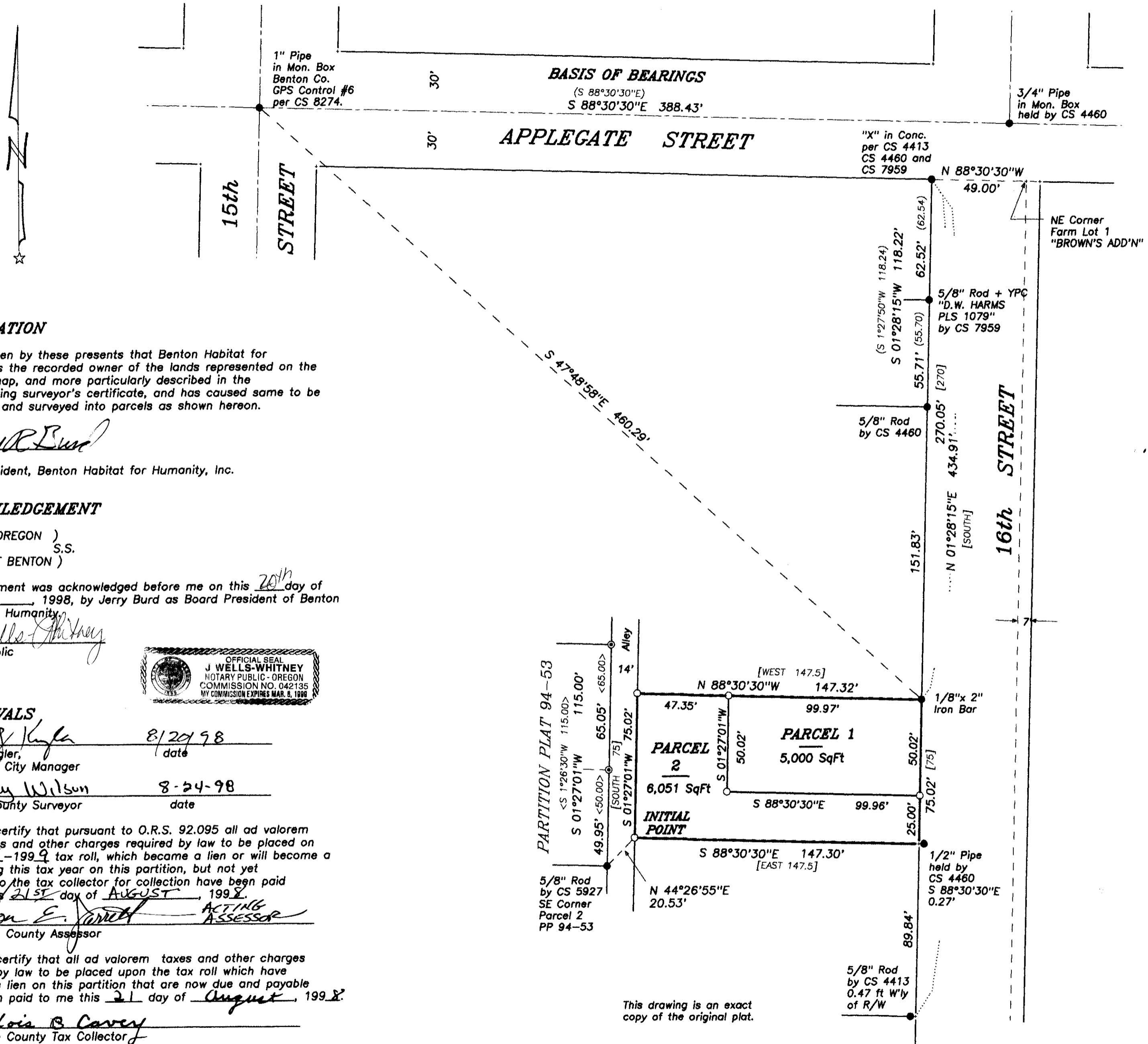
98-45

**PARTITION PLAT 98-45**  
for  
**BENTON HABITAT FOR HUMANITY**

A REPLAT OF A PORTION OF  
FARM LOT 1, BROWN'S ADDITION

in  
SW 1/4 SEC. 12, T12S, R6W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON

AUGUST 4, 1998



**LEGEND**

- .....Found monument as noted.
- .....Found 5/8" iron rod with Yellow Plastic Cap (YPC) stamped "SEADERS 1014" set by PP-94-53.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- { }.....Record data from CS 7959.
- [ ]..... " " " M-247084-98.
- < >..... " " " Partition Plat 94-53.

NOTE: Pipe dimension is inside diameter.

**NARRATIVE**

This Partition Plat is the result of City of Philomath Planning Commission File No. P98-9. The parent tract is described in M-247084-98 and is related to the NE corner of Farm Lot 1, "BROWN'S ADDITION." That corner lies 49.00 feet "east" of the "X" at the intersection of the southerly R/W of Applegate St. with the westerly R/W of 16th Street as shown on CS 4413 and CS 7959. The iron bar at the NE property corner fit the westerly R/W of 16th Street as defined by monuments held and set by CS 7959 and also fit the deed distance from the north line of Farm Lot 1. The 1/2" pipe near the SE property corner nicely fits the deed distance from the iron bar but is 0.27 ft easterly of the true corner on the R/W. I made the north and south property lines parallel to the centerline of Applegate St., following the approach of other surveys in this area. I intersected these lines with the east line of the alley, which I computed 14.00 feet from the line defined by monuments from Partition Plat 94-53. The boundary lines fit the fence lines.

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the boundary of the land represented on this Partition Plat except the Southeast corner thereof which has a reference monument. The boundary is described as follows:

Beginning at a 5/8" iron rod at the southwest corner of that tract conveyed to Benton Habitat for Humanity, Inc. per M-247084-98, Benton County Deed Records, said rod lying N 44° 26'55"E 20.53 feet from a 5/8" iron rod at the Southeast Corner of Parcel 2 of Benton County Partition Plat 94-53 in the Southwest Quarter of Section 12, T12S, R6W, W.M., City of Philomath, Benton County, Oregon; thence S 88°30'30"E 147.30 to the southeast corner of said Benton Habitat for Humanity tract, being on the westerly right-of-way line of South 16th Street and from which a 1/2" Pipe lies S 88°30'30"E 0.27 feet; thence along said right-of-way line N 1°28'15"E 75.02 feet to a 1/8"x 2" iron bar at the northeast corner of said tract; thence leaving said right-of-way line N 88°30'30"W 147.32 feet to the northwest corner of said tract; thence S 1°27'01"W 75.02 feet to the point of beginning.

**DECLARATION**

Know all men by these presents that Benton Habitat for Humanity is the recorded owner of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

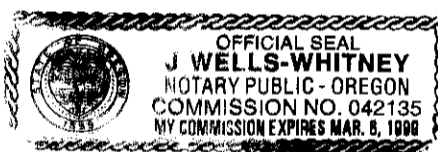
*Jerry Burd*  
Jeffery Burd  
Board President, Benton Habitat for Humanity, Inc.

**ACKNOWLEDGEMENT**

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

This instrument was acknowledged before me on this 20<sup>th</sup> day of August, 1998, by Jerry Burd as Board President of Benton Habitat for Humanity.

*J. Wells-Whitney*  
Notary Public



**APPROVALS**

*Randy Kugler*      8/29/98  
Randy Kugler,      date  
Philomath City Manager

*Ray Wilson*      8-24-98  
Ray Wilson      date  
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 1998-1999 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 21<sup>st</sup> day of AUGUST, 1998.

by *Ken E. Jantch*      ACTING ASSESSOR  
Benton County Assessor

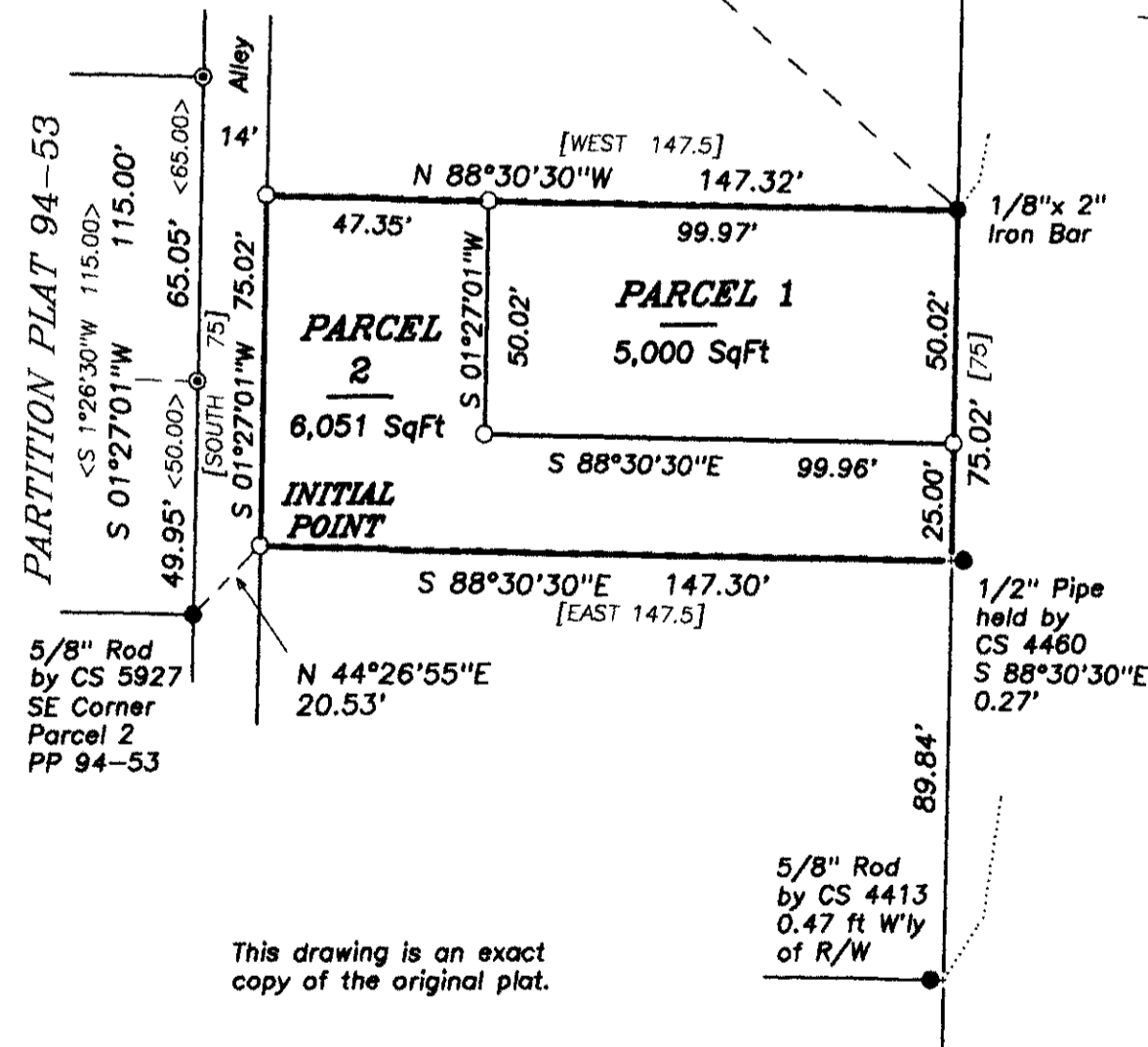
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 21 day of August, 1998.

by *Lois B. Carey*  
for Benton County Tax Collector

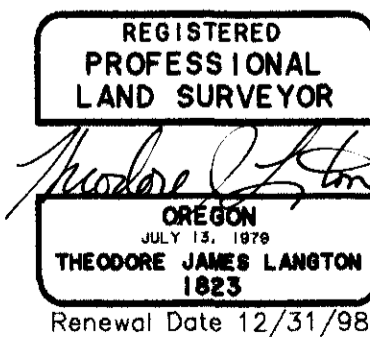
STATE OF OREGON )  
                          ) S.S.  
COUNTY OF BENTON )

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. 98-45, on this 25<sup>th</sup> day of August, 1998, at 2:49 o'clock P.M.

by *Madison Haining*      Senior Deputy Clerk  
for Benton County Clerk



This drawing is an exact copy of the original plat.



**NORTHSTAR SURVEYING, INC.**  
720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050

98141HAB/wil