

2008-11

REPLAT OF LOTS 3 & 4 AND A PORTION OF LOTS 1 & 2 OF APPLEGATE COURT SUBDIVISION (SP0010-088)

LOCATED IN SW 1/4, SEC 12, T12S, R6W, W.M.
CITY OF PHILOMATH, BENTON COUNTY, OREGON
FOR: STEPHAN J. SMITH
MAY 21, 2008
SHEET 1 OF 1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 22, 1974
JOHN SEADERS
1014

EXPIRES 06/30/08

MSS INC
215 NW 4TH ST.
CORVALLIS, OR 97330
(541) 753-1320
FILE: 08002/plat

DECLARATIONS:

KNOW ALL PERSONS BY THESE PRESENTS THAT PROGRESSIVE DESIGN BUILDERS, INC. AND STEPHAN SMITH ARE THE RECORDED OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, TO ADJUST THE COMMON BOUNDARY LINE BETWEEN LOTS 1, 2, 3 AND 4, A 20.00 FT. RADIUS RIGHT OF WAY DEDICATION, AND HAS CAUSED LOT 3 AND LOT 4 TO BE SURVEYED AND PLATTED INTO THREE PARCELS SHOWN ON THE ATTACHED PLAT. THERE ARE EXISTING UTILITY EASEMENTS AND DRAINAGE EASEMENTS FOR THE BENEFIT SHOWN ON THE PLAT AND NOTES HEREON.

A 20.00' RADIUS RIGHT OF WAY DEDICATION IS HEREBY DEDICATED TO THE PUBLIC AS SHOWN ON ATTACHED MAP.

BY: [Signature]
STEPHAN J. SMITH PRESIDENT PROGRESSIVE DESIGN BUILDERS

BY: [Signature]
STEPHAN J. SMITH - OWNER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 3 AND 4 AND A PORTION OF LOTS 1 & 2 OF APPLGATE COURT SUBDIVISION, TO DEDICATE A 20.00 FT. RADIUS RIGHT OF WAY, AND TO PARTITION LOT 3 OF APPLGATE COURT SUBDIVISION IN THE CITY OF PHILOMATH, OREGON. COMMENCING AT THE NORTH RIGHT OF WAY LINE OF CEDAR COURT. LOCATED IN THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 12, IN TOWNSHIP 12 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON. THE BASIS OF BEARING WAS HELD AS THE NORTH RIGHT OF WAY LINE OF CEDAR COURT AS PER SUBDIVISION PLAT APPLGATE COURT. BEGINNING AT THE INITIAL POINT (A), SAID POINT BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'SEADERS 1014' LOCATED ALONG THE NORTH RIGHT OF WAY LINE OF CEDAR COURT, IN THE CITY OF PHILOMATH OREGON. I USED THE BEARING OF THE NORTH RIGHT OF WAY LINE OF CEDAR COURT AS THE BASIS OF BEARING AS ESTABLISHED BY FOUND MONUMENTS (A) AND (B). THE EAST BOUNDARY LINE OF LOT 3 WAS DETERMINED BY FOUND POINTS (B) AND (C). THE NORTH BOUNDARY LINE OF LOT 3 WAS DETERMINED BY THE BEARING OF FOUND POINTS (C) AND (D). THE SOUTHWEST CORNER LOCATION OF LOT 3 WAS DETERMINED BY THE INTERSECTION OF THE RECORDED DISTANCE FROM POINT (D) AND THE RECORDED DISTANCE FROM POINT (B) TO SAID CORNER. THE WEST BOUNDARY LINE WAS THEN DETERMINED BY FOUND POINT (D) AND CALCULATED SOUTHWEST CORNER.

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR (PLS 1014) IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS AND STREET RIGHT-OF-WAYS SHOWN ON THE ATTACHED MAP OF THIS PARTITION, BEING A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 12, IN TOWNSHIP 12 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 3 AND LOT 4 OF APPLGATE COURT SUBDIVISION TOGETHER WITH A STRIP OF LAND BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'SEADERS 1014' AT THE NORTHWEST CORNER OF LOT 3; THENCE S88°52'26"E 155.29' TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'SEADERS 1014'; THENCE N1°10'25"E 0.50' TO A CORNER MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'SEADERS 1014' SET 1.00' WEST OF THE TRUE CORNER; THENCE N88°52'26"W 155.29' TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'SEADERS 1014'; THENCE S1°10'25"W 0.50' TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF LOT 3.

PARTITION PLAT CONSENT AFFIDAVIT BY UMPQUA BANK RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER

2008-437737

ACKNOWLEDGMENT:

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

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF May, 2008, BEFORE ME, A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED, STEPHAN J. SMITH, PRESIDENT OF PROGRESSIVE DESIGN BUILDERS, INC. AND STEPHAN J. SMITH THAT THEY ARE THE PERSONS NAMED IN THE FORGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

PRINTED NAME: MEG STIRNEMANN
NOTARY PUBLIC OREGON

COMMISSION NUMBER: 404240

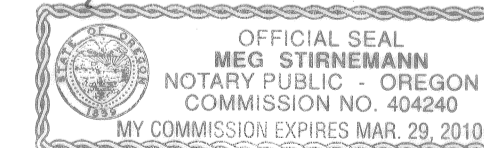
MY COMMISSION EXPIRES: 03/29/10

RECORDING:

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

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2008-11 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2008-437737 ON THIS 29 DAY OF May, 2008 AT 1:57 O'CLOCK P.M.

[Signature]
BENTON COUNTY CLERK



PARTITION PLAT NO. 2008-11

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.43'	20.00'	90° 02' 51"	S43° 51' 00"E	28.30'

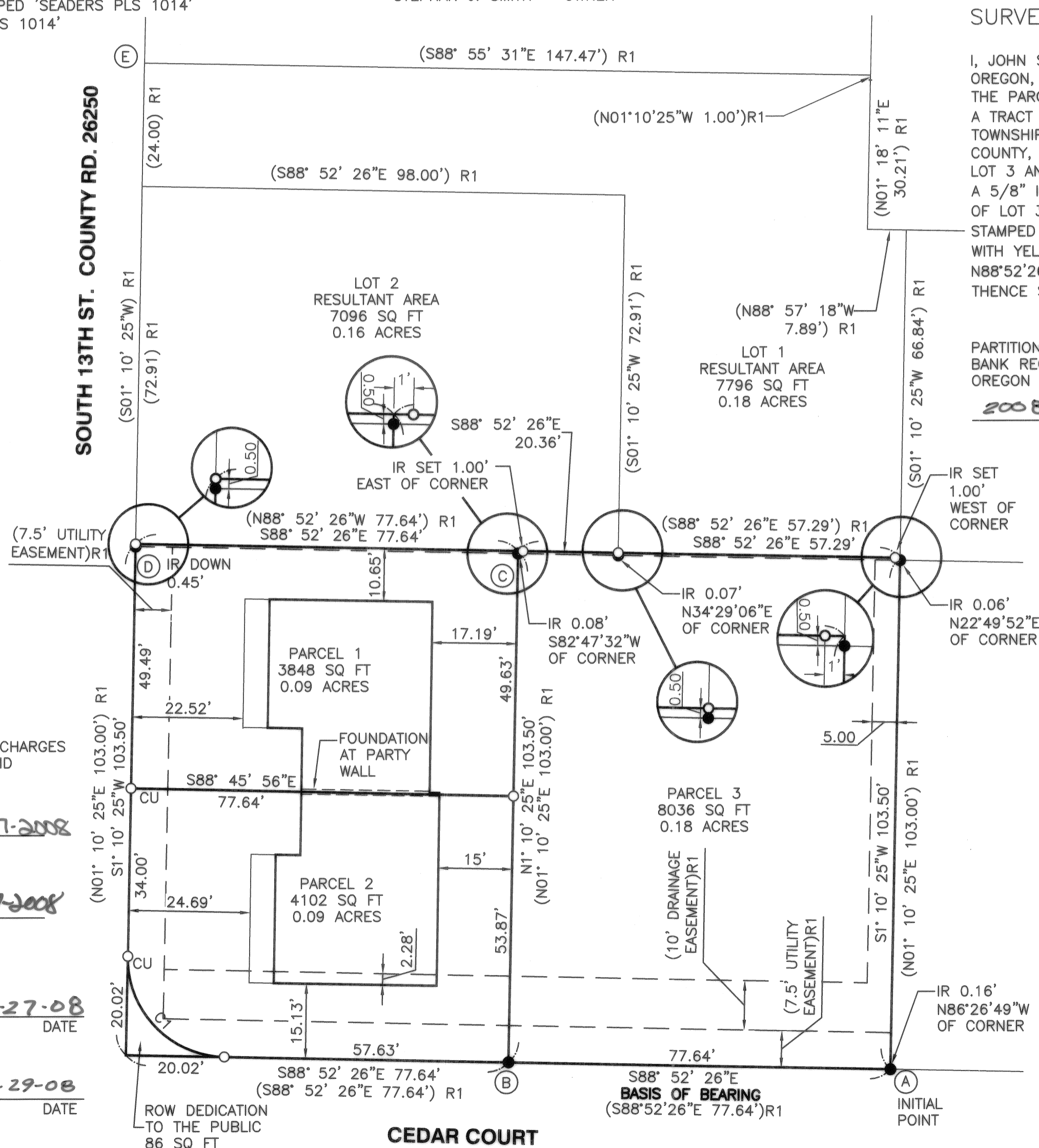
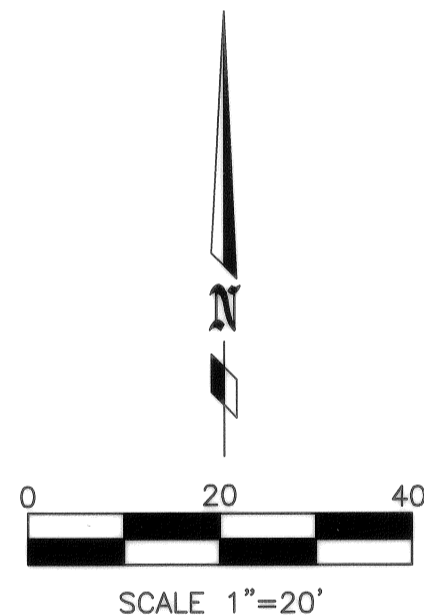
LEGEND:

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS 1014'
- CU SET 1.18" COPPER PLUG STAMPED 'SEADERS PLS 1014'
- FD 5/8" I.R. STAMPED 'SEADERS 1014'
- — — PROPERTY LINE
- - - EASEMENT LINE

- () DATA OF, OR COMPUTED FROM, THE FOLLOWING REFERENCES
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- I.D.A. RIGHT OF WAY
- FD FOUND

REFERENCE SURVEYS:

- R1 APPLGATE COURT SUBDIVISION PLAT SP0010-088



APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2008.

BY: [Signature] 5-27-2008
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: [Signature] 5-27-2008
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

APPROVED: [Signature] 5-27-08
CITY OF PHILOMATH PLANNING OFFICIAL DATE

APPROVED: [Signature] 5-29-08
BENTON COUNTY SURVEYOR DATE