

PARTITION PLAT No. 2001-26

FOR

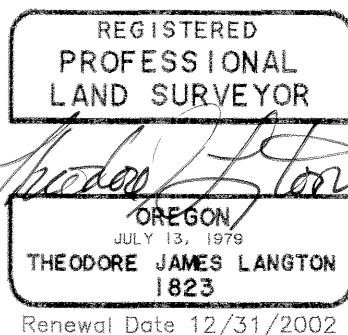
**TANA RICKARD**

IN THE

WAYMAN ST. CLAIR DLC No. 47  
NW 1/4 SECTION 12  
T 12 S, R 6 W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON

APRIL 4, 2001

CASE No. P-01-2

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

## 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 land represented on this partition plat, the boundary of which is described as follows:

That tract of land conveyed to Lowell Raymond Rickard and Tana Dee L. Rickard, per M-90355-87, Benton County Deed Records, lying in the Wayman St. Clair DLC No. 47, Northwest 1/4 of Section 12, T 12 S, R 6 W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the southeast corner of said tract on the west right-of-way line of North 12th Street, also being the Northeast corner of Parcel 1 of Partition Plat No. 96-24, said County and State; thence along said right-of-way line N 0°58'00"E 166.08 feet to a 5/8" iron rod at the northeast corner thereof being also the southeast corner of Parcel 2 of Partition Plat No. 96-36; thence leaving said right-of-way line, along the north boundary of said Rickard tract, N 88°43'29"W 325.46 feet to a 5/8" iron rod at the northwest corner thereof; thence along the west line of said tract S 0°30'52"W 165.72 feet to a 5/8" iron rod at the southeast corner thereof being also on the north line of Parcel 2, said Partition Plat No. 96-24; thence along the north boundary thereof S 88°39'35"E 324.15 feet to the point of beginning.

## LEGEND

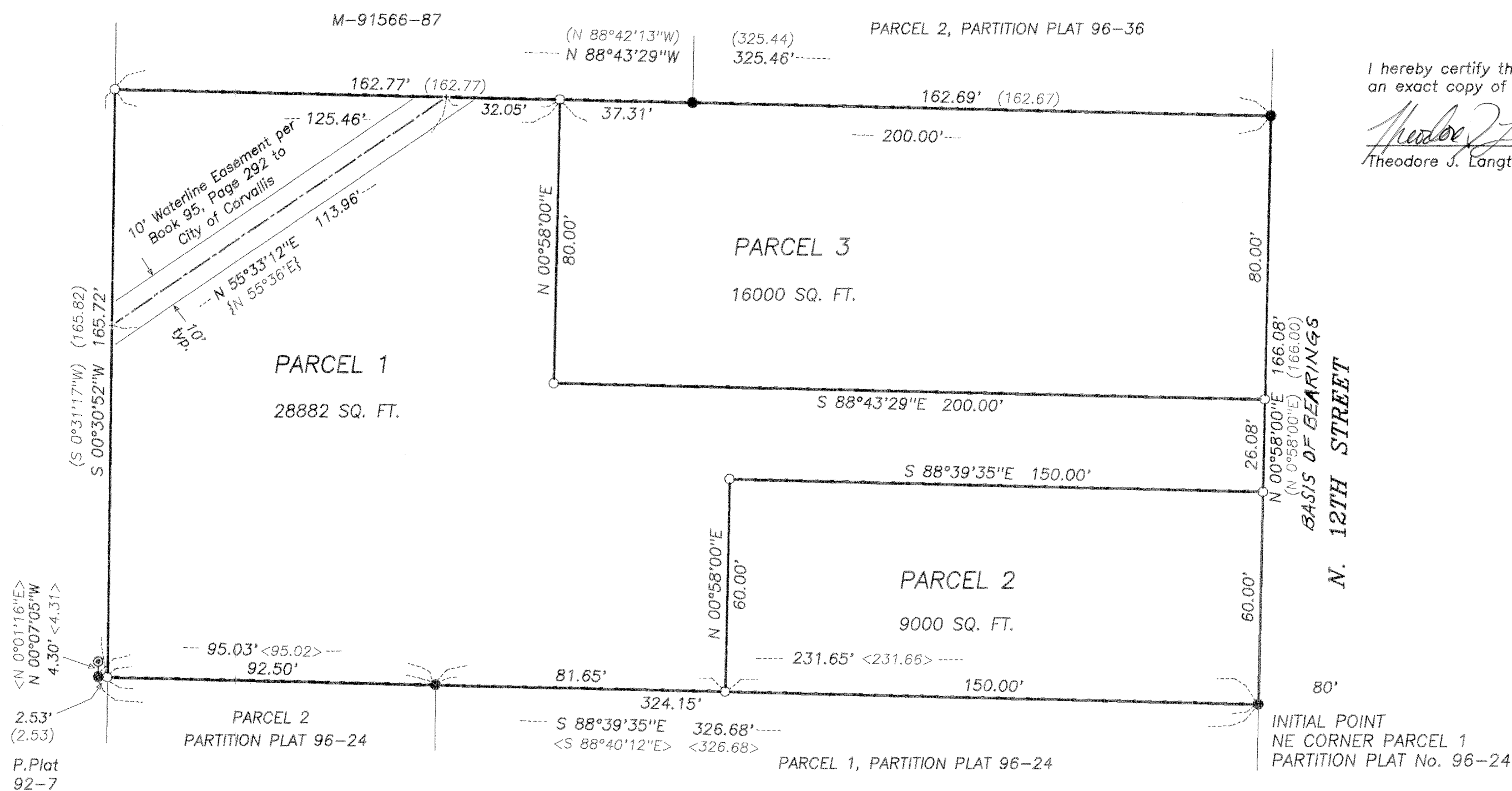
- .....Found Monument: 5/8" iron rod with a yellow plastic cap stamped "PARSONS PLS 1918" per Partition Plat No.'s 96-024 or 96-036.
- .....Found Monument: 5/8" iron rod with a yellow plastic cap stamped "JTACCHINI PLS 2267" per Partition Plat No. 92-007
- .....Set Monument: N\*MON = 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR PLS 1823 "

Data of, or computed from, the following:

- ( )..Partition Plat No. 96-036
- [ ]..Partition Plat No. 92-007
- < >..Partition Plat No. 96-024
- { }..Book 95, Page 292, Benton Co. Deed Records

I hereby certify that this drawing is an exact copy of the original plat.

*Theodore J. Langton*  
Theodore J. Langton



## NARRATIVE

The purpose of this survey was to divide my client's property into the 3 parcels shown. In 1996, Tyler Parsons filed Partitions 96-24 and 96-36. I found his monuments to fit nicely and his boundary resolve to be thorough. I accept his monuments from these two partition plats to define the boundaries of the parent tract. I set the monument at the southwest corner holding Tyler's call of 2.53 feet from his previous monument per his call on PPLAT 96-36. I set the monument at my client's northwest corner by extending the south line of Parcel 2 of Partition 96-36 Tyler's distance of 162.77 feet per said plat. The design of these new parcels fits existing buildings and holds to the City's Development code ratio of length being no longer than 2.5 times width.

## DECLARATION

Know all men by these presents that Tana Rickard is the recorded owner of the lands represented on this 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.

*Tana Rickard*  
Tana Rickard (acquired title as Tana Dee L. Rickard)

## ACKNOWLEDGEMENTS

STATE OF OREGON )  
COUNTY OF BENTON ) S.S.Signed or attested before me on this 19th day of  
April, 2001, by Tana Rickard

*Andrea Carson*  
Notary Public

## APPROVALS

*Ray Wilson* 4-20-01  
City Planning Official date  
City of Philomath  
*Ray Wilson* 5-28-01  
Benton County Surveyor date

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 2000-2001 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 22nd day of MAY, 2001.

by *Donna Hiller*  
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 22nd day of MAY, 2001.

by *Velda Hluth*  
for Benton County Tax Collector

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

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2001-26 in Benton County Deed Records M-299333-01 on this 29th day of MAY, 2001, at 9:40 o'clock AM

by *Walter G. Hall*  
Benton County Clerk Sr. Deputy Clerk

PARTITION PLAT No. 2001-26

FOR

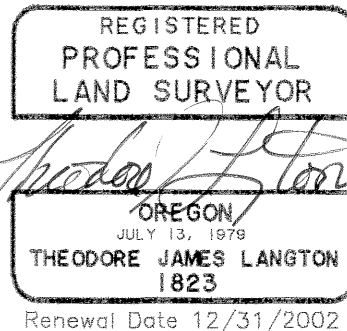
TANA RICKARD

IN THE

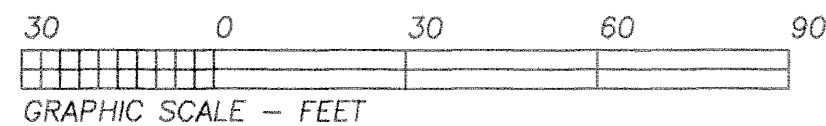
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T 12 S, R 6 W, W.M.  
CITY OF PHILOMATH  
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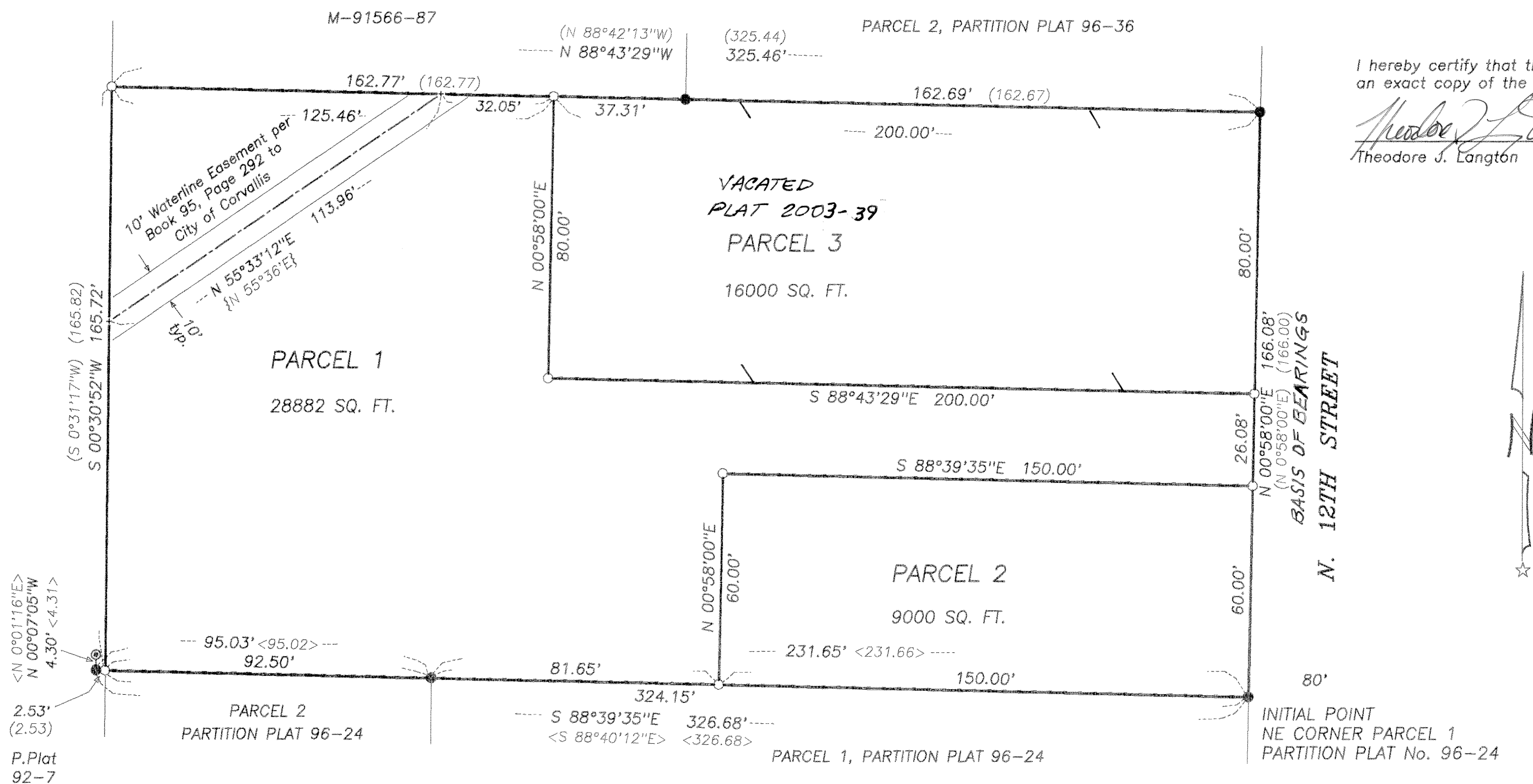
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Theodore J. Langton



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*Tana Rickard*  
Tana Rickard (acquired title as Tana Dee L. Rickard)

## ACKNOWLEDGEMENTS



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

Signed or attested before me on this 19th day of April, 2001, by Tana Rickard

*Doreen Eason*  
Notary Public

## APPROVALS

*Ray Wilson* 4-20-01  
City Planning Official date  
City of Philomath  
*Ray Wilson* 5-28-01  
Benton County Surveyor date

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by *Doreen Eason*  
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 22nd day of MAY, 2001.

by *Velda Holmuth*  
Benton County Tax Collector

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

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by *Wally G*  
Benton County Clerk Sr. Deputy Clerk