

PARTITION PLAT No. 2002-24

for

LARRY WISCHNOFSKE

in the

WAYMAN ST. CLAIR DLC No. 47
NORTHWEST 1/4 SECTION 12,
T12S, R6W, W.M.
CITY OF PHILOMATH
BENTON COUNTY, OREGON

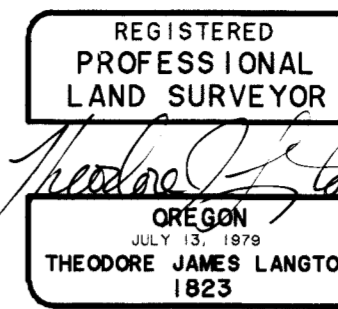
JUNE 12, 2002

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 Larry Wischnofske, per M-229846-97, 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 3/4" iron pipe at the southeast corner of said Wischnofske tract; thence along the east line of said tract N 27°02'49"W 172.38 feet to a 3/4" iron pipe; thence continuing along said east line N 0°58'00"E 233.92 feet to a point inside a 30" Oak tree at the northeast corner thereof, said point being referenced by iron rods 2.00 feet Easterly and Southerly; thence along the north line of said Wischnofske tract N 39°05'56"W 127.04 feet to a 5/8" iron rod at the northwest corner thereof, lying on the east line of the Quail Glenn Subdivision; thence along the east line of said subdivision and the west line of said Wischnofske tract, S 0°02'00"W 227.28 feet to a 5/8" iron rod at the southeast corner of said subdivision, on the west right-of-way line of 11th Street, at an angle point in the west line of said Wischnofske tract; thence continuing along said right-of-way line along the west line of said Wischnofske tract, S 0°57'29"W 159.44 feet to a 5/8" iron rod at the southwest corner thereof; thence leaving said right-of-way line, along the south line of said Wischnofske tract, S 89°14'21"E 204.28 feet to the point of beginning.



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

THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

DECLARATION

Know all men by these presents that Larry Wischnofske 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.

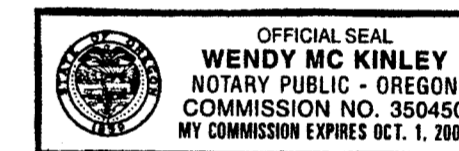
Larry Wischnofske
Larry Wischnofske

ACKNOWLEDGEMENTS

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

Signed or attested before me on this 8th day of July, 2002, by Larry Wischnofske.

Wendy McKinley
Notary Public



APPROVALS

Ray Ryle 7-8-02
City Planning Official date
City of Philomath

Ray Wilson 7-16-02
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 2002-03 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 11 day of July, 2002.

John J. Smith
Benton County Assessor

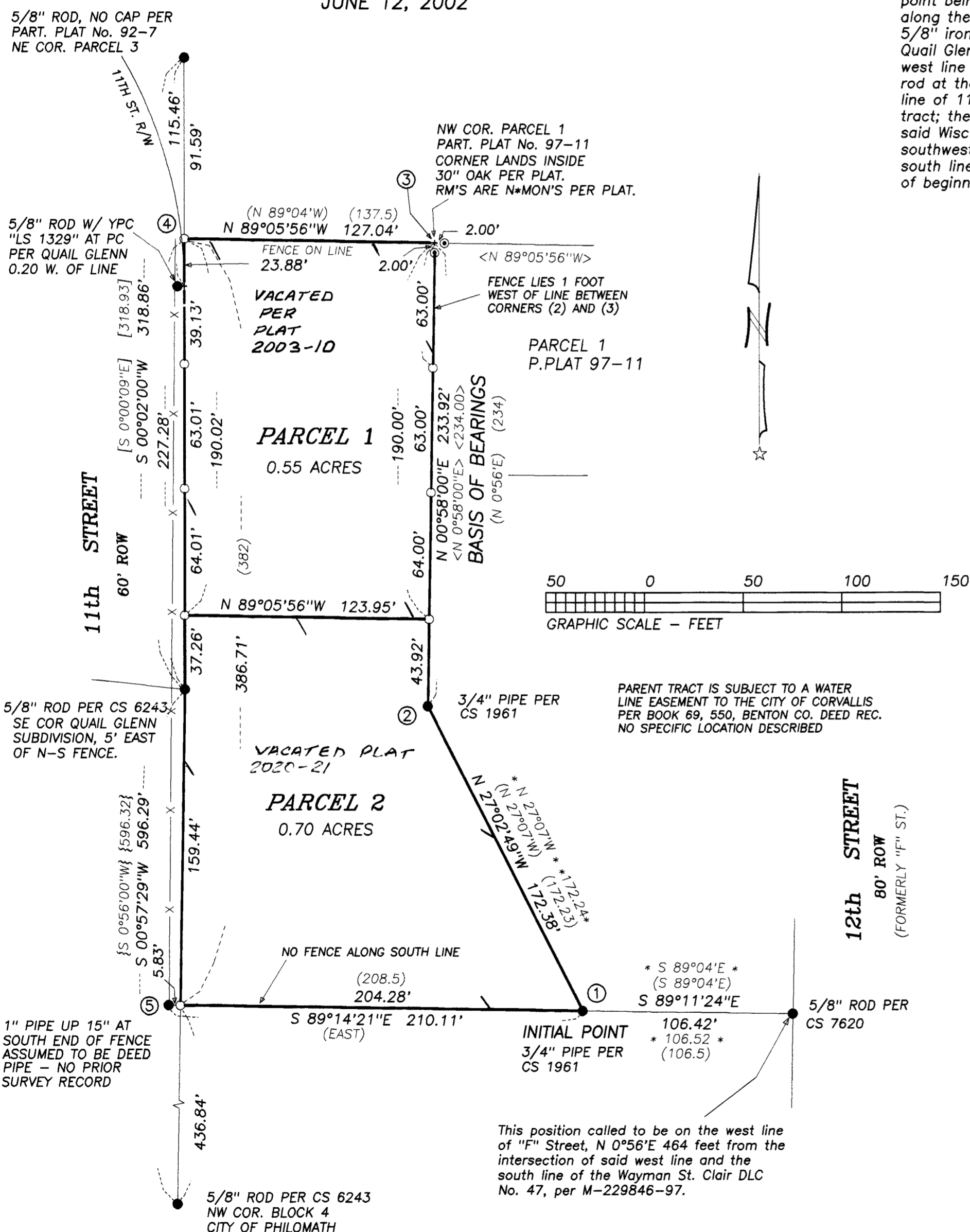
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 15th day of July, 2002.

Velda Holath
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 2002-24 in the Benton County Deed Records M-321714-02 on this 17th day of July, 2002, at 9:50 o'clock am.

N.J. Elliott, Sr.
Benton County Clerk
N.J. Elliott, Sr. Deputy Clerk



NARRATIVE

The purpose of this survey is to create two parcels from the parent tract per conditions outlined in City of Philomath File No. P02-5. The parent tract is as described in M 229846-97. Said legal description makes calls to iron monuments that I have indicated as (1), (2), and (3). The deed pipe at (3) was gone as I found for my partition 97-11, so I recovered the reference rods I had set at that time. The west line had previously been established as the east line for Partition Plat 92-7, and then held to for the east line of Quail Glen Subdivision. The existing west fence line lies from 3' to 6' westerly of the surveyed line used for Plat 92-7, which could possibly indicate adverse rights between the fence and the deed line. From (3) I projected the direction of the north line of said Plat 97-11 westerly to the intersection with said west line, which created the NW corner (4). The parent legal then follows said west line southerly 382 feet to an iron pipe. I found a pipe (5) in the existing westerly fence line (5.83 feet west of line) that I assume is a deed monument. I held to the platted west line as stated and intersected the line from (5) to (1) to establish the SW corner of the parent tract. Monuments are also being set along the east and west lines of new Parcel 1 for a possible future division.

LEGEND

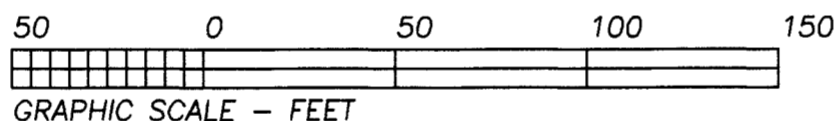
-Found Monument: 5/8" rod with a red plastic cap stamped "NORTHSTAR PLS 1823".
-Found Monument as noted.
-Set Monument: 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR PLS 1823 ".
- +Computed Position, nothing found or set.

Data of, or computed from, the following:
() ..M-229846-97, Benton Co. Deed Records
[] ..Quail Glenn Subdivision * ..CS 7620
< > ..Partition Plat No. 97-011 { } ..CS 9236

Pipe dimensions are inside diameter.

Part. Plat = Partition Plat

Calls to monuments off line are perpendicular, not cardinal



This position called to be on the west line of "F" Street, N 0°56'E 464 feet from the intersection of said west line and the south line of the Wayman St. Clair DLC No. 47, per M-229846-97.