

LEGEND

-Found 5/8" iron rod with red plastic cap per CS 8461, stamped "K&D ENG LS 1630".
 - ⊙Found 5/8" iron rod with yellow plastic cap per CS 10081, stamped "DARRYL HARMS LS 1079".
 -Found 5/8" iron rod without cap per Ash-Brook Estates Plat.
 -Found 3/4" iron rod per source indicated on map.
 -Set 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR SURVEYING".
 - +Computed Position, nothing found or set.
- Data of, or computed from, the following:
 ()..CS 8461 []..CS 10081
 < >..M230221-97

PARTITION PLAT 2012-020

for
PHILLIP K. DOUD
 in
 NORTHWEST 1/4 OF SECTION 7
 TOWNSHIP 12 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN
 CITY OF PHILOMATH
 BENTON COUNTY, OREGON
 AUGUST 5, 2012

NARRATIVE

The purpose of this survey is to partition the parent property per City of Philomath Case #P12-04, as shown. In order to perform the desired partition said parent property needed to be at or above 24,000 sqft. That has been accomplished through the purchase of an extra 1.50 feet, and a Property Line Adjustment per Case #P12-05. The basis for this survey is CS 8461. Said survey depicts the "Church Tract" as conveyed to First Baptist Church of Philomath per M-62140-84. Subsequently out of said "Church Tract" Newton Street was conveyed to the City of Philomath, and the portion North of Newton Street was conveyed to the neighbor to the North of that. The resultant tract was conveyed to Mr. Doud per Instrument No. 2012-492511. I found Monuments (A) and (B) that were set per CS 8461 and held them as the Basis of Bearings for this survey. The east line was controlled by Monuments (B) and (C). I found the monuments from Ash-Brook Estates Subdivision to fit this line nicely. The south line of the Doud tract between (D) and (E) was computed parallel to the (A) and (B) line. The line adjusted to pick up the necessary area for the partition was computed parallel to said (D) and (E) line. The east line of 26th St. was controlled by the monuments at (F), (A), and (G) which lined up nicely. I used a line parallel to the (A) and (B) line from (C) to intersect with said east line of 26th St. The resultant dimensions fit the record from CS 8461 nicely. The northerly line of Newton St. was controlled by the found monuments at (G) and (J) placed for CS 10081. The southerly line of said street was computed at the deeded 50.00 feet, and parallel to said (G) and (J) monuments.

APPROVALS

R. Ka 11-21-12
 Planning Official
 City of Philomath
J. Martin 11-23-12
 Benton County Surveyor

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2013.

by Sam Woodman 11-19-12
 Director, Benton County Dept. of Assessment
 by Josh Shallon 11-20-12
 Director, Benton County Department of
 Finance, Auditing & Tax Collection

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 2012-020, in the Benton County Deed Records as Document No. 499672, on this 23rd day of November, 2012, at 8:59 o'clock
 P.M.
 by R. Steaming
 for Benton County Clerk

DECLARATION

Know all persons by these presents that Phillip K. Doud is the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Parcels as shown hereon.

Phillip K. Doud
 Phillip K. Doud

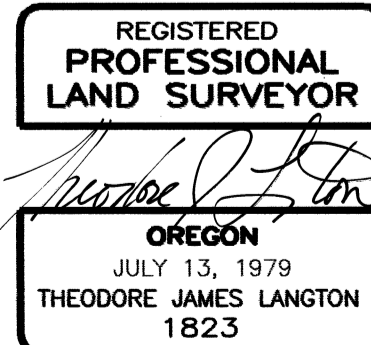
STATE OF OREGON)
) S.S.
 COUNTY OF BENTON)

Signed and attested before me on this 9th day of November, 2012, by Phillip K. Doud.

Linda K. Vehrs signature
Linda K. Vehrs printed name

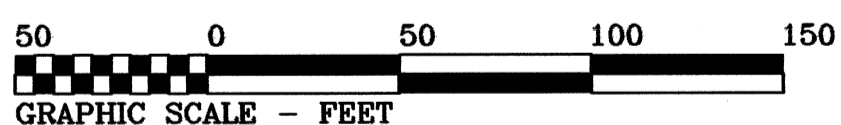
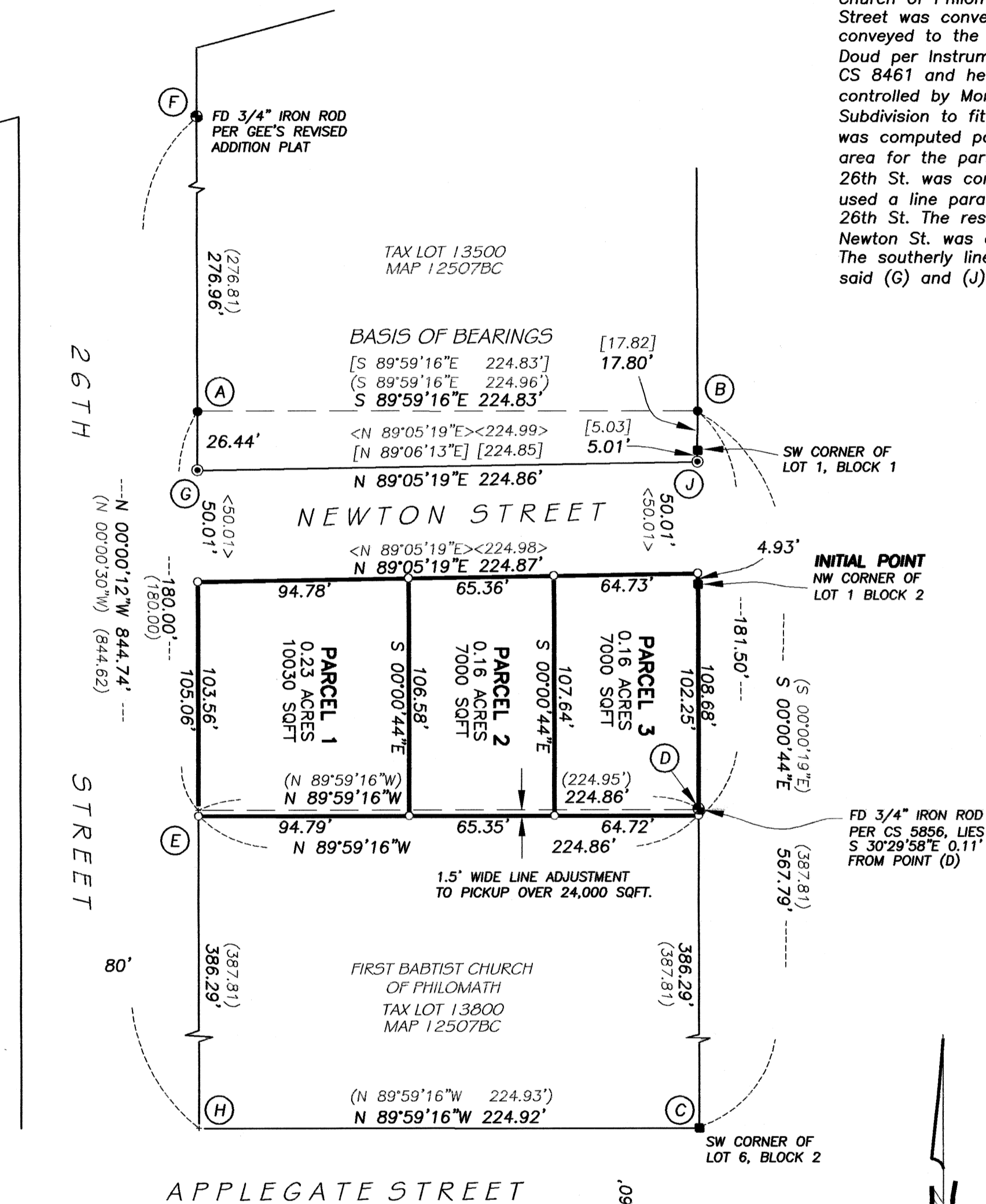
Notary Public - State of Oregon
 Commission No. 435018
 My Commission Expires Dec. 19, 2012

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



RENEWS: 12/31/2012

CORVALLIS-NEWPORT HIGHWAY
 HIGHWAY 20134



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 set proper monuments at the true corners of the land represented on this Partition Plat. The land is described as follows:

That certain tract conveyed to Phillip K. Doud per Instrument No. 2012-497403, Deed Records of Benton County, lying in the Northwest 1/4 of Section 7, Township 12 South, Range 5 West, Willamette Meridian, City of Philomath, Benton County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod at the northwest corner of Lot 1, Block 2, Ash-Brook Estates; thence along the east line of said Doud property S 00°00'44"E 108.68 feet to a 5/8" iron rod; thence leaving said east line, parallel to the south line of said Doud tract, N 89°59'16"W 224.86 feet to a 5/8" iron rod on the east right-of-way line of 26th Street; thence along said right-of-way line N 00°00'12"W 105.06 feet to a 5/8" iron rod at the intersection with the southerly right-of-way line of Newton Street; thence along said southerly right-of-way line N 89°05'19"E 224.87 feet to a 5/8" iron rod on the Ash-Brook Estates west line; thence along said west line S 00°00'44"E 4.93 feet to said point of beginning; containing 0.55 acres (24,030 square feet), more or less.