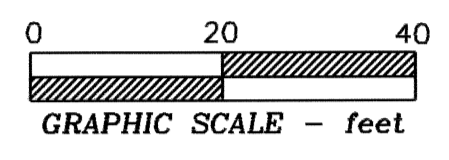
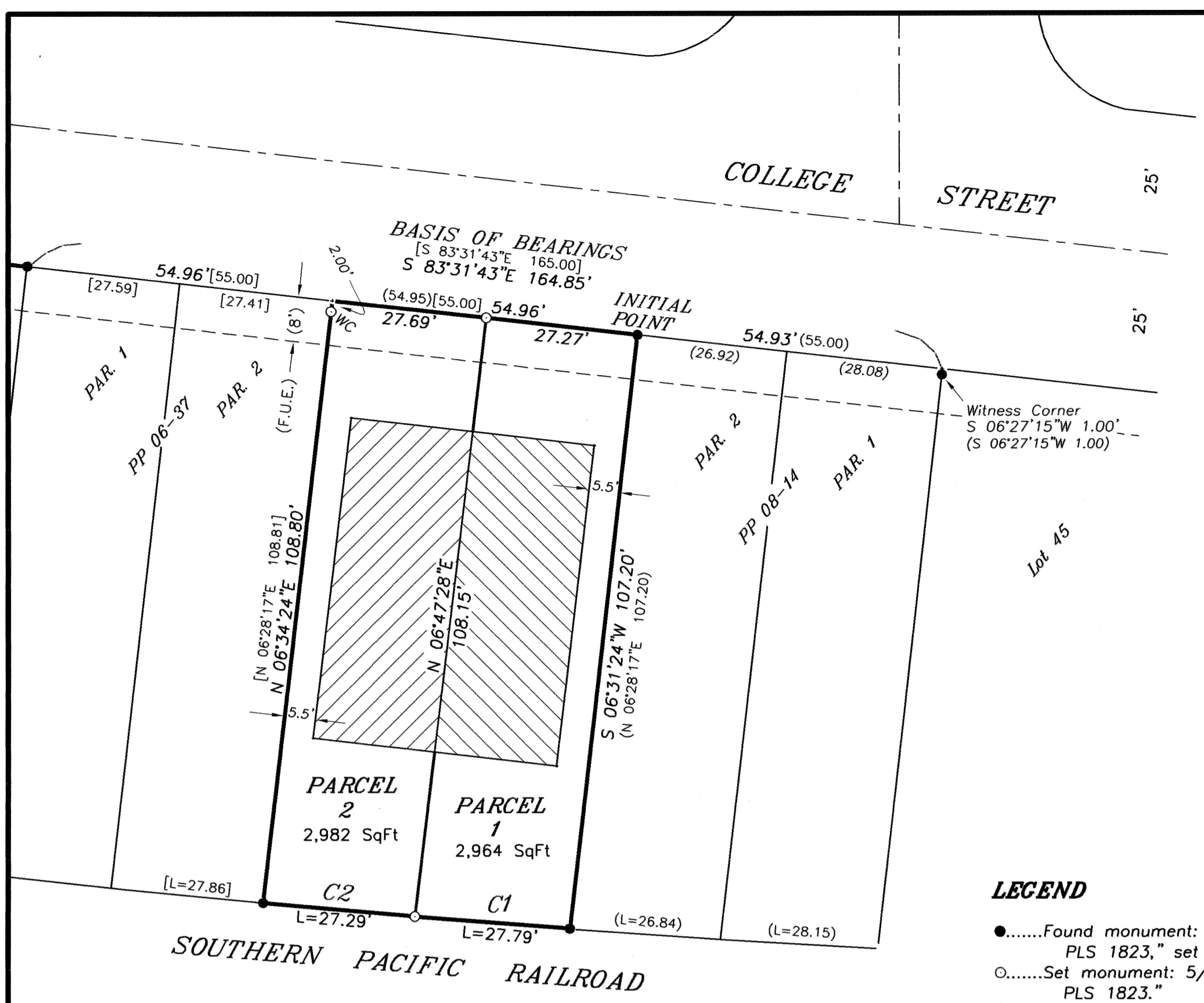


PARTITION PLAT 2009-13  
 A REPLAT OF LOT 43  
 WESTBROOK PHASE III  
 for  
**JIM & LAURA ELIAS**  
 in  
 EAST HALF of SECTION 11  
 T 12 S, R 6 W, W.M.  
 CITY OF PHILOMATH  
 BENTON COUNTY, OREGON

JULY 29, 2009



**LEGEND**

- .....Found monument: 5/8" iron rod with Red Plastic Cap stamped "NORTHSTAR PLS 1823," set per WESTBROOK PHASE III or Partition Plat 2008-014.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- { }.....Record Data from Partition Plat 2008-014.
- [ ]....." " Partition Plat 2006-037 or Plat of WESTBROOK PHASE III.
- F.U.E....Franchise Utility Easement.
- WC.....Witness Corner.

**CURVE DATA**

Curve	Radius	Length	Delta	Chord Bear.	Chord
C1	2834.79'	27.79'	0°33'42"	N 85°28'03" W 27.79'	
C2	2834.79'	27.29'	0°33'06"	N 84°54'39" W 27.29'	
C1+C2	2834.79'	55.08'	1°06'48"	N 85°11'30" W 55.08'	
	(2834.79)	(55.02)	(1°06'44")	(N 85°12'15" W)	(55.02)

**NARRATIVE**

This plat is the result of City of Philomath Planning Commission File No. P-09-02. It represents a replat of Lot 43, WESTBROOK PHASE III.

The Lot is being divided into 2 Parcels to accommodate 2 "Zero Lot Line" residences. The NW corner of Lot 43 was destroyed. I set a Witness Corner on the west line of the Lot 2.00 feet from the true corner which I computed by proportion between the NW corner of Lot 42 (NW corner of Parcel 1, PP 06-37 and the NE corner of Lot 43 (NW corner Parcel 2, PP 08-14).

**SURVEYOR'S CERTIFICATE**

I, William L. Lauer, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments at, or as reference to, the corners of the land represented on this Plat. The land is described as follows:

Lot 43, 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*  
 James D. Elias  
*Laura J. Elias*  
 Laura J. Elias

STATE OF OREGON )  
 S.S.  
 COUNTY OF BENTON )  
 Signed or attested before me on this 12<sup>th</sup> day of August, 2009, by James D. Elias and Laura J. Elias.

*Linda K. Vehrs*  
 signature  
 Linda K. Vehrs  
 printed name

Notary Public - Oregon  
 Commission No. 435018  
 My Commission Expires Dec. 19, 2012

**APPROVALS** P09-02

*[Signature]*  
 Planning Official  
 City of Philomath  
 8-13-09  
 date

*[Signature]*  
 Benton County Surveyor  
 8/13/2009  
 date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2010.

by *[Signature]*  
 Director, Benton County Dept. of Assessment  
 8-13-09  
 date

by *[Signature]*  
 Director, Benton County Department of Finance, Auditing & Tax Collection  
 08-13-09  
 date

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 2009-013, in the Benton County Deed Records as Document No. 2009-455537, on this 14 day of AUGUST, 2009, at 9:12 o'clock A.M.

by *[Signature]*  
 Benton County Clerk

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

*W. Lauer*  
 OREGON  
 JULY 21, 1992  
 W. L. LAUER  
 2558

RENEWS 12/31/2010