

DRAWING NUMBER  
**2004-25**

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SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 6552

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2004-25

PARTITION PLAT NO. **2004-25**

FOR  
SUZANNE PLAGMANN  
A REPLAT OF OF A PORTION OF  
LOT 83 OF BLOCK 21, CITY OF PHILOMATH  
IN THE  
SOUTHEAST 1/4 OF SECTION 11,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
BENTON COUNTY, OREGON

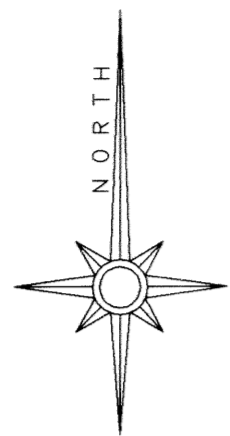
20 MAY 2004 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

JERALD C. SPARKS, P.L.S. 57173

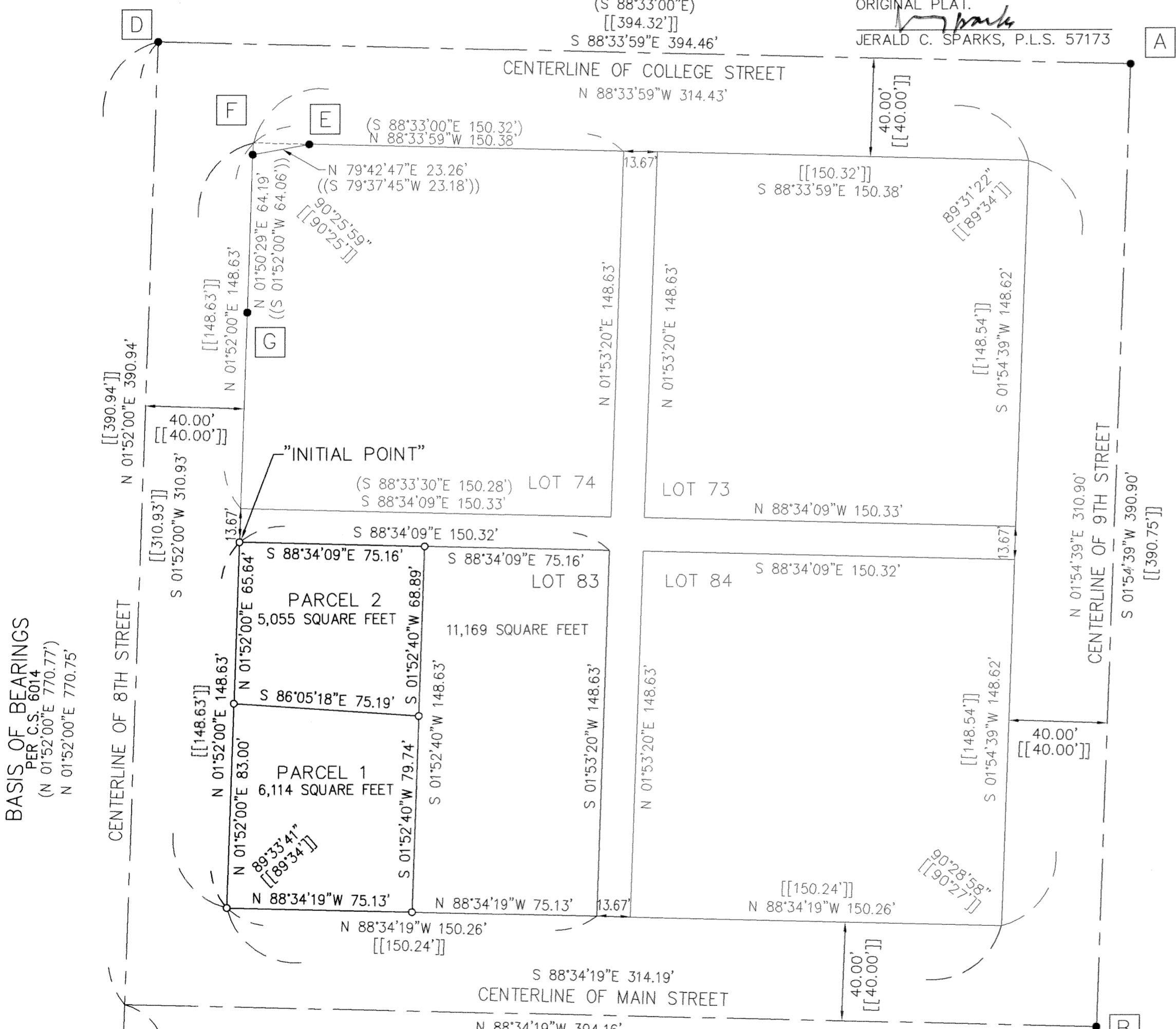
REGISTERED PROFESSIONAL LAND SURVEYOR

JERALD C. SPARKS  
JULY 13, 1999  
57173

RENEWAL: JUNE 30, 2004  
JERALD C. SPARKS  
2009 WEST HILLS ROAD  
PHILOMATH, OREGON 97370  
(541) 929-3159



SCALE: 1" = 40'



LEGEND

- FOUND MONUMENT AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE
- [A] REFERENCE TO FOUND MONUMENT TABLE
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173"
- ( ) RECORD DATA PER C.S. 6014
- [ ] RECORD DATA PER C.S. 6336
- { } RECORD DATA PER PARTITION PLAT 2002-42
- (( )) RECORD DATA PER C.S. 8355
- [[ ]] RECORD DATA PER C.S. 8202

FOUND MONUMENT TABLE

- [A] RAILROAD SPIKE, ORIGIN UNKNOWN, 0.01' BELOW ASPHALT SURFACE. APPEARS TO MARK THE LOCATION OF THE 1-1/4" IRON PIPE IN C.S. 4012. HELD AS FOUND.
- [B] 3/4" IRON PIPE PER C.S. 8047. HELD AS FOUND.
- [C] 5/8" IRON ROD IN MONUMENT BOX PER C.S. 7181. HELD AS FOUND.
- [D] 3/4" IRON PIPE PER C.S. 6014. HELD AS FOUND.
- [E] 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "D.W. HARMS P.L.S. 1079" HELD AS FOUND.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY/PARTITION IS TO DIVIDE THE WEST HALF OF LOT 83, BLOCK 21, CITY OF PHILOMATH, OREGON INTO 2 PARCELS, AS APPROVED BY THE CITY OF PHILOMATH, FILE NUMBER P04-02. THE BOUNDARY LINES OF BLOCK 21 WERE ESTABLISHED BY HOLDING FOUND MONUMENTS "A", "B", "C", AND "D" TO ESTABLISH THE CENTERLINES OF COLLEGE STREET, 9TH STREET, MAIN STREET AND 8TH STREET. THE CENTERLINE OF COLLEGE STREET WAS ESTABLISHED BY THE LINE BETWEEN FOUND MONUMENTS "D" AND "A". THE CENTERLINE OF 9TH STREET WAS ESTABLISHED BY THE LINE BETWEEN FOUND MONUMENTS "A" AND "B". THE CENTERLINE OF 8TH STREET WAS ESTABLISHED BY HOLDING RECORD DISTANCE ON THE LINE BETWEEN FOUND MONUMENTS "D" AND "C". THIS COMPUTED POINT IS THE CENTERLINE-CENTERLINE INTERSECTION OF 8TH AND MAIN STREETS. THE CENTERLINE OF MAIN STREET WAS ESTABLISHED BY THE LINE BETWEEN THE COMPUTED CENTERLINE-CENTERLINE INTERSECTION OF 8TH AND MAIN STREETS AND FOUND MONUMENT "B". TO ESTABLISH THE BLOCK BOUNDARY LINES 40.00 FOOT OFFSET LINES WERE COMPUTED FROM EACH STREET CENTERLINE. THE COLLEGE STREET OFFSET WAS 40.00 FEET SOUTH, THE 9TH STREET OFFSET WAS 40.00 FEET WEST, THE MAIN STREET OFFSET WAS 40.00 FEET NORTH, AND THE 8TH STREET OFFSET WAS 40.00 FEET EAST. NEXT I DIVIDED THE AREA INSIDE THE RIGHT OF WAY LINES TO ESTABLISH THE LOT LINES OF LOTS 73, 74, 83, AND 84 BY CONNECTING THE MID POINTS OF THE BLOCK LINES AND THEN CREATING OFFSETS FROM THEM TO CREATE THE ALLEYS. LOT 83 WAS DIVIDED INTO EAST AND WEST HALVES BY A LINE OF MEAN BEARING OF THE WEST AND EAST LINES OF LOT 83. THE BASIS OF BEARINGS WAS ESTABLISHED BY THE LINE BETWEEN FOUND MONUMENTS "D" AND "C", PER C.S. 6014.

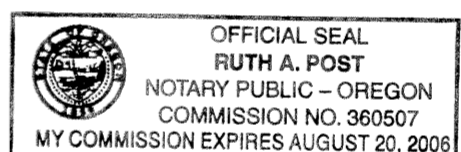
SURVEYOR'S CERTIFICATE

I, JERALD C. SPARKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING IN A PORTION OF LOT 83, BLOCK 21, IN THE CITY OF PHILOMATH, LYING IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE "INITIAL POINT", SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF 8TH STREET AND ALSO BEING SOUTH, 203.19 FEET AND EAST, 33.40 FEET FROM A 3/4 INCH IRON PIPE, SAID IRON PIPE MARKS THE CENTERLINE-CENTERLINE INTERSECTION OF 8TH AND COLLEGE STREETS; THENCE SOUTH 88°34'09" EAST, 75.16 FEET; THENCE SOUTH 01°52'40" WEST, 148.63 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 88°34'19" WEST, 75.13 FEET ALONG THE NORTH RIGHT OF WAY LINE OF MAIN STREET TO A POINT THAT IS ALSO ON THE EAST RIGHT OF WAY LINE OF 8TH STREET; THENCE NORTH 01°52'00" EAST, 148.64 FEET ALONG THE EAST RIGHT OF WAY LINE OF 8TH STREET TO THE "INITIAL POINT", THE POINT OF BEGINNING OF THIS DESCRIPTION. THIS TRACT OF LAND CONTAINS 11,169 SQUARE FEET.

OWNER'S DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SUZANNE M. PLAGMANN IS THE OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS 1 AND 2 AS SHOWN ON THE ATTACHED MAP.

*Suzanne M. Plagmann*  
SUZANNE M. PLAGMANN



ACKNOWLEDGEMENT

COUNTY OF BENTON } S.S.  
STATE OF OREGON }

ON THIS 7th DAY OF JUNE, 2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SUZANNE M. PLAGMANN, AND WHO BEING DULY SWORN, EXECUTED THE THE ABOVE DECLARATION FREELY AND VOLUNTARILY.

*Ruth A. Post*  
(SIGNATURE)  
NOTARY PUBLIC - OREGON  
MY COMMISSION NO.: 360507

Ruth A. Post  
(PRINT NAME)  
MY COMMISSION EXPIRES: 8/20/08

APPROVALS

*Ray Wilson* 7-19-04  
CITY OF PHILOMATH PLANNING OFFICIAL DATE  
*Ray Wilson* 7-29-04  
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 2005 - 2006 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 COLLECTIONS, HAVE BEEN PAID TO ME THIS 27th DAY OF July, 2004.

BY: *Jami Workward*  
BENTON COUNTY ASSESSOR

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: July 27, 2004

BY: *Maugh O'Leary*  
BENTON COUNTY ASSESSOR Tax Collector

RECORDING

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2004-25 IN BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2004-371615 ON THIS 27th DAY OF July, 2004, AT 1:22 O'CLOCK P.M.

BY: *William Hasting*  
BENTON COUNTY CLERK Senior Deputy Clerk