

BOOK 2000 PG 16

**PARTITION PLAT No. 2000-16**

A REPLAT OF A PORTION OF BLOCK 37, BROWN'S ADDITION TO THE CITY OF PHILOMATH, LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: THEODORE R. GREGG AND FLORENCE R. GREGG  
DATE: OCTOBER 27, 1999

REGISTERED PROFESSIONAL LAND SURVEYOR

*C. Henry Cole*

OREGON  
JULY 17, 1984  
C. HENRY COLE  
2088

EXPIRES 12/31/99

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



**COLE SURVEYING, INC.**

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

**APPROVALS:**

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 1999-2000 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 14th DAY OF June, 2000

BY: *James Smith*  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2000

for BY: *Velda Holcomb*  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED *Ray Kupa* 12-21-99  
CITY OF PHILOMATH PLANNING OFFICIAL DATE

APPROVED *Ray Wilson* 6-23-00  
BENTON COUNTY SURVEYOR DATE

**RECORDING:**

STATE OF OREGON }  
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2000-16 IN BENTON COUNTY DEED RECORDS M-285439-00, ON THIS 23 DAY OF JUNE, 2000, AT 2:32 O'CLOCK PM

BY: *William J. Harris*  
BENTON COUNTY CLERK

**SURVEYOR'S CERTIFICATE:**

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4 INCH INNER DIAMETER IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF BLOCK 37 OF BROWN'S ADDITION TO THE CITY OF PHILOMATH, BENTON COUNTY, OREGON; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (HIGHWAY 20/34, 80 FOOT WIDTH) SOUTH 88°32'41" EAST 104.27 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 1°21'23" EAST 154.21 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 88°29'30" WEST 103.58 FEET TO THE EAST RIGHT-OF-WAY LINE OF 18TH STREET (80 FOOT WIDTH), BEING WITNESSED BY A 5/8 INCH IRON ROD LOCATED NORTH 88°29'30" WEST 0.11 FEET OF THE CORNER; THENCE SOUTH 1°36'54" WEST 154.31 FEET TO THE INITIAL POINT.

**LEGEND**

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 2088"
- FD MONUMENT AS NOTED
- △ CALCULATED POINT
- C.S. COUNTY SURVEY
- SQ.FT. SQUARE FEET
- IR IRON ROD
- FD FOUND
- R/W RIGHT OF WAY
- IP IRON PIPE (INSIDE DIAMETER)
- S/W SIDEWALK
- ( ) RECORD INFORMATION AS PER
  - ① C.S. 8202
  - ② C.S. 9334
  - ③ PARTITION PLAT 1999-28
  - ④ C.S. 8227
  - ⑤ C.S. 4451
  - ⑥ C.S. 6963

C#	Radius	Delta	Length	Bearing	Chord
C1	20.00	89°54'04"	31.38	N 43°35'39" W	28.26

**SURVEYOR'S NARRATIVE:**

**PURPOSE**

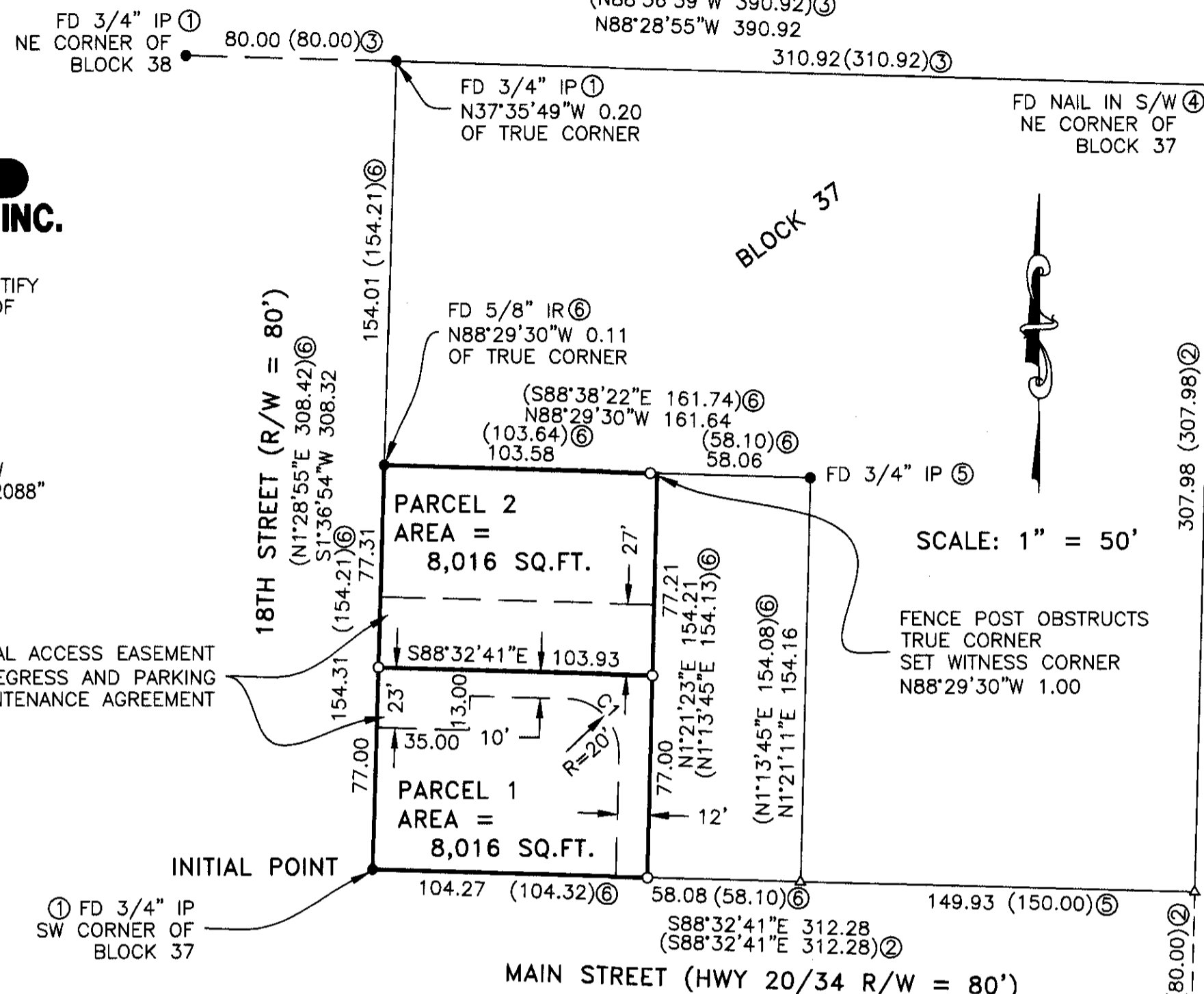
THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF PHILOMATH PLANNING FILE NUMBER PC99-10.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE WEST RIGHT-OF-WAY LINE OF 19TH STREET, AS SHOWN ON THE ATTACHED MAP.

**BOUNDARY DETERMINATION**

THE SOUTH AND EAST LINES OF BLOCK 37 WERE HELD AS DETERMINED BY BENTON COUNTY SURVEY 9334. THE NORTH LINE OF BLOCK 37 WAS HELD AS DETERMINED BY PARTITION PLAT 1999-28, ROTATED TO FIT THE BEARINGS. THE WEST LINE WAS ESTABLISHED HOLDING THE SOUTHWEST CORNER OF BLOCK 37 AS PER COUNTY SURVEY 9334 AND THE NORTHWEST CORNER OF BLOCK 37 AS PER PARTITION PLAT 1999-28. THE SOUTHEAST CORNER OF THE PARENT PARCEL BEING PARTITIONED WAS DETERMINED USING PROPORTIONATE MEASURE ALONG THE SOUTH LINE OF BLOCK 37. THE NORTHEAST CORNER OF THE PARENT PARCEL WAS DETERMINED USING PROPORTIONATE MEASURE HOLDING THE FOUND 3/4 INCH IRON PIPE AND THE FOUND 5/8 INCH IRON ROD FOR THE NORTH LINE. THE PARENT PARCEL WAS PARTITIONED AT THE DIRECTION OF THE OWNER.



**JOINT MAINTENANCE AGREEMENT**

THE MAINTENANCE AND REPAIR OF THE JOINT ACCESS AND OFF-STREET PARKING AREA IS A JOINT RESPONSIBILITY OF THE OWNERS OF PARCEL 1 AND PARCEL 2 WITH ANY EXPENSE OF REPAIR, UPKEEP AND RECONSTRUCTION BEING SHARED ON A 50/50 BASIS. SHOULD ANY QUESTIONS ARISE WHICH CANNOT BE SETTLED BY THE OWNERS OF PARCEL 1 AND PARCEL 2 WITH RESPECT TO UPKEEP AND REPAIRS OF THE JOINT ACCESS AND OFF-STREET PARKING AREA, TOGETHER THEY WILL SELECT A THIRD REPRESENTATIVE TO SETTLE THE MATTER THROUGH COMPULSORY AND BINDING ARBITRATION THROUGH THE CIRCUIT COURT OF BENTON COUNTY. EACH OWNER MAY ERECT ONE SIGN NOT EXCEEDING 12 SQUARE FEET IN AREA.

**DECLARATION:**

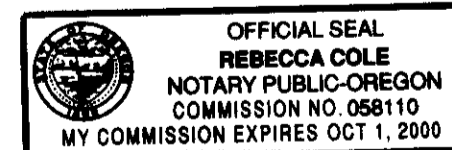
KNOW ALL PERSONS BY THESE PRESENTS, THAT THEODORE R. GREGG AND FLORENCE R. GREGG ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP, AND DO HEREBY GRANT AND CONVEY THE RECIPROCAL ACCESS PERMANENT UNRESTRICTED EASEMENT FOR A PUBLIC PARKING LOT AS SHOWN ON THE ATTACHED MAP.

*Theodore R. Gregg*  
THEODORE R. GREGG

*Florence R. Gregg*  
FLORENCE R. GREGG

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } SS



THIS IS TO CERTIFY THAT ON THIS 17 DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR THEODORE R. GREGG AND FLORENCE R. GREGG, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

*Rebecca Cole*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: Oct. 1, 2000