

**SURVEYOR'S CERTIFICATE**

I, John David McGee, 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 on the attached map, the exterior boundary of which being more particularly described as follows:

Lot 46, WESTBROOK PHASE III, in the East Half of Section 11, T.12S., R.6W., W.M., City of Philomath, Benton County, Oregon.

**DECLARATION**

Know all persons by these presents that Timothy Wenger, 5555 LLC, the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, have caused the same to be surveyed and platted into Parcels.

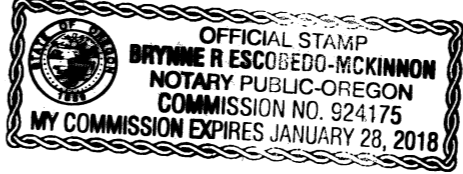
Timothy Wenger, 5555 LLC  
DATE: 2/19/15

**ACKNOWLEDGMENT**

STATE OF OREGON )  
COUNTY OF BENTON ) SS

Signed and attested before me on this 19th day of February, 2015, by Timothy Wenger (5555 LLC)

Notary Signature: Brunne R. Escobedo-McKinnon  
NOTARY PUBLIC - OREGON (PRINTED NAME OF NOTARY ABOVE LINE)  
COMMISSION NO. 924175  
MY COMMISSION EXPIRES January 28, 2018



**TAX COLLECTOR'S AND ASSESSOR'S STATEMENT**

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2015.

BY: Janey A. 2-24-15  
DIRECTOR, BENTON CO. DEPARTMENT OF ASSESSMENT  
BY: Rebecca Sumner 2-24-15  
DIRECTOR, BENTON CO. DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

**APPROVALS (P 14-09)**

Quintin L. Williams 2-24-15  
CITY OF PHILOMATH PLANNING OFFICIAL  
John McGee 2-24-15  
BENTON COUNTY SURVEYOR

**RECORDER'S STATEMENT**

STATE OF OREGON )  
COUNTY OF BENTON ) SS

I hereby certify that this partition plat was received and duly recorded by me as partition plat 2015-003 in Benton County deed records as document number 2015-528057 on this 24th day of February, 2015 at 1:21 o'clock P.M.

Priscilla Fleming  
BENTON COUNTY CLERK DATE

**EASEMENTS OF RECORD**

The land described in the accompanying Surveyor's Certificate is subject to a right given to the Willamette Valley and Coast Railroad Company by document recorded in Benton County Deed Records Book P, Page 461. The easement gives rights to "take and use any water from springs or streams upon the said land and to conduct and carry water by pipe or otherwise...". The easement does not specify a location.

An 8' wide Franchise Utility Easement per Benton County Partition Plat PP2001-14.

**PARTITION PLAT 2015-003  
A REPLAT OF LOT 46, WESTBROOK PHASE III**

FOR  
**5555, LLC**

JANUARY 13, 2015

IN THE NW 1/4, SE 1/4, SECTION 11, T.12S., R.6W., W.M.  
PHILOMATH, BENTON COUNTY, OREGON

**NARRATIVE**

The purpose of this survey is to monument the Partition approved in the City of Philomath planning file No. P14-09. The property owner's intent was to partition Lot 46, WESTBROOK PHASE III, into two parcels to accommodate two zero lot line residences.

This survey found, and held as the basis of bearing, the East boundary of Lot 46, between the 3/4" iron pipe, Point "(A)" at the Southeast corner of Lot 46 of Westbrook Phase III Subdivision (SP0010-70) and the 5/8" iron rod, Point "(B)", at the northeast corner of said lot.

The Southwest corner of Lot 46, Southeast corner of Lot 45, fell under a wooden fence post. Partition Plat PP2010-021 stated that the "SW corner of Lot 45 have been covered with over two feet of fill". With the Southwest Lot corner inaccessible, the South boundary of Lot 46 was established by holding Point "(A)", 3/4" iron pipe, and the 5/8" iron rod, Point "(D)", set at the Southwest corner of Parcel 1 in Partition Plat 2010-021.

The north boundary line of Lot 46 was established by holding Point "(B)" and a 5/8" iron rod at the Northwest corner of Lot 46, Point "(C)".

Monuments were set, as noted, at the ends of the new boundary line and as a reference to the Southwest corner of Parcel 2.

Found-monuments and the set-monuments were measured from a randomly positioned control points using a FOCUS 30 ROBOT (2-second instrument). Turned four sets of direct and reverse shots on found and set monuments, unless otherwise noted.

**CURVES**

NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	0°43'02"	35.48'	2834.79'	S89°04'06"E	35.48'
C2	0°34'36"	28.53'	2834.79'	S88°25'28"E	28.53'

**RECORD SURVEYS**

BENTON COUNTY HARDCOPY 12-6-00010  
BENTON COUNTY PP2000-012  
BENTON COUNTY PP2001-14  
BENTON COUNTY CANBERRA ADDITION (SP0008-103)  
BENTON COUNTY WESTBROOK PHASE III (SP0010-070)  
BENTON COUNTY PP 2010-021

**BENTON COUNTY RECORDS**

M-509916-13  
BOOK P, PAGE 461

I, John D. McGee, certify that this is an exact copy of the original plat.

JDMcGee, Inc.  
Engineering & Surveying  
Land Use Planning  
Wastewater Design  
"Solving Problems for You"  
1215 Main Street  
PO Box 1472  
Philomath, OR 97370  
(541) 929-4226  
(541) 929-4227 fax



DRAWN BY: SDO JR.  
JDM PROJECT #: 14-32  
CHECKED BY: JDM

RENEWAL DATE: 12/31/16

**LEGEND**

- RECORD SURVEY BOUNDARY
- NEW BOUNDARY LINE
- EASEMENT LINE
- FOUND MONUMENT OF RECORD, AS NOTED.
- SET 5/8" X 30" REBAR W/ OPC - MARKED "JD MCGEE INC LS#58902"
- SET 5/8" X 30" REBAR W/ YPC - MARKED "REFERENCE LS#58902"
- CALCULATED POSITION
- (XX) RECORD INFORMATION PER BENTON COUNTY SUBDIVISION WESTBROOK PHASE III (SP0010-70)
- [XX] RECORD INFORMATION PER BENTON COUNTY PARTITION PLAT PP2010-021
- <XX> RECORD INFORMATION PER BENTON COUNTY PARTITION PLAT PP2000-012
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- GRD GROUND SURFACE
- IP IRON PIPE - DIMENSIONS ARE INSIDE DIAMETER
- IR IRON ROD
- R-O-W RIGHT-OF-WAY
- F.U.E. FRANCHISE UTILITY EASEMENT
- L ARC LENGTH