

PARTITION PLAT No. 2007-19

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 44,
AND IN THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF PHILOMATH,
BENTON COUNTY, OREGON

FOR: RICHARD L. GERDING AND TRICIA R. GERDING AND
RICHARD L. GERDING SR. AND SANDRA L. GERDING

DATE: APRIL 23, 2007
SHEET 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2008

DAVID L. MALONE, P.L.S.
COLE SURVEYING, LLC
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500



COLE
SURVEYING, LLC

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

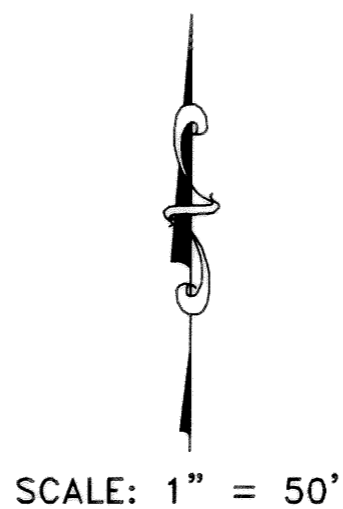
FD 2-3/4" BRASS CAP AT THE NORTHEAST CORNER
OF THE EDWIN A. ABBEY DONATION LAND CLAIM NUMBER 38
AS PER BENTON COUNTY CORNER RESTORATION 1648,
BEING ON THE WEST LINE OF THE NORRICE P. NEWTON
DONATION LAND CLAIM NUMBER 44

PARCEL #	AREA
PARCEL 1	8,273 SQ.FT.
PARCEL 2	7,221 SQ.FT.
PARCEL 3	8,224 SQ.FT.

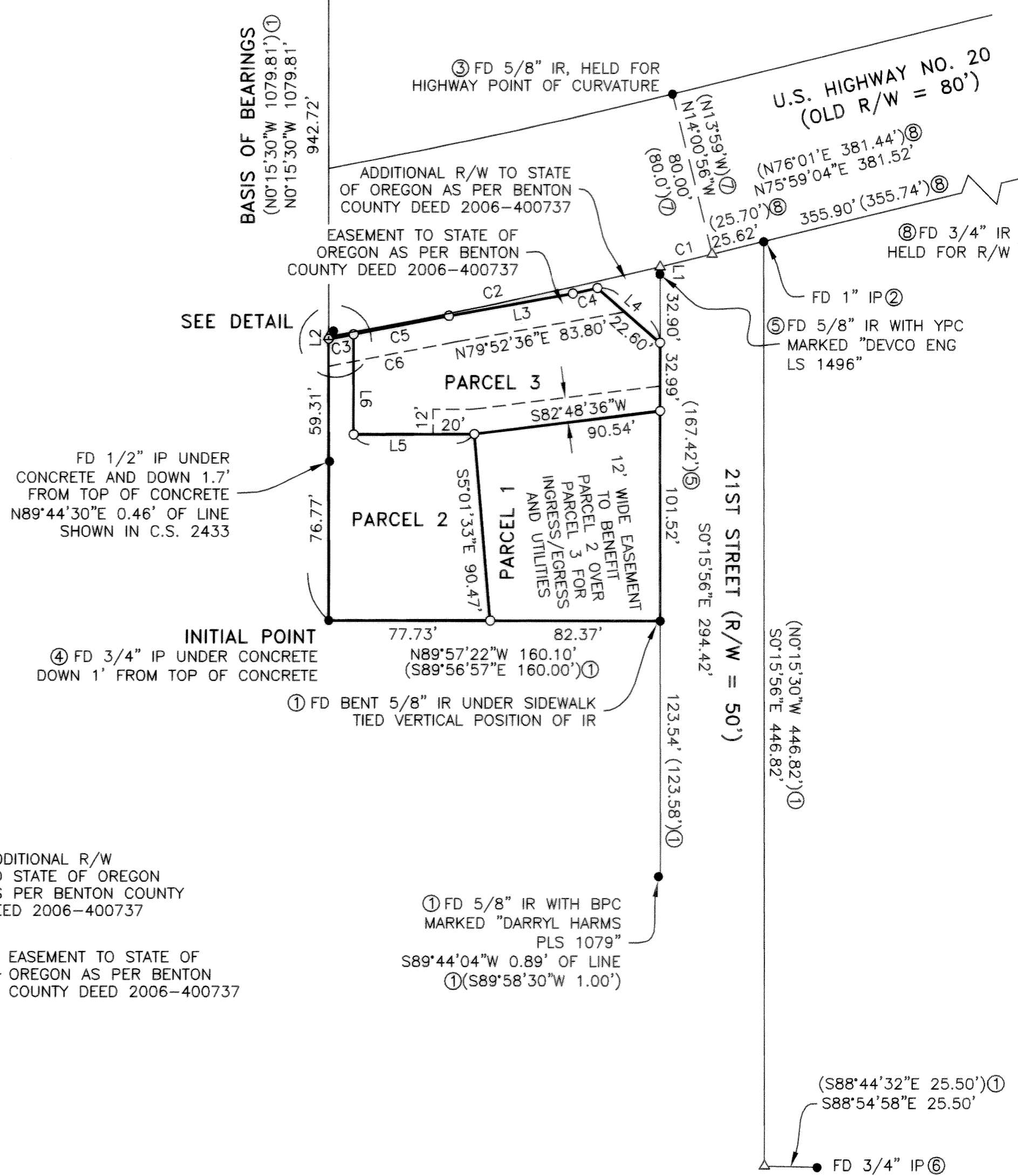
LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FOUND MONUMENT AS NOTED
- △ CALCULATED POSITION
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- YPC YELLOW PLASTIC CAP
- BPC BLUE PLASTIC CAP
- SQ.FT. SQUARE FEET
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER

- ① PARTITION PLAT 2003-12
- ② BENTON COUNTY DEED BOOK 140 PAGE 294
- ③ OSHD DWG NO 4B-23-3, DEC. 1934
- ④ C.S. 2433
- ⑤ C.S. 8947
- ⑥ C.S. 4194
- ⑦ C.S. 3506
- ⑧ C.S. 2360



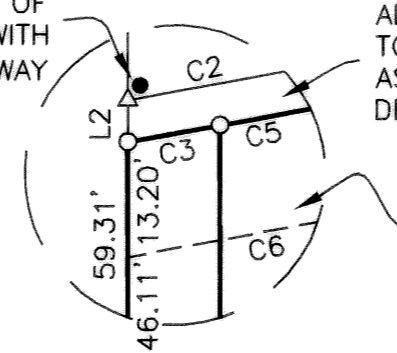
SCALE: 1" = 50'



L#	Bearing	Length
L1	S 0°15'56" E	3.47'
(L1)	N 0°15'30" W	3.38' ⑤
L2	N 0°15'30" W	1.01'
L3	N 79°50'49" E	60.91'
L4	S 49°09'09" E	40.09'
L5	N 89°44'04" E	58.21'
L6	S 0°15'30" E	48.48'

C#	Radius	Delta	Length	Bearing	Chord
C1	2894.60'	0°30'41"	25.83'	N 76°14'24" E	25.83'
C2	2894.60'	3°14'07"	163.45'	N 78°06'48" E	163.43'
(C2)	2904.80'	3°12'48"	162.90'	S 39°45'17" E	162.88' ⑤
C3	2895.60'	0°14'28"	12.19'	N 79°36'50" E	12.19'
C4	2897.60'	0°14'27"	12.18'	N 77°14'35" E	12.18'
C5	2895.60'	0°55'33"	46.79'	N 79°01'50" E	46.79'
C6	2908.60'	1°12'44"	61.53'	N 79°10'25" E	61.53'

④ FD 3/4" IP DOWN 1.6' UNDER CURB
N26°15'31"E 1.09' OF INTERSECTION OF
DONATION LAND CLAIM LINE WITH
OLD SOUTHERLY R/W OF HIGHWAY



DETAIL NOT TO SCALE

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LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 44, AND IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON

FOR: RICHARD L. GERDING AND TRICIA R. GERDING AND RICHARD L. GERDING SR. AND SANDRA L. GERDING

DATE: APRIL 23, 2007 SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 12, 1999 DAVID L. MALONE 51523

EXPIRES 12/31/2008



DAVID L. MALONE, P.L.S. COLE SURVEYING, LLC 6765 S.W. PHILOMATH BLVD. CORVALLIS, OREGON 97333 (541) 929-5500

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

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 3/4 INCH IRON PIPE LOCATED SOUTH 0°15'30" EAST 1079.81 FEET ALONG THE WEST LINE OF THE NORRICE P. NEWTON DONATION LAND CLAIM NUMBER 44 FROM THE NORTHEAST CORNER OF THE EDWIN A. ABBEY DONATION LAND CLAIM NUMBER 38 IN SECTION 12 OF TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, ALSO BEING THE NORTHWEST CORNER OF PARTITION PLAT 2003-12, A PARTITION PLAT OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG SAID NEWTON WEST LINE NORTH 0°15'30" WEST 136.08 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20 AS CONVEYED TO THE STATE OF OREGON AND DESCRIBED IN BENTON COUNTY DEED RECORD 2006-400737, RECORDED MARCH 3, 2006; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 21ST STREET THE FOLLOWING 4 COURSES: ALONG A 2,895.60 FOOT RADIUS CURVE TO THE LEFT 58.98 FEET (THE LONG CHORD OF WHICH BEARS NORTH 79°09'04" EAST 58.97 FEET) TO A 5/8 INCH IRON ROD, NORTH 79°50'49" EAST 60.91 FEET TO A 5/8 INCH IRON ROD, ALONG A 2,897.60 FOOT RADIUS CURVE TO THE LEFT 12.18 FEET (THE LONG CHORD OF WHICH BEARS NORTH 77°14'35" EAST 12.18 FEET) TO A 5/8 INCH IRON ROD, AND SOUTH 49°09'09" EAST 40.09 FEET TO A 5/8 INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF 21ST STREET AS CONVEYED TO THE CITY OF PHILOMATH AND DESCRIBED IN BENTON COUNTY DEED BOOK 140 PAGE 294, RECORDED SEPTEMBER 18, 1952; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 0°15'56" EAST 134.51 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THE AFOREMENTIONED PARTITION PLAT 2003-12; THENCE NORTH 89°57'22" WEST 160.10 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF PHILOMATH PLANNING FILE NUMBER P07-01.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE PROPERTY AND A PORTION OF THE WEST LINE OF THE NORRICE P. NEWTON DONATION LAND CLAIM, AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

THE WEST LINE WAS DETERMINED HOLDING THE IRON PIPE AT THE INITIAL POINT AND THE NORTHEAST CORNER OF THE ABBEY DONATION LAND CLAIM. THE EAST RIGHT-OF-WAY LINE OF 21ST STREET WAS DETERMINED BY HOLDING THE 1" IRON PIPE CALLED BY BENTON COUNTY DEED BOOK 140 PAGE 294 AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 21ST STREET AND THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 20 AND RUNNING TO A POINT RECORD DISTANCE FROM THE 3/4" IRON PIPE TO THE SOUTH AS PER PARTITION PLAT 2003-12. THE EAST RIGHT-OF-WAY LINE WAS THEN OFFSET THE RECORD 50 FOOT WIDTH TO THE WEST. THE SOUTH LINE WAS DETERMINED HOLDING THE INITIAL POINT AND THE 5/8" IRON ROD UNDER THE SIDEWALK ON THE WEST RIGHT-OF-WAY LINE OF 21ST STREET SET IN PARTITION PLAT 2003-12. THE ORIGINAL 80 FOOT WIDE RIGHT-OF-WAY OF U.S. HIGHWAY 20 WAS DETERMINED HOLDING THE 5/8" IRON ROD FOUND AT THE POINT OF CURVATURE AND THE 3/4" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE TO THE EAST ALONG WITH CURVE INFORMATION AS PER BENTON COUNTY SURVEY 9922, THE CENTER LINE RESOLUTION FOR U.S. 20. THE INFORMATION FROM C.S. 9922 WAS ROTATED TO FIT THIS BASIS OF BEARINGS BASED ON MEASUREMENTS TO COMMON SURVEY MONUMENTS AND CONTROL POINTS FROM SAID C.S. 9922. BENTON COUNTY DEED 2006-400737 AND C.S. 9922 WERE THEN USED TO DETERMINE THE NEW RIGHT-OF-WAY LINE ALONG THIS PROPERTY.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT RICHARD L. GERDING AND TRICIA R. GERDING AND RICHARD L. GERDING SR. AND SANDRA L. GERDING ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENT AS SHOWN ON THE ATTACHED MAP. THE OWNERS DO HEREBY CREATE AND GRANT THE 12 FOOT WIDE EASEMENT AS SHOWN TO BENEFIT PARCEL 2 OVER PARCEL 3 FOR INGRESS/EGRESS AND PUBLIC AND/OR PRIVATE UTILITIES TO SERVE PARCEL 2. THE ROAD USED FOR INGRESS/EGRESS IS TO BE MAINTAINED EQUALLY BY PARCEL 2 AND PARCEL 3.

Signatures of Richard L. Gerding, Tricia R. Gerding, Richard L. Gerding Sr., and Sandra L. Gerding.

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 2007-2008 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 15th DAY OF MAY, 2007.

Signature of Jani Dochow as 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, 2007.

Signature of Velda Holseth as Director, Benton County Dept. of Finance, Auditing, and Tax Collection.

Signature of Paul Kuper as City of Philomath Planning Official, dated 5-14-07.

Signature of Ray Wilco as Benton County Surveyor, dated 5-31-07.

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 2007-19 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2007-422085 ON THIS 31st DAY OF MAY, 2007, AT 3:55 O'CLOCK PM.

Signature of Deputy Clerk as Benton County Clerk.

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF MAY, 2007, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR RICHARD L. GERDING AND TRICIA R. GERDING, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Signature of Matthew Jay Walker as Notary Public - Oregon, Commission No. 390792, My Commission Expires March 17, 2009.

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF MAY, 2007, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SANDRA L. GERDING FOR HERSELF AND BY POWER OF ATTORNEY FOR RICHARD L. GERDING SR., AND WHOM, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HER OWN FREE ACT AND DEED.

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DRAWING NUMBER
2007-19

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

DRAWING NUMBER
1/2

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SHEET 1 OF 2

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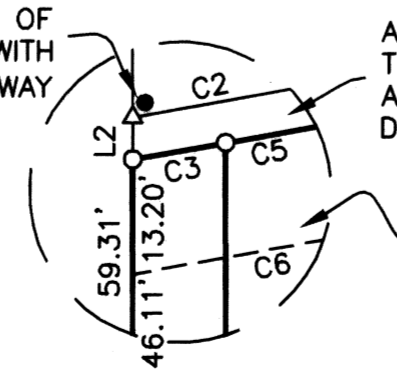
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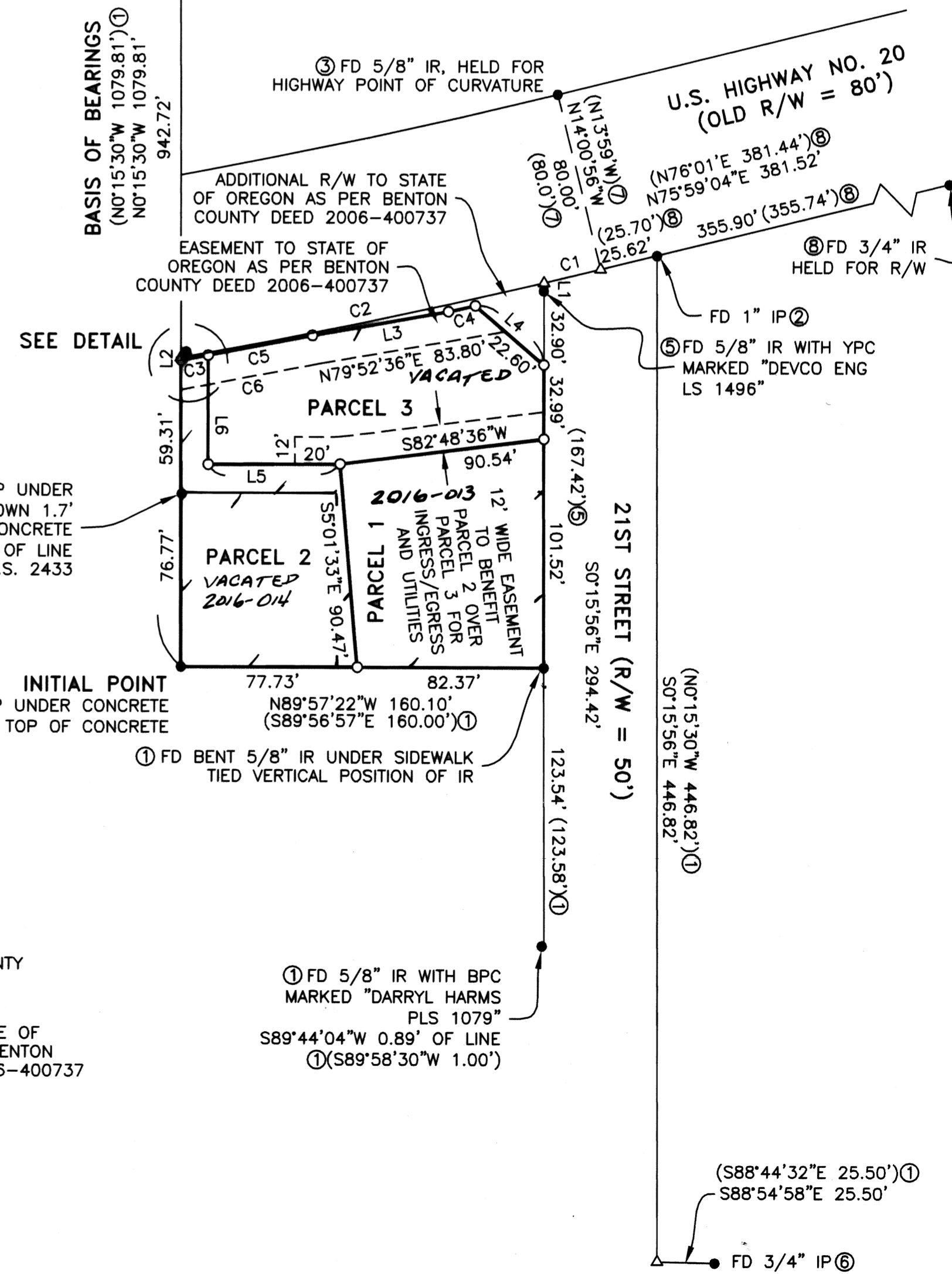
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DETAIL NOT TO SCALE

ADDITIONAL R/W
TO STATE OF OREGON
AS PER BENTON COUNTY
DEED 2006-400737

EASEMENT TO STATE OF
OREGON AS PER BENTON
COUNTY DEED 2006-400737



① FD 5/8" IR WITH BPC
MARKED "DARRYL HARMS
PLS 1079"
S89°44'04"W 0.89' OF LINE
①(S89°58'30"W 1.00')

(S88°44'32"E 25.50') ①
S88°54'58"E 25.50'