

PARTITION PLAT No. 2003-32

A REPLAT OF LOT 4, BLOCK 3, "WATKINS ADDITION TO PHILOMATH", LOCATED IN THE WAYMAN ST. CLAIR D.L.C. No. 47, AND IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON

FOR: RONALD PAUL NIELSEN AND BECKY ANN NIELSEN DATE: SEPTEMBER 15, 2003

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID L. MALONE OREGON JANUARY 12, 1999 DAVID L. MALONE 51523

EXPIRES 12/31/2004



DAVID L. MALONE, P.L.S. COLE SURVEYING, INC. 6765 S.W. PHILOMATH BLVD. CORVALLIS, OREGON 97333 (541) 929-5500

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

SCALE: 1" = 50'

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 51523"
● FD 5/8" IR W/ RPC MARKED "NORTHSTAR PLS 1823" AS PER PARTITION PLAT 2003-13, UNLESS OTHERWISE NOTED
IR IRON ROD
IP IRON PIPE - INSIDE DIAMETER
FD FOUND
RPC RED PLASTIC CAP
BPC BLUE PLASTIC CAP
SQ.FT. SQUARE FEET
R/W RIGHT OF WAY
C.S. BENTON COUNTY SURVEY
() RECORD INFORMATION AS PER
① PARTITION PLAT 1996-01
② PARTITION PLAT 2003-13
③ C.S. 3767
④ PARTITION PLAT 1998-21
⑤ PLAT OF "WATKINS ADDITION TO PHILOMATH"

APPROVALS:

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 2003-2004 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 4th DAY OF NOVEMBER, 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 ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2004.

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

APPROVED [Signature] 10-6-03 CITY OF PHILOMATH PLANNING OFFICIAL DATE

APPROVED [Signature] 11-5-03 BENTON COUNTY SURVEYOR DATE

RECORDING:

STATE OF OREGON } COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2003-32 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2003-356697 ON THIS 6th DAY OF November, 2003, AT 1:25 O'CLOCK P.M.

BY: [Signature] BENTON COUNTY CLERK

SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

LOT 4 OF BLOCK 3 OF "WATKINS ADDITION TO PHILOMATH", A SUBDIVISION PLAT OF RECORD IN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT RONALD PAUL NIELSEN AND BECKY ANN NIELSEN ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP.

[Signatures of Ronald Paul Nielsen and Becky Ann Nielsen]

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF October, 2003, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR RONALD PAUL NIELSEN AND BECKY ANN NIELSEN, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

[Signature] REBECCA COLE NOTARY PUBLIC - OREGON COMMISSION NO. 337391 MY COMMISSION EXPIRES OCTOBER 1, 2004

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF PHILOMATH PLANNING FILE NUMBER P03-6.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EAST LINE OF 12TH STREET AS PER BENTON COUNTY PARTITION PLAT 1996-01, AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

LOTS 1, 2, AND 3 OF BLOCK 3 HAVE BEEN PREVIOUSLY PARTITIONED BY OTHER SURVEYORS. THIS PREVIOUS WORK WAS HELD, EXCEPT FOR A COUPLE OF MONUMENTS IN THE ALLEY BETWEEN LOTS 3 AND 4. THE 5/8" IRON ROD SET TO PARTITION LOT 1 WAS HELD WITH THE 1" IRON PIPE AT THE NORTHWEST CORNER OF BLOCK 2 TO DETERMINE THE EAST LINE OF 12TH STREET. THE RECORD DISTANCE OF 80 FEET WAS HELD FROM THE NORTHWEST CORNER OF BLOCK 2 TO DETERMINE THE NORTH LINE OF GRANT STREET ALONG WITH THE 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 3. THE MONUMENTS AT THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 2 WERE HELD FOR THE NORTH LINE OF THE EAST-WEST ALLEY, WHICH WAS THEN OFFSET THE RECORD 13.67' TO THE SOUTH TO DETERMINE THE NORTH LINE OF LOT 4. THE CENTERLINE OF THE NORTH-SOUTH ALLEY WAS DETERMINED HOLDING THE MIDPOINT OF THE SOUTH LINE OF BLOCK 3 AND THE MIDPOINT OF THE LINE BETWEEN THE MONUMENTS AT THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 2. THIS CENTERLINE WAS THEN OFFSET 1/2 OF THE RECORD 13.67' TO THE EAST AND TO THE WEST TO ESTABLISH THE ALLEY. THE NEW PARTITION LINE WAS SET AT THE DIRECTION OF THE OWNER.

DETAIL - NOT TO SCALE

