

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*W. Lauer*

OREGON  
JULY 21, 1992  
W. L. LAUER  
2558  
RENEWS 12/31/2016

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

I HEREBY CERTIFY THAT THIS  
DRAWING IS AN EXACT COPY  
OF THE ORIGINAL PLAT.

**LEGEND**

- .....Found survey monument - 5/8" iron rod with yellow cap stamped "OBEC" set per CS 10271 unless otherwise noted
- RPC..Red Plastic Cap on 5/8" iron rod by Partition Plat 2001-23
- .....Set monument - 5/8" rebar with red cap stamped "NORTHSTAR SURVEYING"
- ( ).....Record data from CS 10271
- [ ]..... " " " CS 9922
- < >.. " " " City of Philomath Ordinance No. 760
- \* \* .. " " " Partition Plat 2001-23
- # # .. " " " CS 3434.
- BCBC..Benton County Brass Cap
- BCCR..Benton County Corner Restoration

**NARRATIVE**

This Plat is the result of City of Philomath Planning File No. P15-06. It divides the land conveyed to Stratton Family, LLC per Document 2007-424430 into 3 Parcels.

The property is bounded by the rights-of-way of Hwy 20 (Main St.), the "Highway Couplet" (Applegate St.), the east line of the W. Matzger DLC 50, and the Mary's River.

OBEC surveyed the Main Street portion of the highway in 2004 per CS 9922. Monuments from previous surveys were located along the old right-of-way (R/W). OBEC listed their coordinates and relationship to the final R/W. I computed the radius point of curve B-C by distance - distance intersection holding OBEC data (2899.31 ft from the 5/8" rod by CS 6993 near B and 2900.50 ft from the 5/8" rod by CS 3434 near C), then computed centerline station 277+05.47 at 34.52 feet from the rod by CS 6993 on the line to the radius point. The point of curvature (P.C.) is at Stn 277+01.63, so I extended the centerline curve westerly 3.94 ft (arc length) to that point and projected the line from the radius point through that centerline P.C. 30.00 feet to the R/W P.C. I computed C at the intersection of that southerly R/W curve with the east line of the Wm. Matzger DLC 50 (the line between the County monument at the SE corner of DLC 50 and the County monument at the S'ly SW corner of the Wayman St. Clair DLC 47).

OBEC surveyed the Hwy Couplet (Applegate St.) in 2007 per CS 10271. I found OBEC monuments in good position and condition. Again, OBEC listed coordinates and station for their monuments. I computed the northwest corner of Parcel 3 by first computing the radius point of the R/W curve at the record radius (289.00') from the rod at R/W station 3+12.78 PT on a line perpendicular to the line from that rod to the rod at point H. I then projected the line formed by the monuments from CS 3434 Northerly to the R/W curve.

I held the R/W monuments at Stn 12+00.00 10' Left and P.C. 14+07.00 16' Right, and computed the corresponding centerline stations. I computed the radius point at 90° to that centerline (holding record radius) then computed the centerline P.T. Station 14+41.08 by holding the record delta (6°24'11"). The P.T. fell 0.24 ft Easterly of the DLC line. I computed the tangent line out of the curve (Easterly) and centerline Stn 14+50.00, then Stn 14+50.00 28.16 ft Left (per the deed, Doc.2007-424430). I computed the southeast corner of Parcel 2 at the intersection of the DLC line with the line from Stn 12+00.00 10' Left to Stn 14+50.00 28.16' Left.

The tangent line out of centerline station P.T. 14+41.08 is parallel to and 6.00 ft Southerly of the centerline of the R/W to the East (the "A" line per CS 10271). I computed the NW corner of the "A" R/W at 30.00 feet from the "AC" centerline P.T. on the line to the radius point (perpendicular to the tangent line out East). That NW corner falls 1.18' east of the DLC line. The SW corner of the "A" R/W falls 0.39' west of the DLC line. The NE corner of Parcel 3 is at the intersection of the DLC line with the line between NW and SW corners of the "A" R/W (a projection of the line from the afore-mentioned radius point to the P.T.).

The current deed, Document 2007-424430, calls "the center of the Mary's River" as the south property line, except that portion which follows the "Old Channel." Fred Lemke surveyed the "existing" and "old" channels in 1960 per CS 3434. That survey is the basis for the deed description of the property. The river channel has moved in the 45 years since Mr. Lemke's survey. In 2009, per Ordinance #760, the City of Philomath annexed the Stratton property. Jack Burrell prepared the map and property description based on a combination of aerial photography (for the "present location") and "documents of record" (for the location of the "old channel"). His data for the "old channel" matched Mr. Lemke's, but was rotated to a different basis of bearings. I computed the property/annexation boundary from Mr. Burrell's description (bearings rotated to my basis of bearings). I did not survey the river but the 2014 Google Earth image shows the river to be in much the same location as in 2009. I set witness monuments as close to the river as practical on the east and west lines of Parcel 3 and on lines "L7" and "L14."

The deed for the property south of the river (Doc.2003-349313) also calls to the center of the river but makes no reference to the "old channel" in this area. I did not try to resolve the discrepancies. Note, however, that a large barn encroaches across the old channel centerline (the Stratton Family's south property line).

**RIGHT-OF-WAY COURSES**

- B-C Rad: 2894.79' (2894.79) Arc: 133.46'  
CA: 2°38'30"  
Ch: S 81°22'53" E 133.45'
- F-E Rad: 321.00' (321.00) Arc: 35.87'  
CA: 6°24'11"  
Ch: S83°13'52" E 35.85'
- H-G Rad: 321.00' (321.00) Arc: 323.77'  
CA: 57°47'22" (57°47'53")  
Ch: S 51°07'17" E 310.21'
- I-J Rad: 295.00' (295.00) Arc: 297.54'  
CA: 57°47'22" (57°47'53")  
Ch: N 51°07'17" W 285.09'
- J-K N 22°14'34" W 79.31'  
(N 22°14'16" W 79.24')
- K-L N 15°48'44" W 45.05'  
(N 15°53'23" W 45.22')
- L-M N 05°52'22" E 40.89'  
(N 05°59'39" E 40.79')
- M-N N 41°24'42" E 36.35'  
(N 41°27'45" E 36.44')
- N-A N 66°16'04" E 54.23'  
(N 66°16'30" E 54.16')

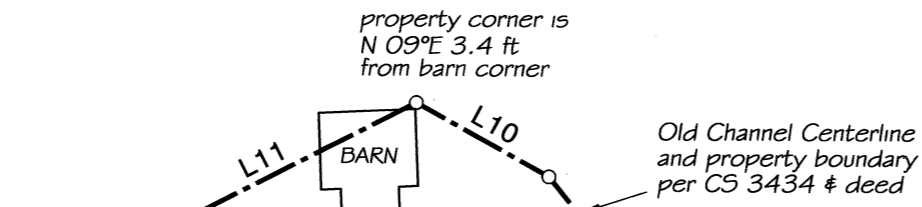
**RIVER CENTERLINE COURSES**

- |                                                     |                                                     |
|-----------------------------------------------------|-----------------------------------------------------|
| L1 S 89°46'14" W 67.52'<br><S 87°32'13" W 67.52>    | L12 S 18°55'57" W 61.00'<br><S 16°41'56" W 61.00>   |
| L2 N 27°30'00" W 99.23'<br><N 29°44'01" W 99.23>    | L13 S 24°49'03" E 96.00'<br><S 27°03'04" E 96.00>   |
| L3 N 23°26'15" W 109.90'<br><N 25°40'16" W 109.90>  | L14 S 21°55'57" W 167.00'<br><S 19°41'56" W 167.00> |
| L4 N 62°20'54" W 37.49'<br><N 64°34'55" W 37.49>    | L15 N 50°19'03" W 47.18'<br><N 52°33'04" W 47.18>   |
| L5 S 77°45'48" W 54.93'<br><S 75°31'47" W 54.93>    | L16 N 01°07'55" E 64.42'<br><N 01°06'06" W 64.42>   |
| L6 S 44°33'07" W 173.29'<br><S 42°19'06" W 173.29>  | L17 N 28°39'17" W 101.99'<br><N 30°53'18" W 101.99> |
| L7 N 49°04'03" W 145.88'<br><N 51°18'04" W 145.88>  | L18 N 77°01'19" W 131.27'<br><N 79°15'20" W 131.27> |
| L8 N 29°10'57" E 111.00'<br><N 26°56'56" E 111.00>  | L19 S 82°51'37" W 69.87'<br><S 80°37'36" W 69.87>   |
| L9 N 39°04'03" W 147.00'<br><N 41°18'04" W 147.00>  | L20 N 84°05'42" W 155.23'<br><N 86°19'43" W 155.23> |
| L10 N 61°04'03" W 79.00'<br><N 63°18'04" W 79.00>   | L21 N 68°50'55" W 79.25'<br><N 71°04'56" W 79.42>   |
| L11 S 62°55'57" W 164.00'<br><S 60°41'56" W 164.00> |                                                     |

PARCEL 1  
2.82 acres

PARCEL 2  
4.46 acres

PARCEL 3  
19.7 acres m/l



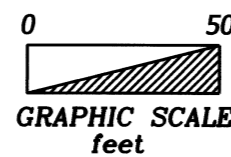
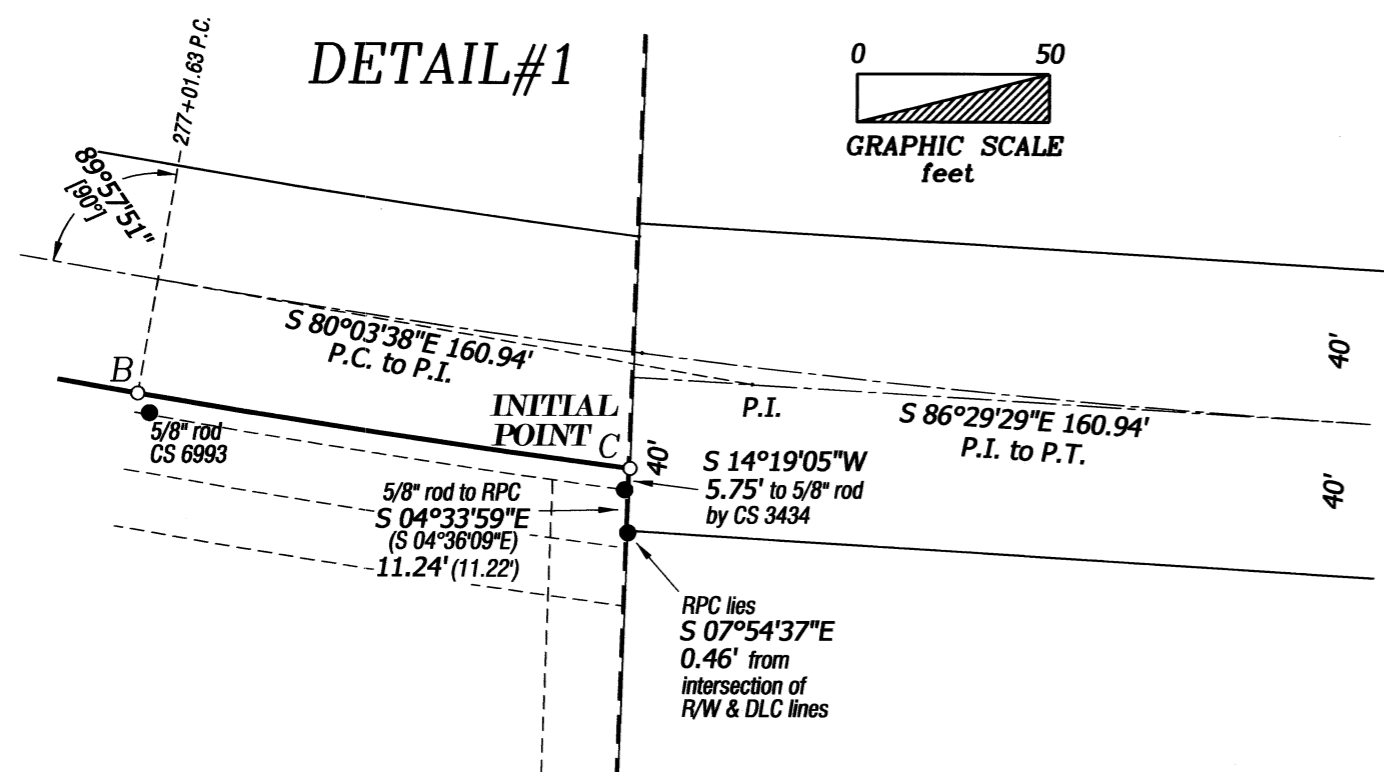
Annexation Boundary and Channel Centerline in 2009 per City of Philomath Annexation Ordinance 760

1960 Channel Centerline and Annexation Boundary

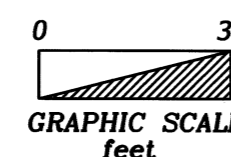
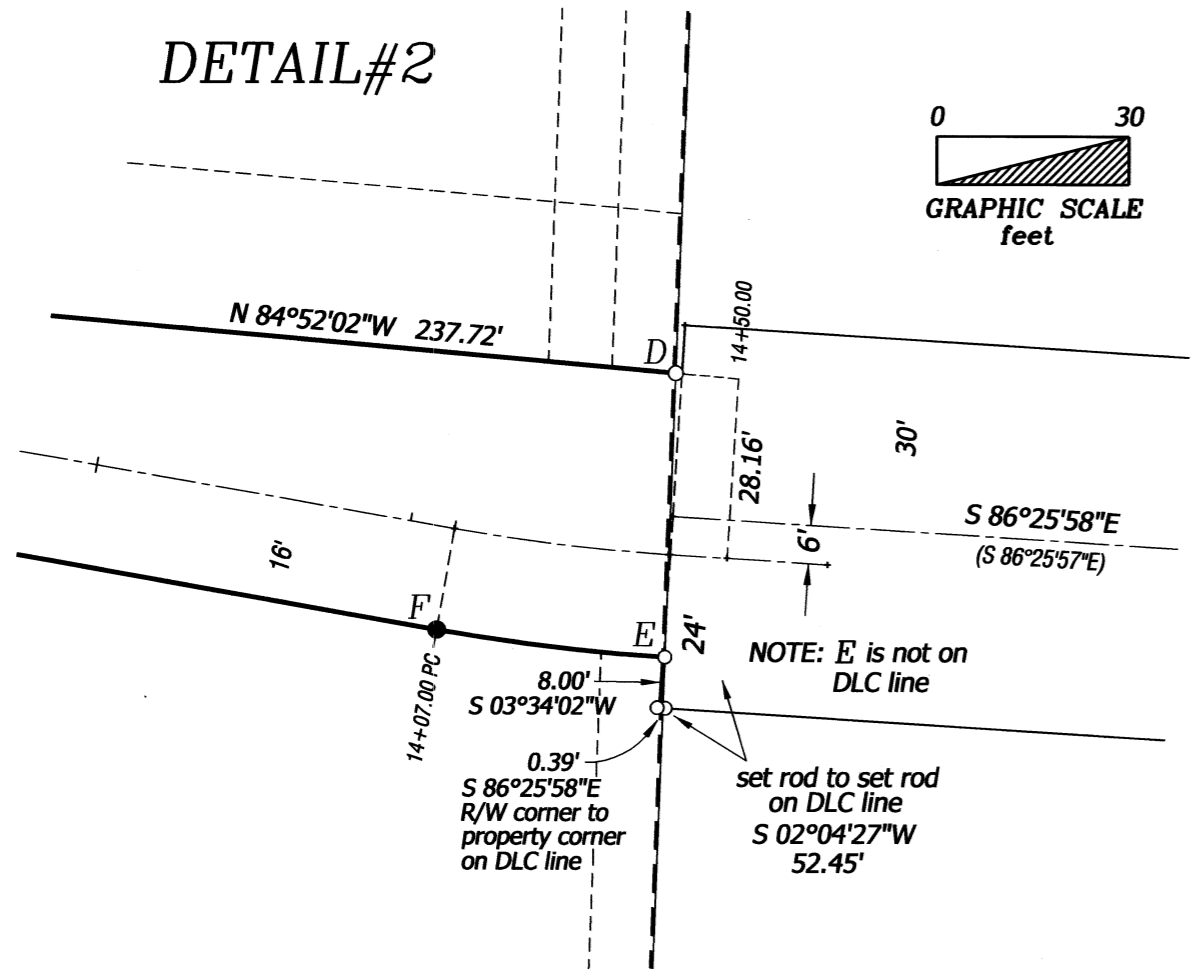
Doc.2003-349313

PARTITION PLAT 2015-026  
for  
**STRATTON FAMILY, LLC**  
in  
SE QUARTER of SECTION 11  
T 12 S, R 6 W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
SEPTEMBER 18, 2015  
SHEET 1 of 2

DETAIL#1



DETAIL#2



PARTITION PLAT 2015-026  
for  
**STRATTON FAMILY, LLC**  
in  
SE QUARTER of SECTION 11  
T 12 S, R 6 W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
SEPTEMBER 18, 2015  
SHEET 2 of 2



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 defining only the corners Parcels 1 and 2 of this Partition Plat. The land is described as follows:  
All that Land conveyed to Stratton Family, LLC, by deed recorded as Document 2007-424430, Benton County Deed Records, said land lying in the Southeast Quarter of Section 11, Township 12 South, Range 6 West, Willamette Meridian, in the City of Philomath, Benton County, Oregon, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the intersection of the east line of the Wm. Matzger Donation Land Claim No. 47 with the southerly right-of-way line of Highway 20/34, said rod lying S 02°04'27"W 1408.44 feet from a brass capped monument at the southerly southwest corner of the Wayman St. Clair DLC 47; THENCE along said DLC line, S 02° 04'27"W 333.57 feet to a 5/8" iron rod on the northerly right-of-way line of the U.S. 20 Philomath Couplet (Applegate Street); THENCE along said northerly right-of-way line N 84°52'02"W 237.72 feet to a 5/8" iron rod; THENCE continuing along said right-of-way line N 80°01'47"W 458.30 feet to a 5/8" iron rod; THENCE along the arc of a 295.00 foot radius curve right (chord bears N 51°07'17"W 285.09 feet) 297.54 feet to a 5/8" iron rod; THENCE N 22°14'34"W 79.31 feet to a 5/8" iron rod; THENCE N 15°48'44"W 45.05 feet to a 5/8" iron rod; THENCE N 05°52'22"E 40.89 feet to a 5/8" iron rod; THENCE N 41°24'42"E 36.35 feet to a 5/8" iron rod; THENCE N 66°16'04"E 54.23 feet to a 5/8" iron rod on the southerly right-of-way line of said Highway 20/34; THENCE along said Highway right-of-way line, S 80°01'29"E 766.20 feet to a 5/8" iron rod; THENCE along the arc of a 2894.79 foot radius curve left (chord bears S 81°22'53"E 133.45 feet) 133.46 feet to the point of beginning;  
ALSO, beginning at a 5/8" iron rod at the most westerly northwest corner of said Stratton Family property, said rod lying on the southerly right-of-way line of the U.S. 20-34 Couplet; THENCE along said right-of-way line on the arc of a 289.00 foot radius curve right (chord bears S 43°04'05"E 205.49 feet) 210.09 feet to a 5/8" iron rod; THENCE S 22°14'34"E 121.27 feet to a 5/8" iron rod; THENCE along the arc of a 321.00 foot radius curve left (chord bears S 51°07'17"E 310.21 feet) 323.77 feet to a 5/8" iron rod; THENCE S 80°01'47"E 665.30 feet to a 5/8" iron rod; THENCE along the arc of a 321.00 foot radius curve left (chord bears S 83°13'52"E 35.85) 35.87 feet to a 5/8" iron rod; THENCE S 03°34'02"W 8.00 feet to a 5/8" iron rod; THENCE S 86°25'58"E 0.39 feet to a 5/8" iron rod at the intersection of said right-of-way line with the east line of the William Matzger Donation Land Claim No. 50; THENCE along said Claim line, S 02°04' 27"W 578.36 feet to a 5/8" iron rod; THENCE continuing along said Claim line, S 02° 04'27"W 147.60 feet to the center of the Mary's River; THENCE Westerly (upstream), following the various meandering of said river, 688.24 feet, more or less, to the center of the old channel of the river; THENCE following the various meandering of said old channel, Westerly 872.18 feet, more or less, to the center of the existing channel of the river; THENCE along the various meanderings of the existing channel, Westerly 602.03 feet, more or less to the west line of said Stratton Family property; THENCE along said west line, N 10°29'31"E 51.17 feet to a 5/8" iron rod; THENCE continuing N 10°29'31"E 303.85 feet to a 1" iron pipe; THENCE continuing N 10°29'31"E 605.29 feet to a 1/2" iron rod; THENCE N 10°22'29"E 76.27 feet to the point of beginning.

I HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 21, 1992  
W. L. LAUER  
2558  
RENEWES 12/31/2016

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

EASEMENTS OF RECORD

The following documents created easements that may impact the property described hereon but they are too vague to plot:

- M-5664 (1967) - to Pacific Power & Light for Electric and Communication lines.
- Doc.2008-432910 - to PacifiCorp for Underground Electric and Communication lines.
- Doc.2008-432911 - to PacifiCorp for Underground Electric and Communication lines.

DECLARATION

Know all persons by these presents that Stratton Family, LLC, an Oregon limited liability company, 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.

By: Leon B. Stratton

Leon B. Stratton  
Manager

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

Signed and attested before me on this 19th day of NOVEMBER, 2015,  
by Leon B. Stratton, Manager of Stratton Family, LLC.

Barbara Skropp signature of Notary

BARBARA S. KROPP printed name of Notary

WASHINGTON )  
Notary Public - State of Oregon )  
Commission No. 0140806 )  
My Commission Expires 12/12/2016 )

APPROVALS P15-06

[Signature] 11/24/15  
Planning Official date  
City of Philomath

[Signature] 12-1-15  
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2016.

by [Signature] 11-25-15  
Director, Benton County Dept. of Assessment date

by [Signature] 11-25-15  
Director, Benton County Department of Finance, Auditing & Tax Collection 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 2015-026, in the Benton County Deed Records as Document No. 2015-538916, on this 2 day of December, 2015, at 9:21 o'clock A.M.

by [Signature]  
Benton County Clerk

DRAWING NUMBER  
2015-26

DRAWING NUMBER  
1/2

DRAWING NUMBER  
1/2

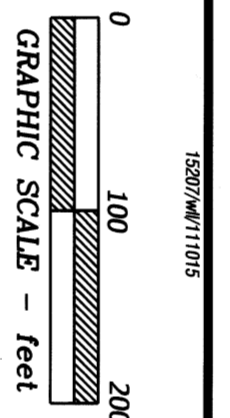
DRAWING NUMBER  
2015-26

SARGO PRODUCTS • NEW HOPE, MINNESOTA  
REPPER BY PART NUMBER 6592

SARGO PRODUCTS • NEW HOPE, MINNESOTA  
REPPER BY PART NUMBER 6592

SARGO PRODUCTS • NEW HOPE, MINNESOTA  
REPPER BY PART NUMBER 6592

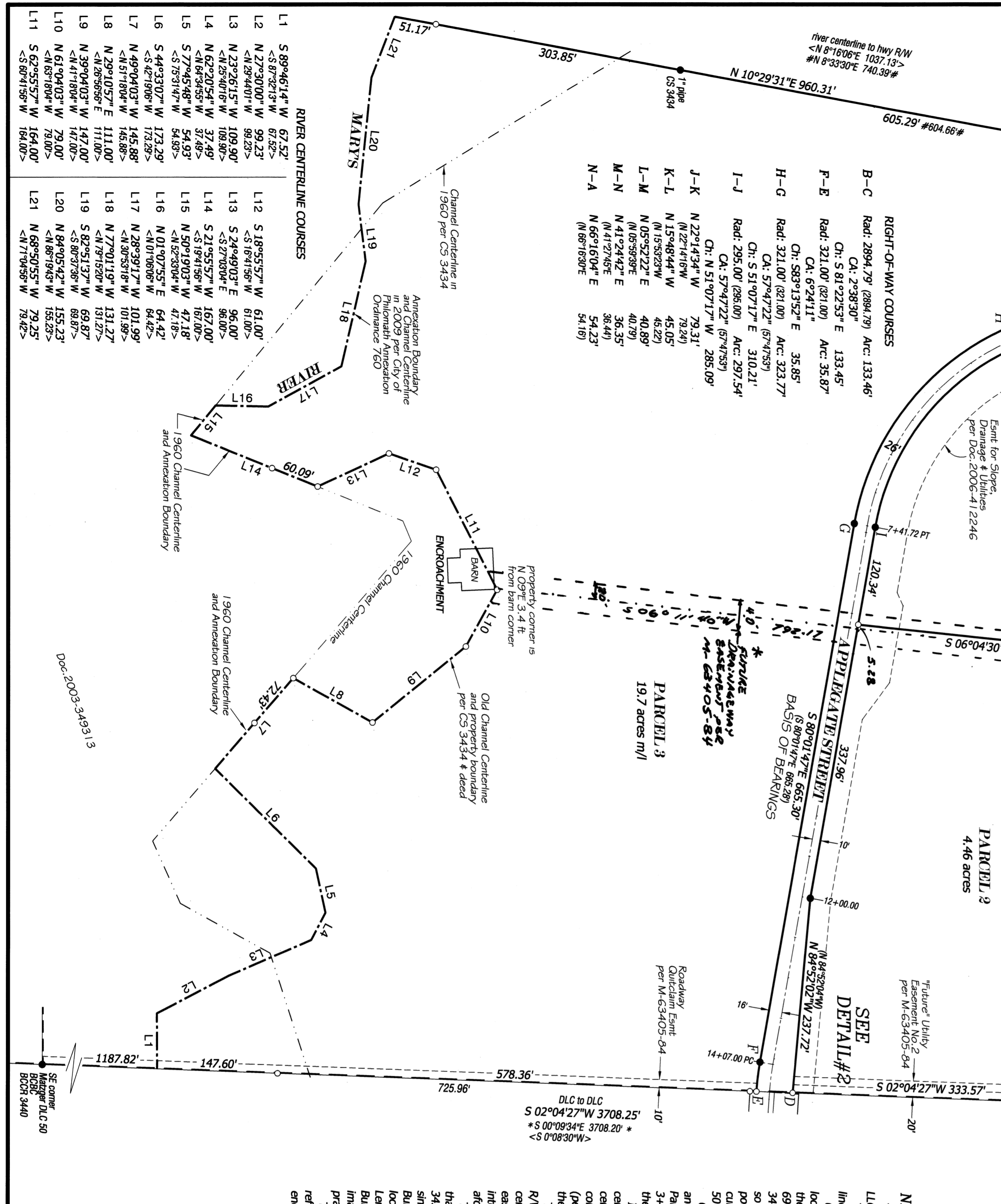
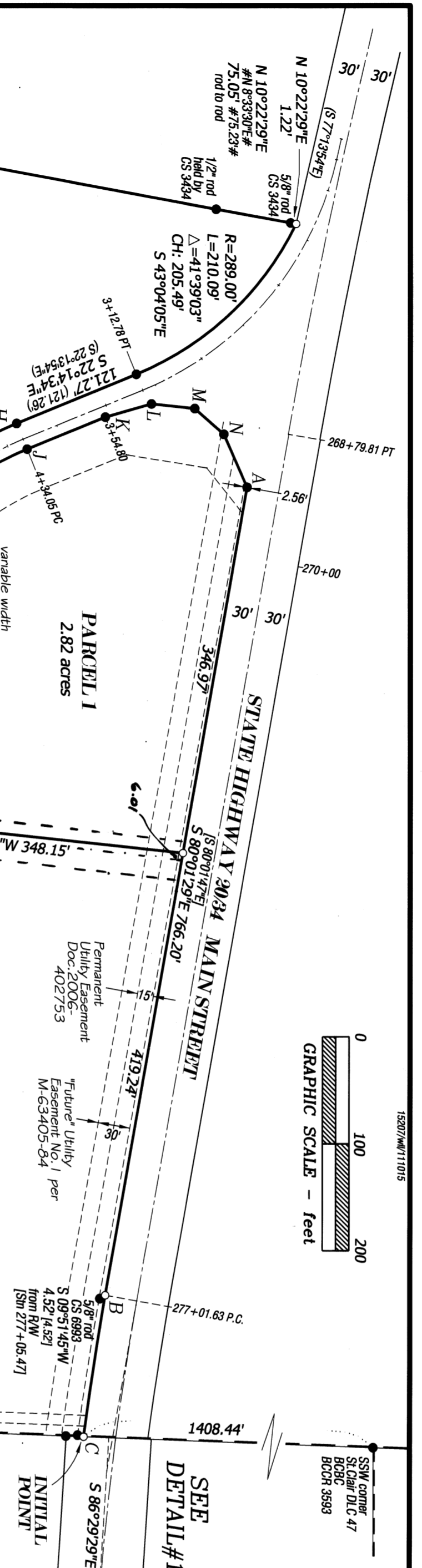
SARGO PRODUCTS • NEW HOPE, MINNESOTA  
REPPER BY PART NUMBER 6592



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*W. L. Laufer*  
JULY 21, 1992  
W. L. LAUFER  
2569  
RENEWED 12/31/2016

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

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( ) Record data from CS 10271  
[ ] CS 9922  
< > City of Philomath Ordinance No. 760  
\* \* \* \* \* Partion Plat 2001-23  
# # # # # CS 3434  
BCCB: Benton County Corner Restoration  
BCCB: Benton County Brass Cap

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The tangent line out of centerline station P.T. 14+41.08 is parallel to and 6.00 ft southerly of the centerline of the RW to the East (the "A" line per CS 10271). I computed the NW corner of the "A" RW at 30.00 feet from the "AC" centerline P.T. on the line to the radius point (perpendicular to the tangent line out East). That NW corner falls 1.18' east of the DLC line. The SW corner of the "A" RW falls 0.39' west of the DLC line. The NE corner of Parcel 3 is at the intersection of the DLC line with the line between NW and SW corners of the "A" RW (a projection of the line from the above-mentioned radius point to the P.T.).  
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SE QUARTER OF SECTION 11  
T 12 S, R 6 W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
SEPTEMBER 18, 2015  
SHEET 1 OF 2

for  
**SPRATTON FAMILY, LLC**  
PARTION PLAT 2015-024

Doc. 2003-349313