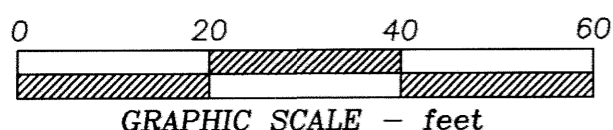


PARTITION PLAT 2006-36  
 A REPLAT OF LOT 40  
 WESTBROOK PHASE III  
 for  
**JIM & LAURA ELIAS**  
 in  
 EAST HALF of SECTION 11  
 T 12 S, R 6 W, W.M.  
 CITY OF CORVALLIS  
 BENTON COUNTY, OREGON

JULY 26, 2006

THIS DRAWING IS AN EXACT  
 COPY OF THE ORIGINAL PLAT.



**LEGEND**

- .....Found monument: 5/8" iron rod with Red Plastic Cap stamped "NORTHSTAR PLS 1823," set per WESTBROOK PHASE III.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- \*.....Data matches plat of WESTBROOK PHASE III.
- F.U.E....Franchise Utility Easement.

**NARRATIVE**

This plat is the result of City of Philomath Planning Commission File No. P.06-12. It represents a replat of Lot 40, WESTBROOK PHASE III.

The Lot is being divided into 2 Parcels to accommodate 2 "Zero Lot Line" residences.

I platted WESTBROOK PHASES III. I used the same survey control network for this project and thus I show identical data around the perimeter of Lot 40.

**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 Plat. The land is described as follows:

Lot 40, WESTBROOK PHASE III, in the East Half of Section 11, T 12 S, R 6 W, W.M., City of Philomath, Benton County, Oregon.

**EASEMENT OF RECORD**

The land described above is subject to a right given to the Willamette Valley and Coast Railroad Company by deed recorded in Book "P," Page 461, Benton County Deed Records, to take and carry water from springs or streams by pipe or otherwise. There is no physical evidence that this right has been exercised.

**DECLARATION**

Know all men by these presents that James D. Elias and Laura J. Elias are the recorded owners of the land represented on this plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and replatted into Parcels as shown.

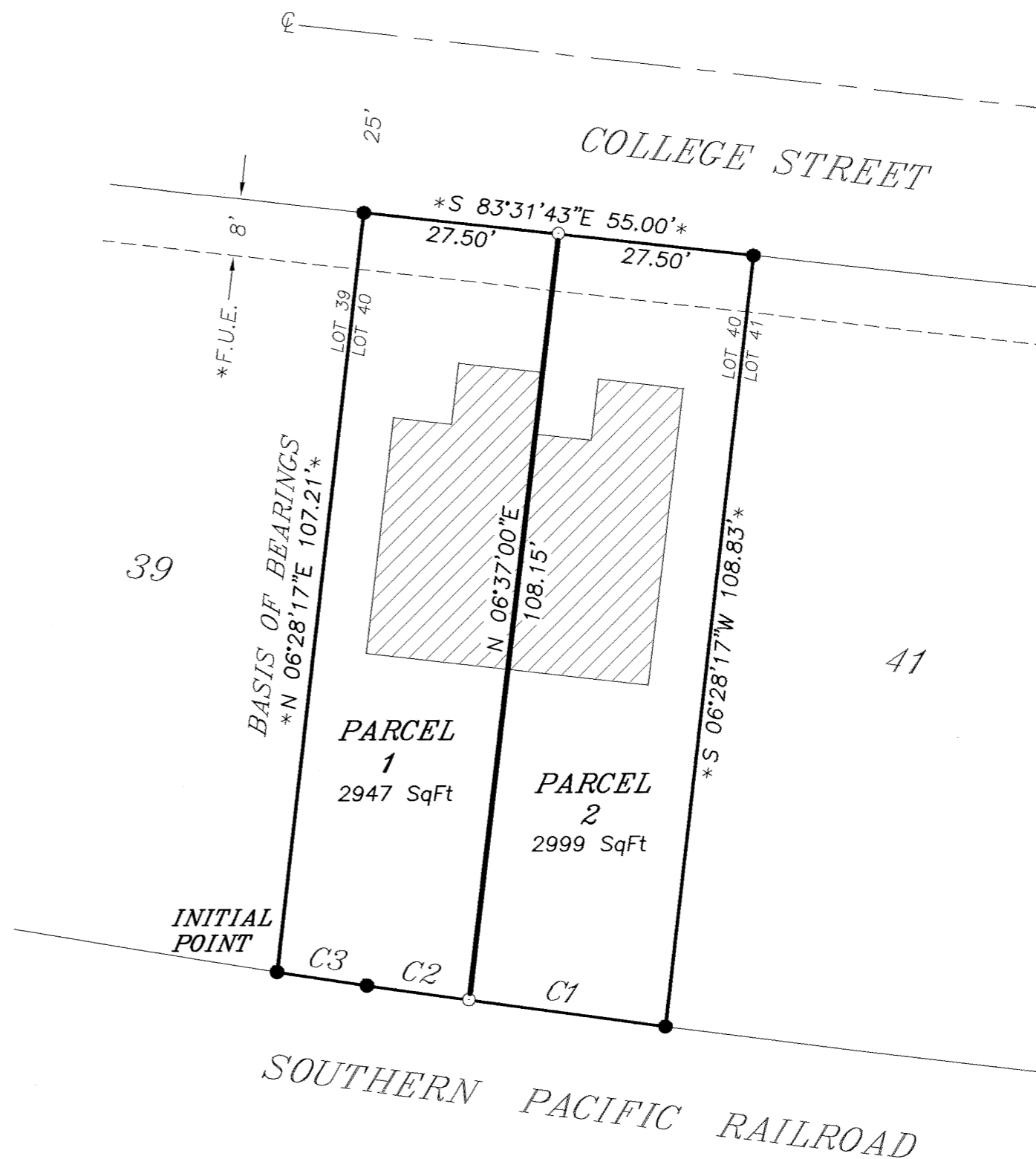
James D. Elias Laura J. Elias  
 James D. Elias Laura J. Elias

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

Signed or attested before me on this 14th day of August, 2006, by James D. Elias and Laura J. Elias.

Linda K. Vehrs Linda K. Vehrs  
 signature printed name

Notary Public - Oregon  
 Commission No. 282829  
 My Commission Expires Dec 19, 2008



**CURVE DATA**

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	2834.79'	27.78'	0°33'42"	27.78'	N 82°08'38" W
C2	2834.79'	14.49'	0°17'34"	14.49'	N 81°43'01" W
C3	1879.85'*	12.75'*	0°23'19"*	12.75'*	N 81°20'39" W*
C1+C2	2834.79'*	42.27'*	0°51'16"*	42.27'*	N 81°59'51" W*

**APPROVALS**

Paul Kuhn 8-14-06  
 Planning Official date  
 City of Philomath

Ray Wilkin 8-18-06  
 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 16th day of August, 2006.

by Blake Green  
 For Benton County Assessor

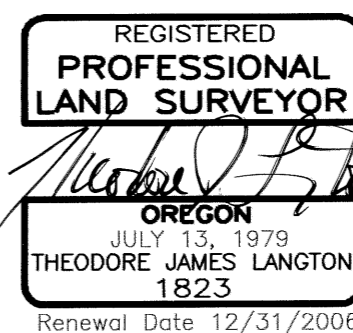
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this Partition that are now due and payable have been paid to me this 16th day of August, 2006.

by Silda Holseth  
 For 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 2006-36 in the Benton County Deed Records as Document 2006-409176, on this 22nd day of AUGUST, 2006, at 9:07 o'clock A.M.

by William Sr. Deputy Clerk  
 Benton County Clerk



**NORTHSTAR SURVEYING, INC.**  
 720 N.W. 4th Street  
 Corvallis, Oregon 97330  
 Phone: 541-757-9050