

PARTITION PLAT 2003-34

A REPLAT OF LOT 4, BLOCK 5  
WATKINS ADDITION  
for

**GERALD and PAM STAUBER**

in

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

NOVEMBER 10, 2003

THIS DRAWING IS AN EXACT  
COPY OF THE ORIGINAL PLAT.

**DECLARATION**

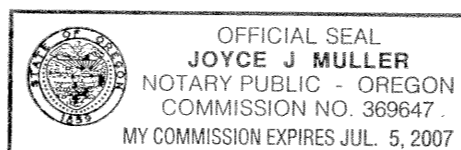
Know all persons by these presents that Gerald A. Stauber and Pam Stauber are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

*Gerald A. Stauber* Pam Stauber  
Gerald A. Stauber Pam Stauber

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

Signed and attested before me on this 21st day of November, 2003, by Gerald A. Stauber and Pam Stauber.

*Joyce J. Muller* signature  
Joyce J. Muller printed name



Notary Public - Oregon  
Commission No. 369647  
My Commission Expires JULY 5, 2007

**APPROVALS**

*Randy K. G.* 11-21-03  
City Planning Official date  
City of Philomath  
*Ray Wilson* 11-25-03  
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 2003-2004 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 24th day of NOVEMBER, 2003.

by *Douglas Hillbert*  
Director, Benton County Dept. of Assessment

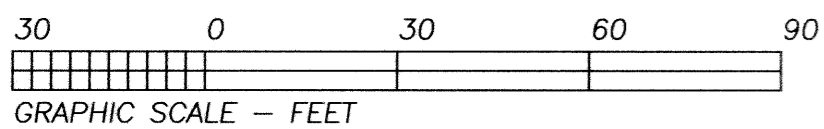
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 24th day of NOVEMBER, 2003.

by *Nelda Helarth*  
Director, Benton County Dept. of Finance,  
Auditing & Tax Collection

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

I hereby certify that this Partition Plat was received and duly recorded by me as Partition Plat 2003-34 in the Benton County Deed Records as Document No. 2003-357833 on this 25th day of November, 2003, at 2:12 o'clock pm.

by *[Signature]*  
For, Benton County Clerk



**LEGEND**

- .....Found N\* monument (5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823") set per CS 8831 or CS 8842.
- .....Set N\* monument.
- ( ).....Record data from CS 8842.

**NARRATIVE**

This plat is the result of City of Philomath File No. P02-7. It divides the tract conveyed to Gerald and Pam Stauber per M-293142-01 into 2 Parcels.

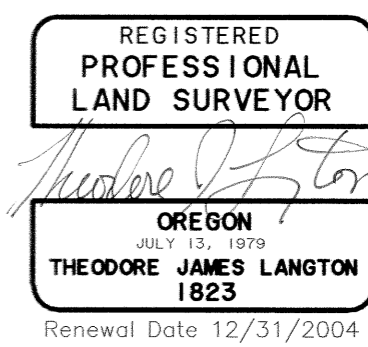
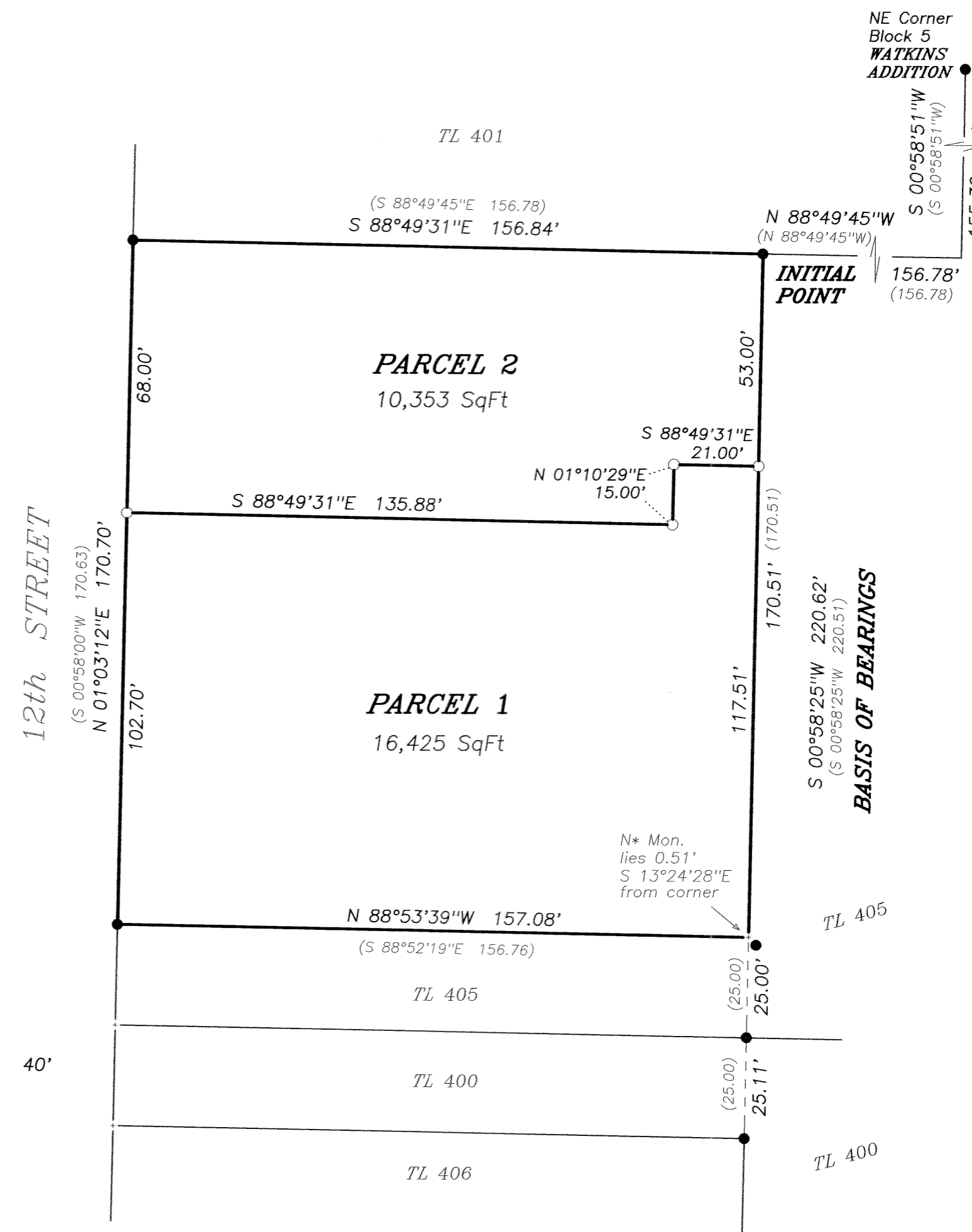
I surveyed the Stauber tract in 1994 per CS 8831 and CS 8842. I found my monuments from those surveys to be in acceptable condition and position except at the southeast property corner. That rod is out of position by 0.51 feet, apparently the result of installation of a power transformer and/or a fence. The fence corner post is too close to the true corner position to accurately place another monument. I computed the true corner 25.00 feet from the rod to the south (by CS 8831), on line with the rod at the northeast property corner.

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found proper monuments at the corners of the land represented on this Partition Plat except at the southeast corner thereof which has a witness corner monument. The land is described as follows:

All that tract of land conveyed to Gerald and Pam Stauber per M-293142-01, Benton County Deed Records, in the Northwest Quarter of Section 12, T 12 S, R 6 W, W.M., City of Philomath, Benton County, Oregon, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the northeast corner of said Stauber tract, lying S 00°58'51"W 155.39 feet and N 88°49'45"W 156.78 feet from a 5/8" iron rod at the Northeast corner of Block 5, WATKINS ADDITION; thence along the east line of said Stauber tract, S 00°58'25"W 170.51 feet to the southeast corner thereof, from which a 5/8" iron rod lies S 13°24'28"E 0.51 feet; thence N 88°53'39"W 157.08 feet to a 5/8" iron rod at the southwest corner of said tract on the easterly right-of-way line of 12th Street; thence along said right-of-way line, N 01°03'12"E 170.70 feet to a 5/8" iron rod at the northwest corner of said tract; thence S 88°49'31"E 156.84 feet to the point of beginning.



**NORTHSTAR SURVEYING, INC.**  
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