

PARTITION PLAT 2015-021
A REPLAT OF LOT 39, WESTBROOK PHASE III

FOR
5555, LLC

AUGUST 28, 2015

IN THE EAST HALF OF SECTION 11, T.12S., R.6W., W.M.
PHILOMATH, BENTON COUNTY, OREGON

RECORD SURVEYS

BENTON COUNTY PP 2000-012
BENTON COUNTY PP 2001-014
BENTON COUNTY WESTBROOK PHASE III (SP 0010-070)
BENTON COUNTY PP 2006-036
BENTON COUNTY CS 2599

BENTON COUNTY RECORDS

2015-528454
BOOK P, PAGE 461

LEGEND

- RECORD SURVEY BOUNDARY
- NEW BOUNDARY LINE
- EASEMENT LINE

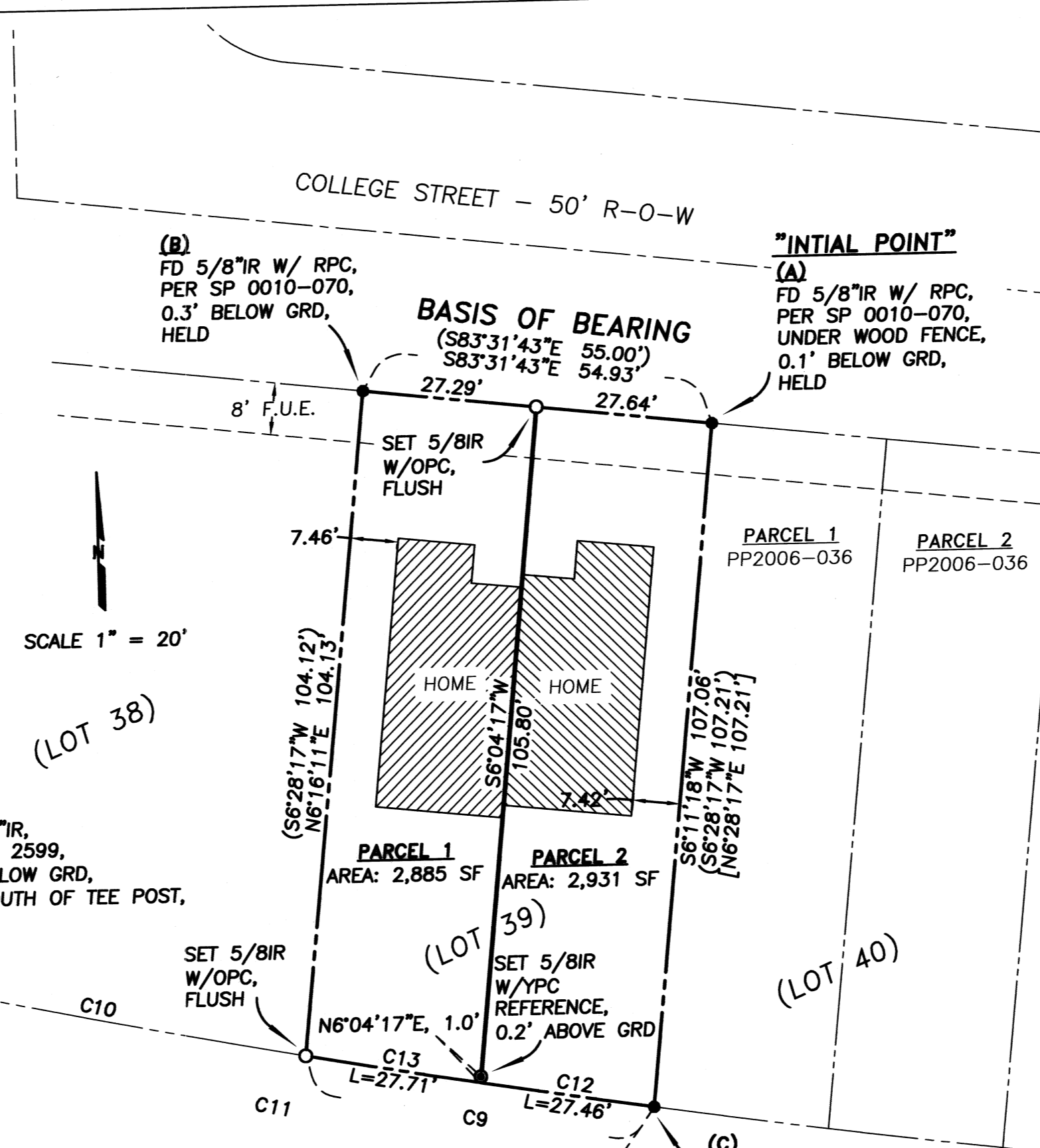
- FOUND MONUMENT OF RECORD, AS NOTED.
- SET 5/8" X 30" REBAR W/ OPC, MARKED "JD MCGEE INC LS#58902"
- SET 5/8" X 30" REBAR W/ YPC, MARKED "REFERENCE LS #58902"
- (XX) RECORD INFORMATION PER BENTON COUNTY SUBDIVISION WESTBROOK PHASE III (SP0010-070)
- [XX] RECORD INFORMATION PER BENTON COUNTY PARTITION PLAT PP2006-036
- 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



RENEWAL DATE: 12/31/16

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. CHECKED BY: JDM
JDM PROJECT #: 15-36



NUM	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C9	1°40'54"	55.17'	1879.85'	N80°29'18"W	55.17'
(C9)	(1°40'45")	(55.09')	(1879.85')	(N80°18'37"W)	(55.09')
C10	2°05'20"	68.53'	1879.85'	N78°36'11"W	68.53'
(C10)	(2°05'10")	(68.44')	(1879.85')	(N78°25'40"W)	(68.44')
C11	3°46'13"	123.70'	1879.85'	N79°26'38"W	123.68'
C12	0°50'13"	27.46'	1879.85'	N80°53'45"W	27.46'
C13	0°50'41"	27.71'	1879.85'	N80°05'04"W	27.71'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PARTITION APPROVED IN THE CITY OF PHILOMATH PLANNING FILE NO. P15-05. THE PROPERTY OWNER'S INTENT WAS TO PARTITION LOT 39, WESTBROOK PHASE III, INTO TWO PARCELS TO ACCOMMODATE TWO ZERO LOT LINE RESIDENCES.

THIS SURVEY FOUND, AND HELD AS THE BASIS OF BEARING, THE NORTH BOUNDARY OF LOT 39, BETWEEN THE 5/8" IRON ROD, POINT "(A)", AT THE NORTHEAST CORNER OF LOT 39 OF WESTBROOK PHASE III SUBDIVISION (SP0010-070) AND THE 5/8" IRON ROD, POINT "(B)", AT THE NORTHWEST CORNER OF SAID LOT.

THE SOUTH BOUNDARY OF LOT 39 WAS ESTABLISHED BY HOLDING POINT (C), 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 39, AND THE 3/4" IRON ROD, POINT (D), AT THE SOUTHWEST CORNER OF LOT 39. IN ADDITION TO MONUMENTING THE NEW BOUNDARY LINE, THIS SURVEY SET A MONUMENT AT THE SOUTHWEST CORNER OF LOT 39 BY PROPORTIONING THE DISTANCE ALONG THE ARC BETWEEN POINT (C) AND POINT (D). DUE TO SUBSURFACE OBSTRUCTIONS, A REFERENCE MONUMENT WAS SET ON THE NEW BOUNDARY LINE 1 FOOT NORTHERLY OF THE TRUE CORNER.

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.

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 39, 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: 9/10/15

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF BENTON) SS
Signed and attested before me on this 10th day of September, 2015, by Timothy Wenger (5555 LLC)
Notary Signature: Ruth A. Post
NOTARY PUBLIC - OREGON (PRINTED NAME OF NOTARY ABOVE LINE)
COMMISSION NO. 931911
MY COMMISSION EXPIRES 8/28/18

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, 2016.

BY: Jenny Ho DATE: 9-24-15
FOR DIRECTOR
BENTON CO. DEPARTMENT OF ASSESSMENT
BY: Rebecca Syme DATE: 9-24-15
FOR DIRECTOR
BENTON CO. DEPARTMENT OF FINANCE,
AUDITING AND TAX COLLECTION

APPROVALS (P 15-05)

[Signature] DATE: 9-18-15
CITY OF PHILOMATH PLANNING OFFICIAL
[Signature] DATE: 9-24-15
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 2015-021 in Benton County deed records as document number 2015-536665 on this 24 day of September, 2015 at 11:42 o'clock A M
for BENTON COUNTY CLERK DATE: 9/24/15

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 Subdivision Westbrook Phase III (SP 0010-070).