

2004-21

PARTITION PLAT No. 2004-21
LOCATED IN THE WAYMAN ST. CLAIR D.L.C. No. 47,
AND IN THE SOUTHWEST 1/4 OF SECTION 1,
TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE
WILLAMETTE MERIDIAN,
CITY OF PHILOMATH, BENTON COUNTY, OREGON
FOR: ANTON D. GRUBE
DATE: MAY 27, 2004

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2004



**COLE
SURVEYING, INC.**

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

SURVEYOR'S NARRATIVE:

PURPOSE
THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE
REQUIREMENTS OF THE CITY OF PHILOMATH PLANNING
DEPARTMENT FILE No. P03-13.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE NORTH LINE OF
HOUSER LANE AS PER BENTON COUNTY MICROFILM
RECORD 2003-353576.

BOUNDARY DETERMINATION
THE MONUMENTS FOUND AT THE NORTHEAST AND
NORTHWEST CORNERS WERE HELD. THE NORTH LINE OF
HOUSER LANE WAS DETERMINED HOLDING THE
"NORTHSTAR PLS 1823" MONUMENTS TO THE WEST AND
EAST OF THE PROPERTY BEING PARTITIONED. THE
MONUMENT AT THE SOUTHEAST CORNER WAS BENT,
THEREFORE THE TRUE POSITION WAS CALCULATED
HOLDING RECORD DISTANCE FROM THE NEXT MONUMENT
TO THE EAST, AS PER PARTITION PLAT 1997-48.
RECORD DISTANCE WAS THEN HELD FROM THE
CALCULATED SOUTHEAST CORNER TO DETERMINE THE
SOUTHWEST CORNER AS PER BENTON COUNTY MICROFILM
RECORD 2003-353576.

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:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED
AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT
1997-48, A PARTITION PLAT OF RECORD IN BENTON COUNTY,
OREGON, BEING THE NORTHEAST CORNER OF THAT PROPERTY
CONVEYED TO ANTON D. GRUBE AS DESCRIBED IN BENTON
COUNTY MICROFILM RECORD 2003-353576, AND BEING IN THE
SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH,
RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY,
OREGON; THENCE NORTH 88°34'23" WEST 65.96 FEET TO A 5/8
INCH IRON ROD AT THE NORTHWEST CORNER OF SAID GRUBE
PROPERTY; THENCE SOUTH 1°13'44" WEST 164.98 FEET TO A
5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID
GRUBE PROPERTY; THENCE SOUTH 88°36'00" EAST 66.00 FEET
TO THE SOUTHWEST CORNER OF SAID PARTITION PLAT 1997-48,
ALSO BEING THE SOUTHEAST CORNER OF SAID GRUBE PROPERTY;
THENCE NORTH 1°12'48" EAST 164.94 FEET TO THE POINT OF
BEGINNING.

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 21ST DAY OF
JUNE, 2004.

BY: David Malone
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: T. J. Krida for Mary O'Keefe
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED Benny Lee 6-14-04
CITY OF PHILOMATH PLANNING OFFICIAL DATE

APPROVED Joe Martin 6-21-04
FOR BENTON COUNTY SURVEYOR DATE

RECORDING:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY
RECORDED BY ME AS PARTITION PLAT 2004-21 IN BENTON COUNTY
DEED RECORDS AS DOCUMENT No. 2004-3169062 ON THIS
21ST DAY OF JUNE, 2004, AT 2:07 O'CLOCK P.M.

BY: Rebecca Cole
BENTON COUNTY CLERK Senior Deputy Clerk

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ANTON D. GRUBE IS
THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE
PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS
CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS
SHOWN ON THE ATTACHED MAP, AND DOES ALSO HEREBY RESERVE 15
FEET AS SHOWN FOR FUTURE DEDICATION TO THE CITY OF PHILOMATH
FOR ROAD AND PUBLIC PURPOSES UPON DEMAND BY THE CITY OF
PHILOMATH.

Anton D. Grube
ANTON D. GRUBE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

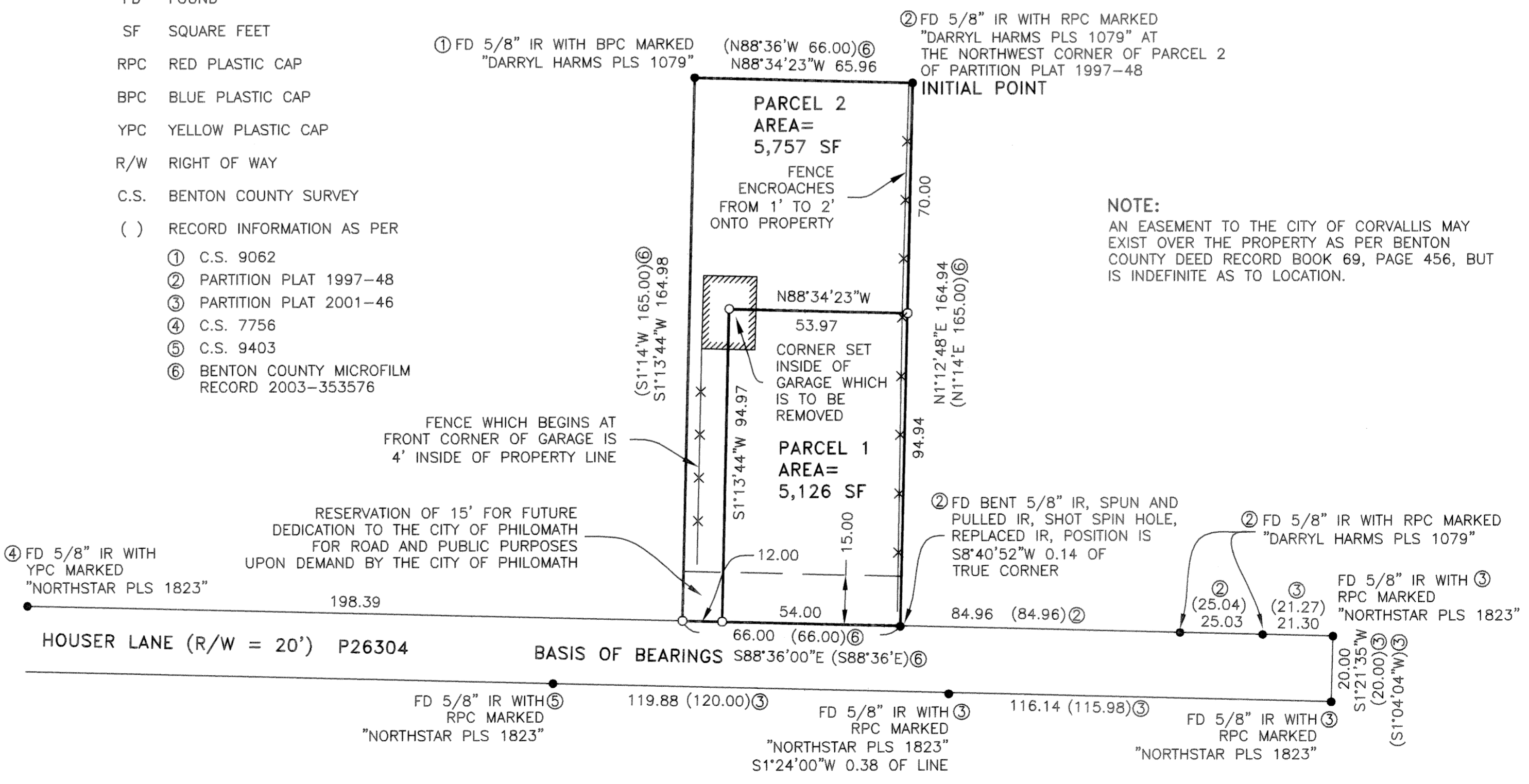
THIS IS TO CERTIFY THAT ON THIS 11 DAY OF
JUNE, 2004, BEFORE ME, A NOTARY PUBLIC
FOR THE STATE OF OREGON, DID PERSONALLY APPEAR
ANTON D. GRUBE, AND WHO, BEING FIRST DULY SWORN,
EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY
ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN
FREE ACT AND DEED.

Rebecca Cole
REBECCA COLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 337391
MY COMMISSION EXPIRES OCTOBER 01, 2004

SCALE: 1" = 30'

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FD MONUMENT AS NOTED
- IR IRON ROD
- FD FOUND
- SF SQUARE FEET
- RPC RED PLASTIC CAP
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER



NOTE:
AN EASEMENT TO THE CITY OF CORVALLIS MAY
EXIST OVER THE PROPERTY AS PER BENTON
COUNTY DEED RECORD BOOK 69, PAGE 456, BUT
IS INDEFINITE AS TO LOCATION.