

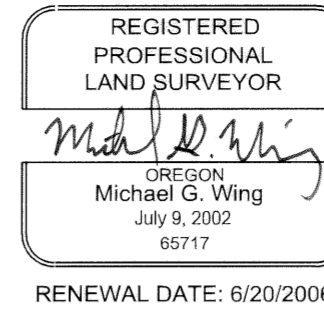
PARTITION PLAT No. 2006-09
A Replat of Parcel 4, Partition Plat 2003-10
for
Raymond Tricker and William A. Bereskin
in the
WAYMAN ST. CLAIR DLC No. 47
NORTHWEST 1/4 SECTION 12,
T12S, R6W, W.M.
CITY OF PHILOMATH
BENTON COUNTY, OREGON
JULY 28, 2005

SURVEYOR'S CERTIFICATE

I, Michael G. Wing, a Registered Professional Land Surveyor in the State Of Oregon, say that I have correctly surveyed and marked with proper Monuments the land represented in this partition plat, the boundary of which is described as follows:

That tract of land conveyed to William A. Bereskin and Raymond Tricker, per 2003-355142, Benton County Deed Records, located in the Wayman St. Clair DLC No. 47, Northwest 1/4 of Section 12, T 12 S, R 6 W, W.M., Benton County, Oregon, being more particularly described as follows:

Parcel 4, Partition Plat No. 2003-10, City of Philomath, Benton County, Oregon.



Meridian Surveying and Mapping
940 SE Bell Av.
Corvallis, OR 97333
Phone: 541.738.2772

THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT

DECLARATION

Know all men by these presents that Raymond Tricker and William A. Bereskin are the recorded owners of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned into parcels as shown hereon.

Raymond Tricker
Raymond Tricker
William A. Bereskin
William A. Bereskin

ACKNOWLEDGEMENTS

STATE OF OREGON)

S.S.

COUNTY OF BENTON)

Signed or attested before me on this 29 th day of July, 2005, by Raymond Tricker and William A. Bereskin.

Linda Leatham
Linda Leatham

Notary Public for Oregon

Printed Name

My Commission Expires June 2, 2009

Commission No. 393354



NARRATIVE

The purpose of this survey was to divide Parcel 4 into two parcels of equal area per conditions outlined in City of Philomath File No. P05-10. Parcel 4 is described in 2003-355142, Benton County Deed Records.

I held all monuments found along the east line of Parcel 4 and platted in Partition Plat No. 2003-10. Construction had occurred along the west line of Parcel 4 since the original monuments were established and monuments indicated as (1) and (2) were found to be out of position. From monument (3) I projected the direction of the south line of Parcel 4 based on record data from Partition Plat No. 2003-10 to the intersection of the west line of Parcel 4 to locate the position of the southwest corner (2) of Parcel 4. Parcels 6 and 7 were created by averaging the bearings of the north and south lines of Parcel 4 and creating two areas of equal size.

APPROVALS

[Signature] 8-1-05
City Planning Official date
City of Philomath
Ray Wilson 3-21-06
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 2006 - 2007 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 13th day of March, 2006.

by *Dough Hillst*
Benton County Assessor

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 13th day of March, 2006.

by *Uelda Holseth*
Benton County Tax Collector

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 2006-09 in Benton County Deed Records as Document No. 2006-401282 on this 21st day of MARCH, 2006, at 9:07 o'clock AM.

by *[Signature]*
Benton County Clerk

5/8" Rod, no cap per
Partition Plat No. 92-7

5/8" Rod per CS 6243
SE Corner Quail Glenn
Subdivision, 1' East of
N-S Fence

11th STREET
60' ROW

5/8" Rod per CS 6243
SE Corner Quail Glenn
Subdivision, 1' East of
N-S Fence

3/4" Pipe (inside diameter)
per CS 1961

91.61'
(91.59')

Found monument
out of position
N26°30'37"W 0.25'

N89°05'56"W 127.00'
(N89°05'56"W 127.04')

Public Utility Easement
per 2003-352647, Benton
County Deed Records.
Easement Extends 5.00'
Adjacent to and Easterly
of the Westerly Line of
Parcels 3 and 4

62.98'
(63.01')

Base of monument used

S89°05'27"E 125.98'
(S89°05'56"E 126.02')

PARCEL 6
3952 SQ. FEET

S89°05'41"E 125.49'

PARCEL 7
3952 SQ. FEET

S89°05'56"E 124.99'
(S89°05'56"E 124.99')

Found monument
out of position
N70°28'39"E 0.08'

PARCEL 5

N89°08'11"W 123.91'
(N89°05'56"W 123.95')

Fence begins
0.3' East
of line

Fence is
0.5' West
of monument

PARCEL 2
Partition Plat 2002-34

37.21'
(37.26')

NW Corner Parcel 1
Partition Plan No. 97-11
Corner is inside 30" Oak

PARCEL 1

Storm Drain Easement
per 2003-352648, Benton
County Deed Records.
Easement Extends 10.00'
Adjacent to and Westerly
of the Easterly Line of
Parcel 3 for the Benefit of
Parcel 4

N0°58'00"E 233.92'
(N0°58'00"E 233.92')
BASIS OF BEARINGS

Fence is located 1' West of
Basis of Bearing Line

Parent Tract is subject to a Water
Line Easement to the City of Corvallis
per Book 69, Page 550, Benton
County Deed Records.
No Specific Location Described

LEGEND

- Set Monument: 3/4" x 24" Steel Rod with red plastic cap stamped "Wing 65717 PLS"
- Found Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823" per Partition Plat 2002-24
- Found Monument as noted
- + Computed Position, nothing found or set
- () Record Data per Partition Plat 2003-10

30' 0 30' 60'

Graphical Scale: Feet