

PARTITION PLAT NO. 2003-11
DEVELOPEMENT BY DESIGN, L.L.C.

IN THE ABIATHAR NEWTON DLC 42, THE ISAAC NEWTON DLC 70
 AND THE NORRICE P. NEWTON DLC 72
 S 1/2 OF SEC. 6 & N 1/2 OF SEC. 7, T. 12 S., R. 5W., W.M.
 PHILOMATH, BENTON COUNTY, OREGON
 JANUARY 16, 2003
 CITY OF PHILOMATH CASE NO. P02-9

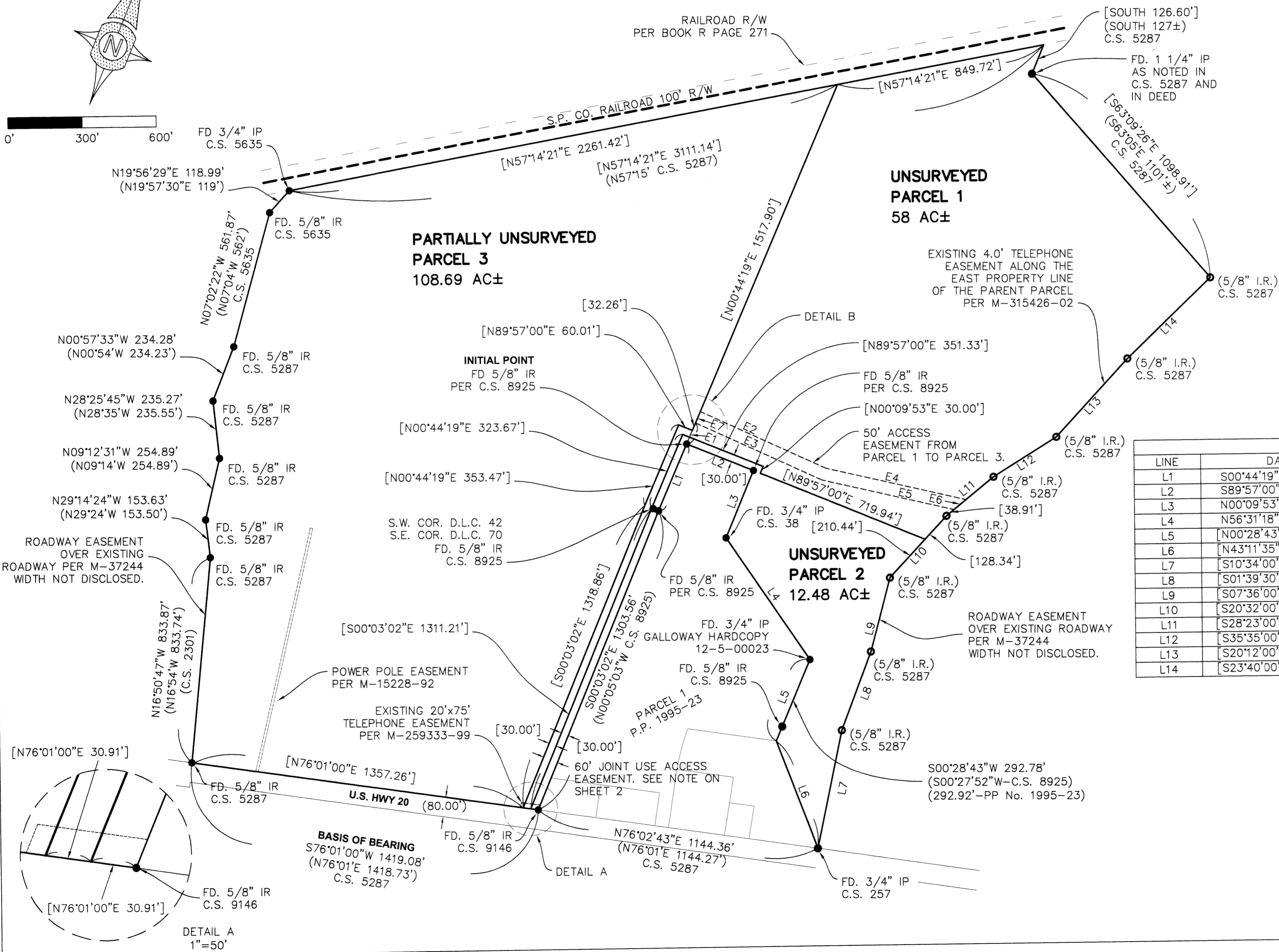
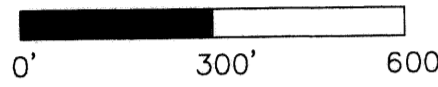
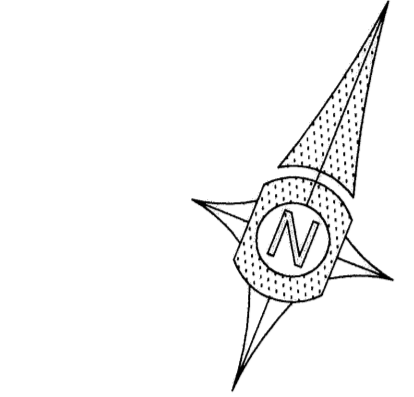
- LEGEND**
- MONUMENT FOUND AS NOTED
 - EXISTING MONUMENT NOT LOOKED FOR
 - FD FOUND
 - C.S. COUNTY SURVEY
 - () DATA OF RECORD
 - [] CALCULATED DATA
 - IR IRON ROD
 - IP IRON PIPE MEASURED TO INSIDE DIAMETER
 - DLC LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LANDS SHOWN HEREON PER THE CITY OF PHILOMATH FILE NO. P02-9. ONLY A PORTION OF THE BOUNDARIES WERE SURVEYED AS ALL PARCELS EXCEEDED 10 ACRES IN SIZE. FOR THE PORTIONS SURVEYED THE MONUMENTS OF RECORD WERE HELD AS FOUND TO DEFINE THE BOUNDARIES. THE REMAINDER OF THE BOUNDARIES WERE TAKEN PER RECORD SURVEY INFORMATION AS SHOWN AND NOTED. THE BASIS OF BEARING WAS HELD PER C.S. 5287 AS SHOWN.

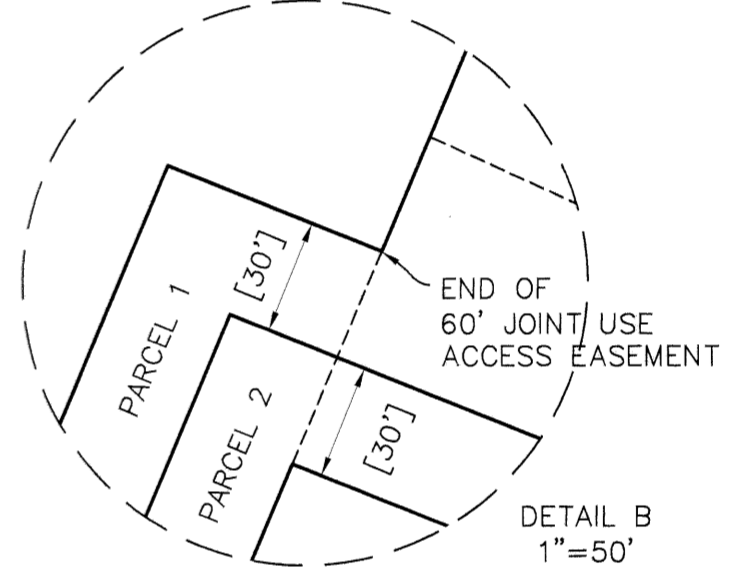
EXISTING EASEMENT OF RECORD

PARTITION PLAT GUARANTEE REPORT REVEALED AN EASEMENT IN FAVOR OF THE CITY OF CORVALLIS FOR WATERLINE PER BOOK 46 - PAGE 76. THE RECORDED DESCRIPTION IS INSUFFICIENT TO LOCATE THE EASEMENT. THE PHYSICAL LOCATION OF THE WATERLINE REFERRED TO IN THE DOCUMENT PROVIDES EVIDENCE THIS EASEMENT DOES NOT AFFECT THIS PROPERTY.



EASEMENT LINE TABLE

LINE	DATA
E1	[N00°44'19"E 92.26']
E2	[S87°24'27"E 557.31']
E3	[S87°24'27"E 561.69']
E4	[N80°44'28"E 583.31']
E5	[N80°44'28"E 549.94']
E6	[N28°23'00"E 63.14']
E7	[N00°44'19"E 50.03']



LINE TABLE

LINE	DATA	RECORD DATA	C.S.
L1	S00°44'19"W 293.87'	(N00°44'54"E 293.89')	C.S. 8925
L2	S89°57'00"W 291.63'	(S89°56'03"W 291.68')	C.S. 8925
L3	N00°09'53"E 293.70'	(N00°08'00"W 293.57')	C.S. 8925
L4	N56°31'18"W 599.93'	(N56°33'35"E 600.23')	C.S. 8925
L5	[N00°28'43"E 356.51']	(S00°27'52"W 356.51')	C.S. 8925
L6	[N43°11'35"W 467.14']	(S43°12'09"E 467.35')	C.S. 8925
L7	[S10°34'00"E 488.05']	(S10°34'00"E 488.05')	C.S. 5287
L8	[S01°39'30"E 339.35']	(S01°39'30"E 339.35')	C.S. 5287
L9	[S07°36'00"E 309.02']	(S07°36'00"E 309.02')	C.S. 5287
L10	[S20°32'00"W 338.78']	(S20°32'00"W 338.78')	C.S. 5287
L11	[S28°23'00"W 246.70']	(S28°23'00"W 246.70')	C.S. 5287
L12	[S35°35'00"W 301.40']	(S35°35'00"W 301.40')	C.S. 5287
L13	[S20°12'00"W 428.30']	(S20°12'00"W 428.30')	C.S. 5287
L14	[S23°40'00"W 469.01']	(S23°40'00"W 469.00')	C.S. 5287

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES F. UDELL
 ENGINEERING & SURVEYING
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 PH. (541) 451-5125
 FAX (541) 451-1366

OREGON
 September 23, 1977
 JIM UDELL
 1366
 EXPIRES 06-30-2004

2003-11

PARTITION PLAT NO. 2003-11

DEVELOPEMENT BY DESIGN, L.L.C.

IN THE ABIATHAR NEWTON DLC 42, THE ISAAC NEWTON DLC 70
AND THE NORRICE P. NEWTON DLC 72
S 1/2 OF SEC. 6 & N 1/2 OF SEC. 7, T. 12 S., R. 5W., W.M.
PHILOMATH, BENTON COUNTY, OREGON
JANUARY 16, 2003
CITY OF PHILOMATH CASE NO. P02-9

SURVEYOR'S CERTIFICATE

I, JIM UDELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THIS PARTITION PLAT FOR THE LANDS REPRESENTED HEREON WITH ONLY A PORTION BEING PHYSICALLY SURVEYED AS SHOWN, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE N.W. CORNER OF PARCEL 1 OF BENTON COUNTY PARTITION PLAT 1995-23 AND ALSO BEING ON THE EAST LINE OF A 24 FOOT STRIP OF LAND CONVEYED TO REX AND ETHEL CLEMENS BY DEED RECORDED ON PAGE 123 OF BOOK 107 IN BENTON COUNTY DEED RECORDS; THENCE SOUTH 0°44'19" WEST ALONG SAID EAST LINE 293.87 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°03'02" EAST CONTINUING ALONG SAID EAST LINE 1303.56 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 20; THENCE SOUTH 76°01'00" WEST 1419.08 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE NORTH 16°50'47" WEST 833.87 FEET TO A 5/8" IRON ROD; THENCE NORTH 29°14'24" WEST 153.63 FEET TO A 5/8" IRON ROD; THENCE NORTH 9°12'31" WEST 254.89 FEET TO A 5/8" IRON ROD; THENCE NORTH 28°25'45" WEST 235.27 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°57'33" WEST 234.28 FEET TO A 5/8" IRON ROD; THENCE NORTH 7°02'22" WEST 561.87 FEET TO A 5/8" IRON ROD; THENCE NORTH 19°56'29" EAST 118.99 FEET TO A 3/4" IRON PIPE ON THE SOUTH RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY; THENCE NORTH 57°14'21" EAST ALONG SAID SOUTH RIGHT-OF-WAY 3111.14 FEET TO POINT; THENCE SOUTH 126.60 FEET TO A 1 1/4" IRON PIPE; THENCE SOUTH 63°09'26" EAST 1098.91 FEET TO A 5/8" IRON ROD; THENCE SOUTH 23°40'00" WEST 469.01 FEET TO A 5/8" IRON ROD; THENCE SOUTH 20°12'00" WEST 428.30 FEET TO A 5/8" IRON ROD; THENCE SOUTH 35°35'00" WEST 301.40 FEET TO A 5/8" IRON ROD; THENCE SOUTH 28°23'00" WEST 246.70 FEET TO A 5/8" IRON ROD; THENCE SOUTH 20°32'00" WEST 338.78 FEET TO A 5/8" IRON ROD; THENCE SOUTH 7°36'00" EAST 309.02 FEET TO A 5/8" IRON ROD; THENCE SOUTH 1°39'30" EAST 339.35 FEET TO A 5/8" IRON ROD; THENCE SOUTH 10°34'00" EAST 488.05 FEET TO A 3/4" IRON PIPE ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 20; THENCE NORTH 43°11'35" WEST 467.14 FEET TO A POINT; THENCE NORTH 0°28'43" EAST 356.51 FEET TO A 3/4" IRON PIPE; THENCE NORTH 56°31'18" WEST 599.93 FEET TO A 3/4" IRON PIPE; THENCE NORTH 0°09'53" EAST 293.70 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°57'00" WEST 291.63 FEET TO THE POINT OF BEGINNING.

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT NO. 2003-11 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. M337147-03 ON THIS 19th DAY OF MARCH, 2003 AT 1:30 O'CLOCK P.M.

BY: [Signature]
for BENTON COUNTY CLERK

60' JOINT ACCESS EASEMENT

A STRIP LAND IN PARCELS 1 AND 2 OF THIS PLAT IS RESERVED AS A JOINT ACCESS TO BE UTILIZED BY PARCELS 1, 2, AND 3 OF THIS PLAT SHOWN AND NOTED ON SHEET 1. THE AREA OF LAND IS RESERVED FOR THE CONSTRUCTION OF A JOINT DRIVEWAY FOR INGRESS TO AND EGRESS FROM PARCELS 1, 2, AND 3 OF THIS PLAT. PARCELS 1, 2, AND 3 SHALL SHARE THE MONETARY RESPONSIBILITY OF CONSTRUCTING AND MAINTAINING THE DRIVEWAY IN SAID AREA OF LAND UNLESS THE REPAIRS OR MAINTENANCE NECESSARY ARE DIRECTLY RELATED TO AN ACT THAT ONE OF THE PARCELS IS RESPONSIBLE FOR. IN THIS CASE IT WILL BE THE SOLE RESPONSIBILITY OF THE PARCEL CREATING THE NEED FOR REPAIRS OR MAINTENANCE. NO PERMANENT STRUCTURE WILL BE ALLOWED TO BE CONSTRUCTED WITHIN SAID AREA THAT WILL ADVERSELY IMPACT THE ACCESS TO PARCELS 1, 2, OR 3. PARCEL 1 AND 2 SHALL RELINQUISH THEIR RIGHT TO SAID ACCESS EASEMENT AND DEDICATE THEIR INTEREST AS PUBLIC RIGHT-OF-WAY AS THE RIGHT-OF-WAY BECOMES NECESSARY FOR THE DEVELOPMENT OF PARCEL 3. PARCELS 1 AND 2 WILL AT THAT TIME HAVE LEGAL ACCESS FROM THE PUBLIC RIGHT-OF-WAY.

50' ACCESS EASEMENT

A STRIP LAND IN PARCELS 1 OF THIS PLAT IS RESERVED AS AN ACCESS EASEMENT TO BE UTILIZED BY PARCEL 3 OF THIS PLAT AS SHOWN AND NOTED ON SHEET 1. THE AREA OF LAND IS RESERVED FOR THE CONSTRUCTION OF A ROADWAY FOR INGRESS TO AND EGRESS FROM PARCEL 3 OF THIS PLAT. PARCEL 3 SHALL BE SOLELY RESPONSIBLE FOR THE MONETARY RESPONSIBILITY OF CONSTRUCTING AND MAINTAINING THE ROADWAY IN SAID AREA OF LAND UNLESS THE REPAIRS OR MAINTENANCE NECESSARY ARE DIRECTLY RELATED TO AN ACT THAT WAS PERFORMED BY PARCEL 1. IN THIS CASE IT WILL BE THE SOLE RESPONSIBILITY OF THE PARCEL CREATING THE NEED FOR REPAIRS OR MAINTENANCE. NO PERMANENT STRUCTURE WILL BE ALLOWED TO BE CONSTRUCTED WITHIN SAID AREA.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF March, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WESLEY M. STALEY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE
Stacey-Lynn Murray
NOTARY PUBLIC - OREGON
(PRINT NAME)
COMMISSION NO. 364068
MY COMMISSION EXPIRES 12/19/06

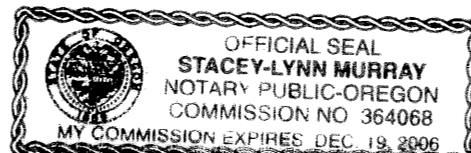


ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 12 DAY OF February, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM MAYER FOR PHILOMATH SCOUT LODGE, AN OREGON CORPORATION, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE
Stacey-Lynn Murray
NOTARY PUBLIC - OREGON
(PRINT NAME)
COMMISSION NO. 364068
MY COMMISSION EXPIRES 12/19/06



ENGINEER 8072 SURVEYOR 1366
JAMES F. UDELL
ENGINEERING & SURVEYING
63 EAST ASH ST.
LEBANON, OREGON 97355
PH. (541) 451-5125
FAX (541) 451-1366

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
JIM UDELL

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT DEVELOPEMENT BY DESIGN, LLC, AN OREGON LIMITED LIABILITY COMPANY, WESLEY M. STALEY AND PHILOMATH SCOUT LODGE, AN OREGON CORPORATION, ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS WITH JOINT USE ACCESS AND MAINTENANCE AGREEMENT AND OTHER EASEMENTS AS SHOWN.

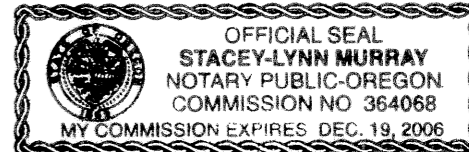
[Signature] 2/6/03
DAN DESLER FOR DEVELOPEMENT BY DESIGN, LLC DATE
[Signature] 3/6/03
WESLEY M. STALEY DATE
[Signature] 2/12/03
WILLIAM MAYER FOR PHILOMATH SCOUT LODGE DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 6 DAY OF February, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAN DESLER FOR DEVELOPEMENT BY DESIGN, LLC, AN OREGON LIMITED LIABILITY COMPANY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE
Stacey-Lynn Murray
NOTARY PUBLIC - OREGON
(PRINT NAME)
COMMISSION NO. 364068
MY COMMISSION EXPIRES 12/19/06



APPROVALS:

CITY OF PHILOMATH PLANNING CASE NO. P02-9
WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.
[Signature] 3-14-03
CITY MANAGER DATE
CITY OF PHILOMATH
[Signature] 3-19-03
BENTON COUNTY SURVEYOR DATE

ASSESSOR'S STATEMENT:

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 2002-2003 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THE PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 17th DAY OF MARCH, 2003.

BY: [Signature]
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 ROLL WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID AS OF 3/14/03.

BY: [Signature]
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING, AND TAX COLLECTION