

DRAWING NUMBER
2001-46

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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2001-46

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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PARTITION PLAT No. 2001-46

for

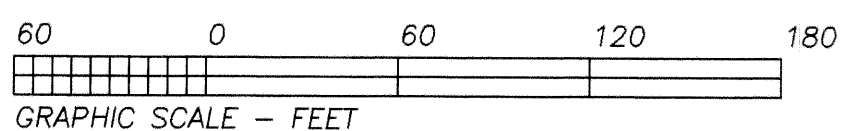
GERALD A. SABIN, JR.

in the

SOUTHWEST 1/4 OF SECTION 1,
T 12 S, R 6 W, W.M.
CITY OF PHILOMATH
BENTON COUNTY, OREGON

NOVEMBER 15, 2001

FILE No. P01-8



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton
OREGON
JULY 15, 1979
THEODORE JAMES LANGTON
1823

Renewal Date 12/31/2002

NORTHSTAR SURVEYING, INC.

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

This is an exact copy of the original plat.

LEGEND

- Found Monument: 5/8" rod with a red plastic cap stamped "NORTHSTAR PLS 1823" per CS 9403.
- Found Monument: 5/8" rod with red plastic cap stamped "DARRYL HARMS PLS 1079" per Partition Plat 1997-48 or as noted.
- Set Monument: 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR PLS 1823 "
- + Computed Position, nothing found or set.

Data of, or computed from, the following:
()..CS 9403 []..CS 7756 (())..CS 4074
< >..Partition Plat 1997-48
{ }..M-239111-97, Benton County Deed Records
#..PHILOMATH INDUSTRIAL PARK

Pipe dimensions are inside diameter.
YPC = 5/8" iron rod with yellow plastic cap per CS 7756.
All calls to monuments off line are perpendicular.

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:

A portion of that tract of land conveyed to Gerald A. Sabin, Jr., per M-269076-99, Deed Records of Benton County, lying in the South Half of Section 1, T12S, R6W, W.M., City of Philomath, Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the southwest corner of "Parcel 1" of said Sabin land, being also on the north line of Philomath Industrial Park, a subdivision of record in said County; thence along said north line S 88°51'30"E 798.12 feet to the "Parcel 1" southeast corner on the westerly line of said Philomath Industrial Park lying N 0°56'00"E 0.22 feet from an iron plow standard; thence along said westerly line N 0°56'00"E 324.22 feet to a 5/8" iron rod at the "Parcel 1" northeast corner; thence leaving said Philomath Industrial Park boundary along the "Parcel 1" boundary line N 88°55'06"W 33.00 feet to a 5/8" iron rod; thence S 0°56'00"W 164.80 feet to a 5/8" iron rod; thence N 88°55'56"W 528.83 feet to a 5/8" iron rod at the easterly terminus of Private Road P26304 (Houser Lane); thence along said easterly terminus S 1°04'04"W 20.00 feet to a 5/8" iron rod; thence along the south right-of-way line thereof N 88°55'56"W 235.98 feet to a point lying S 1°02'18"W 0.10 feet from a 5/8" iron rod at the westerly northwest corner of said "Parcel 1"; thence along the west line thereof S 1°02'18"W 138.40 feet to the point of beginning.

NARRATIVE

The purpose of this survey is to divide the parent tract into two parcels as shown. The parent tract is Resultant Property 1" per CS 9403, which I filed in March, 1999. In the process of this partition, I reoriented to the CS 9403 control traverse, and found and tied additional monumentation from the following surveys: Hardcopy Survey 12-6 #1, CS 4074, CS 4207, CS 6729, Philomath Industrial Park, CS 7756, Partition Plat 1997-48, and CS 9660. In order to properly monument the boundary of the parent tract, I reconsidered my thinking on several of these previous surveys. The deed (M 239111-97) describes the north boundary lines as parallel to the north line of the Wayman St. Clair DLC; both CS 4074 and CS 4207 confirm this. This deed also describes Houser Lane as a 20 foot strip along the property's north line. I computed the northeast corner (3) by projecting the CS 4074 monuments (1) and (2) to the east line established in H.C. Survey 12-6 #1. I had set (4) for CS 7756 at 165 feet from (1). Partition Plat 1997-48 set (5) at 165' south of the same line I am holding between (1) and (2) so I am holding it also to control Houser Lane. This slightly moves my previous interpretation of Houser Lane per CS 9403. The south line of the parent tract is described as the "South line of the North 380 acres of DLC #47." W.C. Galloway set many monuments along this line per H.C. Survey 12-6 #1. As can be expected, many of these monuments do not line up. I have decided to hold (6) and (7) as I did for CS 9403 and as did CS 6729 and Philomath Industrial Park.

DECLARATION

Know all men by these presents Gerald A Sabin, Jr. 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.

I also hereby agree to the future dedication as shown hereon.

Gerald A. Sabin, Jr.
Gerald A. Sabin, Jr.

ACKNOWLEDGEMENTS

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

Signed or attested before me on this 7th day of December, 2001, by Gerald A. Sabin, Jr.

Betty A. Johnson
Notary Public



APPROVALS

APPROVED Ray Kugler 12-7-01
Randy Kugler, City Planning Official
City of Philomath date

APPROVED Ray Wilson 12-11-01
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 2001-2002 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 10th day of December, 2001.

by *James M. ...*
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 10th day of December, 2001.

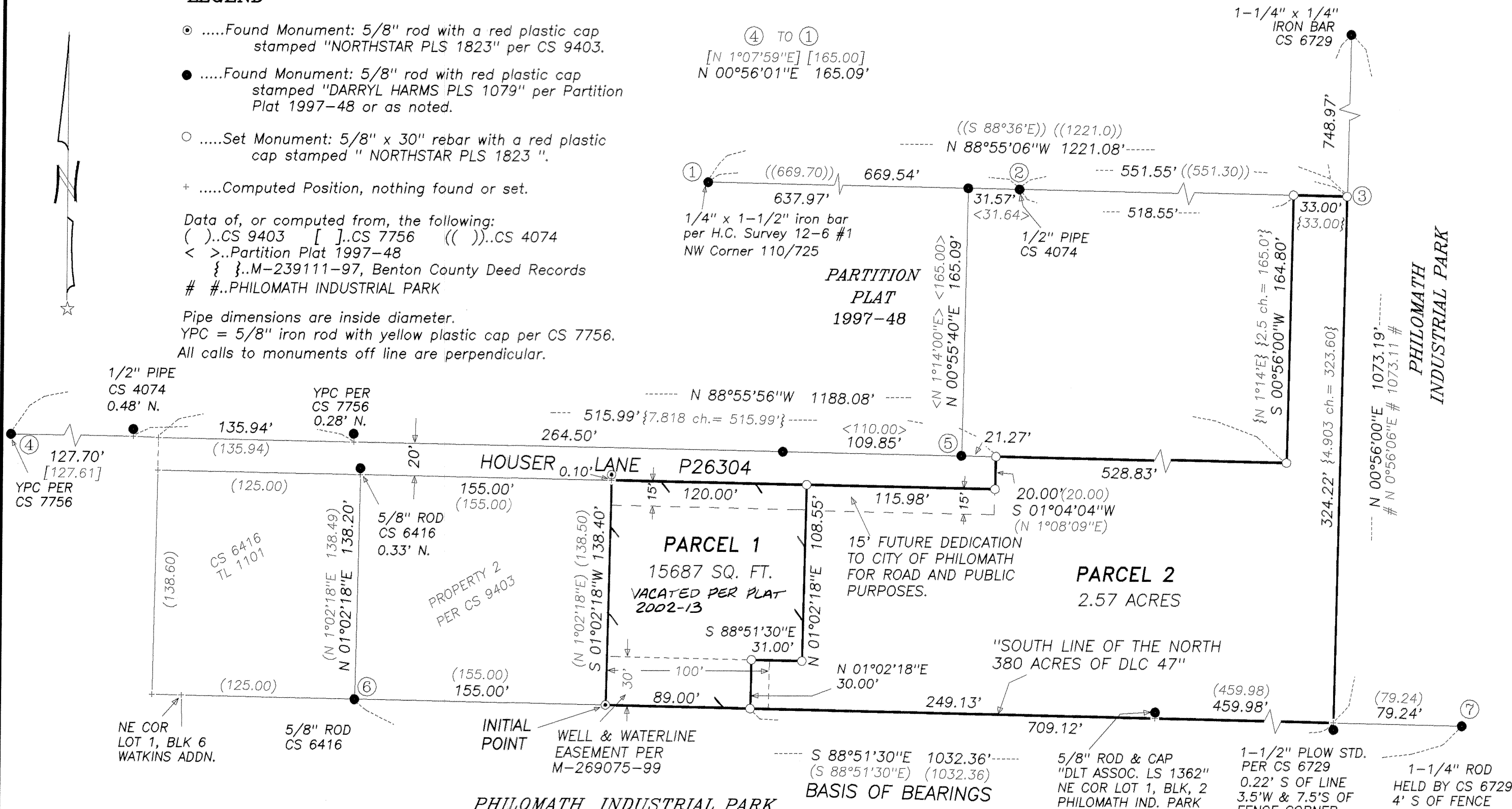
by *Velda Holseth*
for Benton County Tax Collector

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. 2001-46, on this 11th day of December, 2001, at 1:56 o'clock pm.

by *W. ...*
Benton County Clerk

Sr. Deputy Clerk



PARTITION PLAT No. 2001-46

for

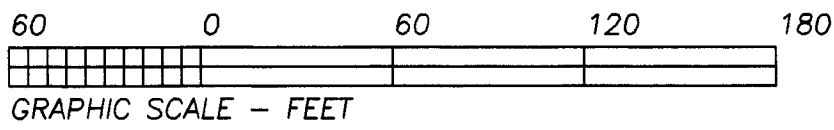
GERALD A. SABIN, JR.

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CITY OF PHILOMATH
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NORTHSTAR SURVEYING, INC.

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

This is an exact copy of the original plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

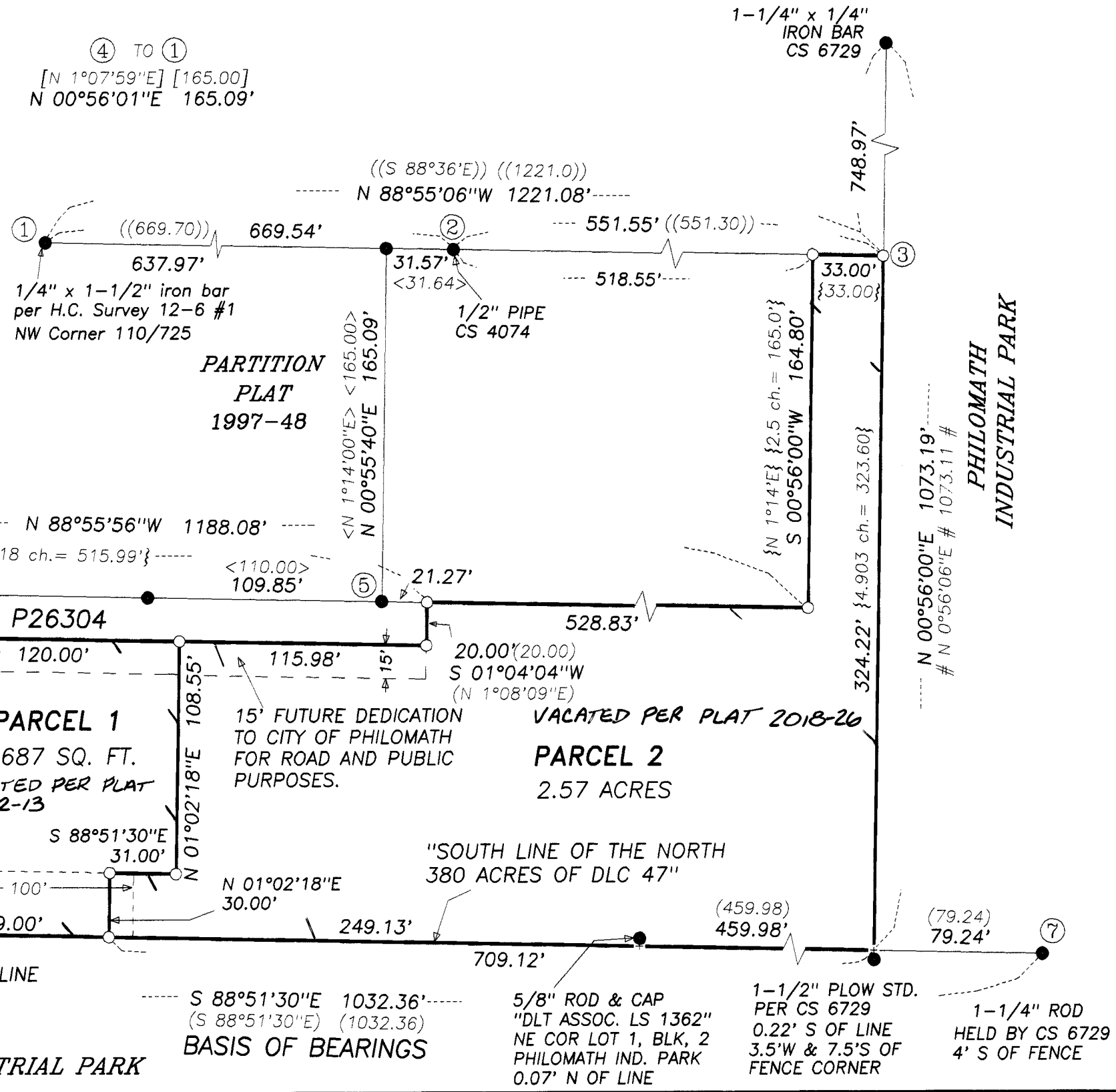
Renewal Date 12/31/2002

LEGEND

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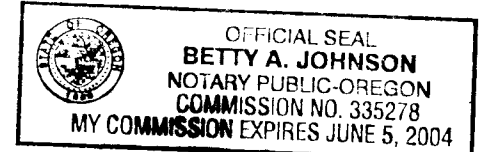
Gerald A. Sabin, Jr.
Gerald A. Sabin, Jr.

ACKNOWLEDGEMENTS

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

Signed or attested before me on this 7th day of December, 2001, by Gerald A. Sabin, Jr.

Betty A. Johnson
Notary Public



APPROVALS

APPROVED *Randy Kugler* 12-7-01
Randy Kugler, City Planning Official
City of Philomath date

APPROVED *Ray Wilson* 12-11-01
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 2001-2002 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 10th day of December, 2001.

by *Colleen Smith*
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 10th day of December, 2001.

by *Velda Holseth*
for Benton County Tax Collector

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. 2001-46, on this 11th day of December, 2001, at 1:56 o'clock pm.

by *W. J. ...*
Benton County Clerk
Sr. Deputy Clerk