

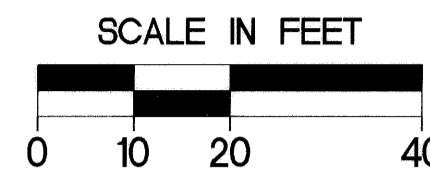
PARTITION PLAT No. 2002 - 03

A RE-PLAT OF LOTS 19, 20, AND 21 IN THE NEABECK HILL SUBDIVISION, LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND THE SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

BY: **DEVCO ENGINEERING, INC.** P.O. BOX 1211 CORVALLIS, OR 97339
 FOR: **SCHNEIDER HOMES, INC.** 6510 SOUTHCENTER BLVD. #1 TUKWILA, WA 98188

DATE: NOVEMBER 18, 2001

SCALE:
1" = 20'



SEE PAGE 3 FOR NOTES AND RESTRICTIONS

SET WITNESS CORNER
N10°37'10"E 1.00'
FROM ACTUAL CORNER
ACTUAL CORNER COVERED
BY FENCE POST IN CONCRETE

FND 5/8" IR WITH YPC
PER NEABECK HILL SUBDIVISION
MARKED "DEVCO ENG. LS 1496"
EXPOSED AT SURFACE

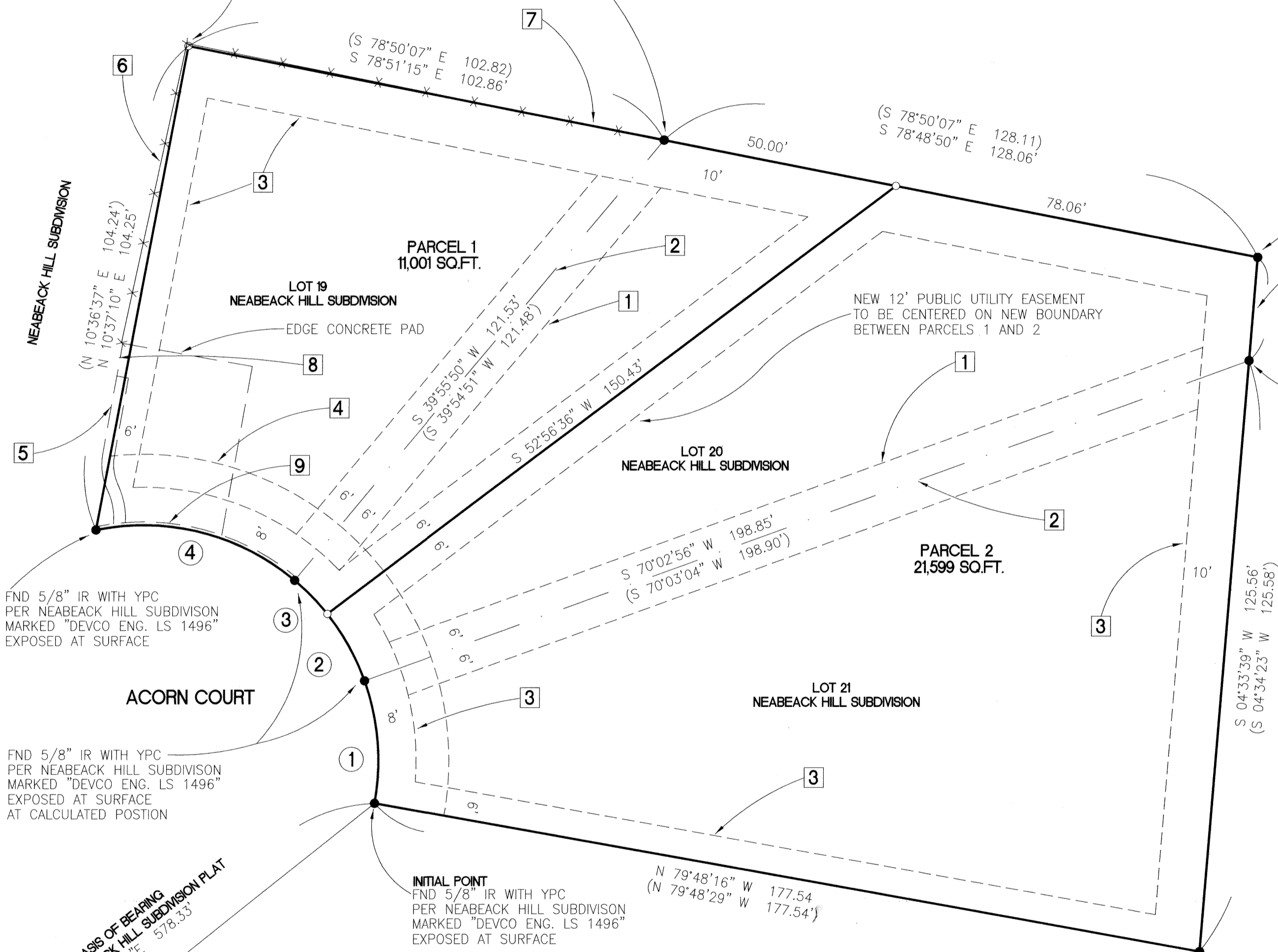
FND 5/8" IR WITH YPC
PER NEABECK HILL SUBDIVISION
MARKED "DEVCO ENG. LS 1496"
EXPOSED AT SURFACE

S 04°38'33" W 21.89'
(S 04°33'39" W 21.88')

FND 5/8" IR WITH YPC
PER NEABECK HILL SUBDIVISION
MARKED "DEVCO ENG. LS 1496"
EXPOSED AT SURFACE

LEGEND:

- FOUND MONUMENTS OF RECORD (AS NOTED)
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED: "DEVCO ENG. LS 1496"
- ⊙ CALCULATED POINT
- CS COUNTY SURVEY
- IR IRON ROD
- IP IRON PIPE
- ID INSIDE DIAMETER
- (E) EXISTING
- R/W RIGHT-OF-WAY
- Y.P.C. YELLOW PLASTIC CAP
- FND FOUND
- () RECORD DISTANCE PER NEABECK HILL SUBDIVISION PLAT
- BOUNDARY LINE TO BE REMOVED
- - - EASEMENT LINE
- NEW BOUNDARY LINE
- X—X—X EXISTING FENCE



CURVE DATA:

	RADIUS	DELTA	LENGTH	LONG CHORD
①	50.00'	30°06'41"	26.28'	N04°51'51"W 25.98'
	(50.00')	30°08'27"	26.30'	N04°52'41"W 26.00'
②	50.00'	18°41'05"	16.31'	N29°16'42"W 16.23'
③	50.00'	11°29'47"	10.03'	N44°22'08"W 10.02'
④	50.00'	51°30'03"	44.94'	N75°51'57"W 43.45'
	(50.00')	51°29'40"	44.94'	N75°50'13"W 43.44'

FND 5/8" IR WITH YPC
PER NEABECK HILL SUBDIVISION
MARKED "DEVCO ENG. LS 1496"
EXPOSED AT SURFACE

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-8991

I, NEAL L. PETERSON, HEREBY CERTIFY
THAT THIS DRAWING IS AN EXACT COPY
OF THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1496

EXPIRES 12/31/02

PARTITION PLAT No. 2002-03

A RE-PLAT OF LOTS 19, 20, AND 21 IN THE NEABECK HILL SUBDIVISION, LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72, IN THE NE 1/4 AND THE SE 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

BY: DEVCO ENGINEERING, INC.
P.O. BOX 1211
CORVALLIS, OR 97339

FOR: SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD. #1
TUKWILA, WA 98188

DATE: NOVEMBER 18, 2001

PURPOSE:

THE PURPOSE OF THIS PARTITION AND PARTIAL RE-PLAT IS TO COMBINE LOTS 19, 20, AND 21 OF THE NEABECK HILL SUBDIVISION AND DIVIDE SAID COMBINATION INTO TWO NEW LOTS IDENTIFIED ON THIS PLAT AS PARCEL 1 AND PARCEL 2.

BOUNDARY DETERMINATION:

THE BOUNDARY SHOWN HEREON WAS ESTABLISHED ON THE GROUND USING THE ORIGINAL CONTROL USED TO LAY OUT THE NEABECK HILL SUBDIVISION (BOOK 9, PAGE 71 BENTON COUNTY SURVEY RECORDS.) MONUMENTS FOUND IN THE FIELD WERE RE-SHOT TO VERIFY THEIR POSITION. THE FOUND MONUMENTS WERE HELD AS SHOWN, PER THE NEABECK HILL SUBDIVISION PLAT. A TIE IS SHOWN BETWEEN THE SOUTHWEST CORNER OF PARCEL 2 AND THE INITIAL POINT OF THE NEABECK HILL SUBDIVISION. MEASUREMENTS TAKEN IN THE FIELD WERE MADE USING A WILD T1610 TOTAL STATION WITH A WILD DI-1600 EDM.

SURVEYOR'S CERTIFICATE:

BEGINNING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496" THAT IS NORTH 42°08'58" EAST 578.33 FEET FROM A FOUND 2" INSIDE DIAMETER IRON PIPE MARKING THE INITIAL POINT OF THE NEABECK HILL SUBDIVISION (BENTON COUNTY SURVEY RECORDS BOOK 9, PAGE 71); THENCE, ON THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 04°51'51" WEST 25.98 FEET) A DISTANCE OF 26.28 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE, ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 29°16'42" WEST 16.23 FEET) A DISTANCE OF 16.31 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS. 1496"; THENCE, ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 44°22'08" WEST 10.02') A DISTANCE OF 10.03 FEET TO A 5/8 INCH IRON ROD MARKED "DEVCO ENG. LS 1496"; THENCE, ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 75°51'57" WEST 43.45 FEET) A DISTANCE OF 44.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE NORTH 10°37'10" EAST 104.25 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496" THAT IS NORTH 10°37'10" EAST 1.00 FEET OF THE ACTUAL POINT; THENCE SOUTH 78°51'15" EAST 102.86 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE SOUTH 78°48'50" EAST 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE SOUTH 78°48'50" EAST 78.06 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE SOUTH 04°38'33" WEST 21.89 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE SOUTH 04°33'39" WEST 125.56 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE NORTH 79°48'16" WEST 177.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.75 ACRES, MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SCHNEIDER HOMES, INC., A WASHINGTON CORPORATION AND ANDREW AND KAREN WEINER ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THE PARCELS DEPICTED ON THIS PLAT. WE HEREBY CREATE A 12 FOOT WIDE PUBLIC UTILITY EASEMENT CENTERED ON THE BOUNDARY LINE BETWEEN PARCELS 1 AND 2 AS SHOWN ON THIS PLAT.

Gerald E. Schneider
GERALD E. SCHNEIDER - PRESIDENT, SCHNEIDER HOMES, INC.

Andrew J. Weiner
ANDREW J. WEINER

Karen E. Weiner
KAREN E. WEINER

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }
COUNTY OF KING } S.S.

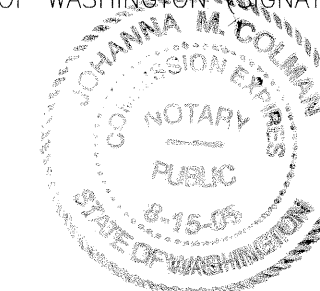
BE IT KNOWN THAT ON THIS 13 DAY OF DECEMBER, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED GERALD E. SCHNEIDER, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE), WHO BEING DULY SWORN DID SAY THAT SAID AFFIDAVIT WAS SIGNED AND SEALED BY HIM AND HE DID SAY SAID AFFIDAVIT TO BE A FREE ACT AND DEED.

Johanna M. Colman
NOTARY PUBLIC FOR THE STATE OF WASHINGTON (SIGNATURE)

Johanna M. Colman
NOTARY'S PRINTED NAME

NONE
COMMISSION NUMBER

8-15-05
EXPIRATION DATE



STATE OF OREGON }
COUNTY OF BENTON } S.S.

BE IT KNOWN THAT ON THIS 19th DAY OF DECEMBER, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED ANDREW J. WEINER AND KAREN E. WEINER, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE), WHO BEING DULY SWORN DID SAY THAT SAID AFFIDAVIT WAS SIGNED AND SEALED BY THEM AND THEY DID SAY SAID AFFIDAVIT TO BE A FREE ACT AND DEED.

Linda D. Howard
NOTARY PUBLIC FOR THE STATE OF OREGON (SIGNATURE)

Linda D. Howard
NOTARY'S PRINTED NAME

347849
COMMISSION NUMBER

July 21, 2005
EXPIRATION DATE

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-8991

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1496

EXPIRES 12/31/02

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

SHEET 2 of 3

NOTES:

- 1 EASEMENT VACATED AND RELOCATED TO NEW POSITION AS DEPICTED ON PAGE 1 OF PLAT.
- 2 EXISTING BOUNDARY TO BE REMOVED BY REPLAT
- 3 PUBLIC UTILITY EASEMENT TO REMAIN AS DEPICTED ON THE NEABECK HILL SUBDIVISION PLAT (BOOK 9, PAGE 71)
- 4 15' SLOPE EASEMENT TO THE CITY OF PHILOMATH TO REMAIN AS DEPICTED ON THE NEABECK HILL SUBDIVISION PLAT (BOOK 9, PAGE 71)
- 5 2.50' BRICK WALK WAY ENCROACHES 1.72' ONTO LOT 18 OF NEABECK HILL SUBDIVISION.
- 6 6.00' TALL WOODEN SLAT FENCE ENCROACHES 2.15' INTO LOT 18 OF NEABECK HILL SUBDIVISION AT ITS SOUTH END AND 0.46' INTO LOT 17 AT ITS NORTH END.
- 7 6.00' TALL WOODEN SLAT FENCE ENCROACHES 0.45' INTO LOT 17 OF NEABECK HILL SUBDIVISION AT ITS WEST END AND IS ON THE PROPERTY LINE AT ITS EAST END.
- 8 CONCRETE PARKING SLAB ENCROACHES 1.86' ONTO LOT 18 OF NEABECK HILL SUBDIVISION.
- 9 CONCRETE SIDEWALK ENCROACHES 0.65' INTO PARCEL 1 AT THE SOUTHWEST CORNER AND 0.75' INTO PARCEL 1 AT THE PIN MARKING THE LOCATION OF THE SOUTHEAST CORNER OF OLD LOT 19, NEABECK HILL SUBDIVISION.

APPROVALS:

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL VALOREM TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2001-02 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 11th DAY OF JANUARY, 2002.

BY Connie Smith
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT.

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2002

BY Velda Holseth
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

Ray Kih 1-16-02
CITY OF PHILOMATH PLANNING OFFICIAL DATE

Ray Wilson 1-21-02
BENTON COUNTY SURVEYOR DATE

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BY: **DEVCO ENGINEERING, INC.** FOR: **SCHNEIDER HOMES, INC.**
P.O. BOX 1211 CORVALLIS, OR 97339 6510 SOUTHCENTER BLVD. #1 TUKWILA, WA 98188

DATE: **NOVEMBER 18, 2001**

RECORDING:

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 No. 2002-03 IN THE BENTON COUNTY DEED RECORDS AS M-311733 ON THIS 22nd DAY OF JANUARY, 2002 AT 1:41 O'CLOCK P.M.

BY: Rubini Whitney Deputy Clerk
FOR BENTON COUNTY CLERK

RESTRICTIONS AND EASEMENTS OF RECORD NOT SHOWN ON PLAT:

- 1 PER THE NEABECK HILL SUBDIVISION PLAT A VEGETATION PLAN, PREPARED BY A CERTIFIED ARBORIST IN ACCORDANCE WITH CONDITIONS OF APPROVAL NO. 24 AND NO. 25 (CITY OF PHILOMATH PC-94-9) SHALL BE PREPARED FOR EACH OF LOTS 13 THRU 16, 19 THRU 24, 27 THRU 32, 34 THRU 71, AND 79 THRU 99 SHALL BE APPROVED BY THE CITY OF PHILOMATH PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE CITY OF PHILOMATH.
- 2 PER THE NEABECK HILL SUBDIVISION PLAT, DEPENDING UPON THE FINISH FLOOR ELEVATION OF HOUSES ON CERTAIN LOTS, INDIVIDUAL SANITARY SEWER PUMP STATIONS MAY BE REQUIRED IN ORDER TO CONNECT HOMES TO THE PUBLIC SANITARY SEWER SYSTEM. SUCH PUMP STATIONS AND RELATED PIPING SHALL BE OWNED, CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.
- 3 FOR FURTHER RESTRICTIONS, SEE THE COVENANTS, CODES AND RESTRICTIONS THAT ARE FILED IN THE BENTON COUNTY DEED RECORDS IN MICROFILM NO. M-244895-98 AND IN THE FIRST AMMENDMENT TO COVENANTS, CODES, AND RESTRICTIONS THAT ARE FILED IN THE BENTON COUNTY DEED RECORDS IN MICROFILM NO. M-255294-98.
- 4 BENTON COUNTY DEED RECORD M-160961-93 DESCRIBES A BLANKET EASEMENT FOR A WATER LINE OVER THE PARENT PARCEL OF THE NEABECK HILL SUBDIVISION.

NEAL L. PETERSON
DEVCO ENGINEERING
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