

PARTITION PLAT No. 2007 - 010
A REPLAT OF LOT 3, BLOCK 2,
WATKINS ADDITION TO PHILOMATH

for
SILVIA CONTRERAS

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

MARCH 1, 2007
FILE No. P06-24

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
RENEWAL DATE 12/31/2008

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

NARRATIVE

The purpose of this survey was to divide my client's property into the 3 tracts shown. My client owns Lot 3, Block 2, and the vacated 10 feet of Lincoln Street. I located my control survey from my Partition Plat 2004-1 and oriented to it. Then I tied into my monuments per CS 7958 and Partition Plat 91-8. I held the rod at the NE corner of Parcel 1, P.P. 91-8 for the south R/W line of Lincoln St as well as the west side of the alley. The 2 monuments shown from CS 7958 have been disturbed and I show them out of position. In 2002, CS 9700 set a rod (A) at the intersection of the west R/W line of 13th Street and the DLC line at the SE corner of the 1 acre tract as shown per Watkins Addition. Giving the streets and alleys their full width, I proportioned the corner positions of Lot 3 as shown.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a registered professional land surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

A tract of land as conveyed to Sylvia G. Contreras per Document 2006-412276, Benton County Records, lying in the Northwest Quarter of Section 12, Township 12 South, Range 6 West, Willamette Meridian, Benton County, Oregon, being further described as follows;

Beginning at a 5/8" iron rod at the northeast corner of Lot 3, Block 2, Watkins Addition to Philomath; thence along the east line and extension thereof, S 0°57'20"W 158.88 feet to a 5/8" iron rod; thence N 89°06'28"W 150.00 feet to a 5/8" iron rod; thence N 0°58'50"E 159.37 feet to a 5/8" iron rod at the northwest corner of said Lot 3; thence along the north line thereof, S 88°55'16"E 149.93 feet to the point of beginning; containing 0.55 acres, more or less.

LEGEND

-Found Monument as noted.
 - ⊙Found Monument: 5/8" rod with yellow plastic cap stamped " NORTHSTAR PLS 1823 " per CS 7958.
 -Set Monument: N*MON = 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR PLS 1823 ".
 - +Computed Position, nothing found or set.
- Data of, or computed from, the following:
 () ..CS 7958 [] ..P. Plat 91-8
 < > ..CS 8831 { } ..P. Plat 2004-1
 * ..Watkins Addition to Philomath
- N*RPC = 5/8" rod with red plastic cap per P.Plat 91-8
 P.Plat = Partition Plat No.
 SF = Square Feet
 TYP = Typical

DECLARATION

Know all men by these presents that Silvia G. Contreras is the recorded owner of the lands represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

Silvia G. Contreras
Silvia G. Contreras

ACKNOWLEDGEMENTS

State of Oregon)
(County of Benton) s.s.
Signed or attested before me on this 22nd day of March, 2007, by Silvia G. Contreras.

Marcy Anderson MANCY ANDERSON
Notary public for Oregon Printed Name

My commission expires 6-26-2010 Commission No. 406145

APPROVALS

APPROVED *Randy Kugler* 3-26-07
Randy Kugler, City Planning Official date
City of Philomath

APPROVED *Ray Wilson* 3-26-07
for 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 26th day of March, 2007.

by *Jami Woodward*
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 26th day of March, 2007.

by *Jelda 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 2007-010 in the Benton County Deed Records as Document Number 2007-418775, on this 26 day of MARCH, 2007, at 2:44 o'clock P.M.

by *[Signature]*
Benton County Clerk

