

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

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

OREGON  
 JUNE 10, 2014  
 DAVID LEE SCHLOSSER JR.  
 72617

RENEWS: 06/30/2018

**SURVEYOR'S CERTIFICATE**

I, David Lee Schlosser Jr., 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 6 and 7 of this Partition Plat. The land is described as follows:

All that Land conveyed to Lowther Land & Timber by deed recorded as Document 2016-548852, Benton County Deed Records, Being a portion of Parcel 2, Partition Plat 2003-12 and Parcel 2, Partition Plat 2007-19, said land lying in the Northwest Quarter of the Southeast Quarter Section 12, 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 3/4 inch iron pipe at the Northwest corner of Parcel 2, Partition Plat 2003-12 and the Southwest corner of said Parcel 2, Partition Plat 2007-19; Thence along the West line of said Parcel 2, Partition Plat 2007-19, N 00°15'30" W 78.19 feet to a 5/8 inch iron rod; Thence leaving said line N 89°57'30" W 68.17 feet to a 5/8 inch iron rod; Thence S 00°02'30" W 87.27 feet to a 5/8 inch iron rod; Thence S 89°57'30" E 92.43 feet to a 5/8 inch iron rod on the West right-of-way line of South 21st Street; Thence along said right-of-way line S 00°16'43" E 18.00 feet to a 5/8 inch iron rod at the Northeast corner of Parcel 1 of said Partition Plat 2003-12; Thence leaving said right-of-way line along the North line of said Parcel N 89°57'30" W 90.15 feet to a 5/8 inch rod at the Northwest corner thereof; Thence along the West line of said Parcel S 00°16'22" E 96.70 feet to a point at the Southwest corner thereof, lying S 00°16'22" E from a 5/8 inch iron rod; Thence leaving said West line along the south line of Parcel 2 of said Plat S 89°56'21" W 70.03 feet to a 5/8 inch iron rod at the Southwest corner thereof; Thence along the West line of said Parcel N 00°15'30" W 123.91 feet to the Point of Beginning.

**NARRATIVE**

This Plat is the result of City of Philomath Planning File No. P16-08. It divides the land conveyed to Lowther Land & Timber, per Document 2016-xxxxx into 2 Parcels.

We held the Found monuments from PP 2016-013 for the perimeter of this Plat.

**LEGEND**

- .....Found survey monument as noted
  - ⊙.....Found RPC stamped "NORTHSTAR SURVEYING" per Partition Plat 2016-013
  - .....Set monument - 5/8" rebar with red cap stamped "NORTHSTAR SURVEYING"
- Record data  
 ( )....Partition Plat 2003-12  
 [ ]....Partition Plat 2007-19  
 { }...CS 10271  
 < >..Measured = Record per Partition Plat 2016-013  
 RPC..Red Plastic Cap  
 YPC..Yellow Plastic Cap  
 OPC..Orange Plastic Cap  
 BPC..Blue Plastic Cap

**CURVE TABLE**

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
C1	2895.60'	58.96'	58.96'	N 79°08'39" E	1°10'00"
C2	2897.60'	12.35'	12.35'	N 77°18'33" E	0°14'39"
C3	2895.60'	229.24'	229.18'	N 80°49'44" E	4°32'10"
C4	2895.60'	170.28'	170.25'	N 81°24'44" E	3°22'10"

ALL CURVE CALLS ARE RECORD & MEASURED PER PP 2016-013

**PARTITION PLAT NO. 2016-014**

A REPLAT OF  
 A PORTION OF  
 PARCEL 2, PARTITION PLAT 2003-12  
 &  
 A PORTION OF  
 PARCEL 2, PARTITION PLAT 2007-19  
 for  
**LOWTHER LAND & TIMBER, LLC**

in the  
 NW 1/4 SE 1/4 SECTION 12,  
 TOWNSHIP 12 SOUTH, RANGE 6 WEST  
 WILLAMETTE MERIDIAN,  
 CITY OF PHILOMATH,  
 BENTON COUNTY, OREGON

SEPTEMBER 12, 2016

**DECLARATION**

Know all persons by these presents that Lowther Land & Timber, 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.

We hereby dedicate an 18 foot wide access easement for Ingress / Egress and utilities for the benefit of Parcels 6 and 7 as shown hereon.

By: Fred R. Lowther  
 Lowther Land and Timber, LLC  
 Fred R. Lowther, Owner

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

Signed and attested before me on this 12 day of September, 2016,  
 by Fred Lowther, Owner of Lowther Land & Timber, LLC.

Cassandra M. Mulkey signature of Notary  
Cassandra M. Mulkey printed name of Notary

Notary Public - State of Oregon  
 Commission No. 952816  
 My Commission Expires 08/07/2020

**APPROVALS P16-08**

[Signature] 9/13/16  
 Planning Official date  
 City of Philomath

[Signature] 9-15-16  
 Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2017.

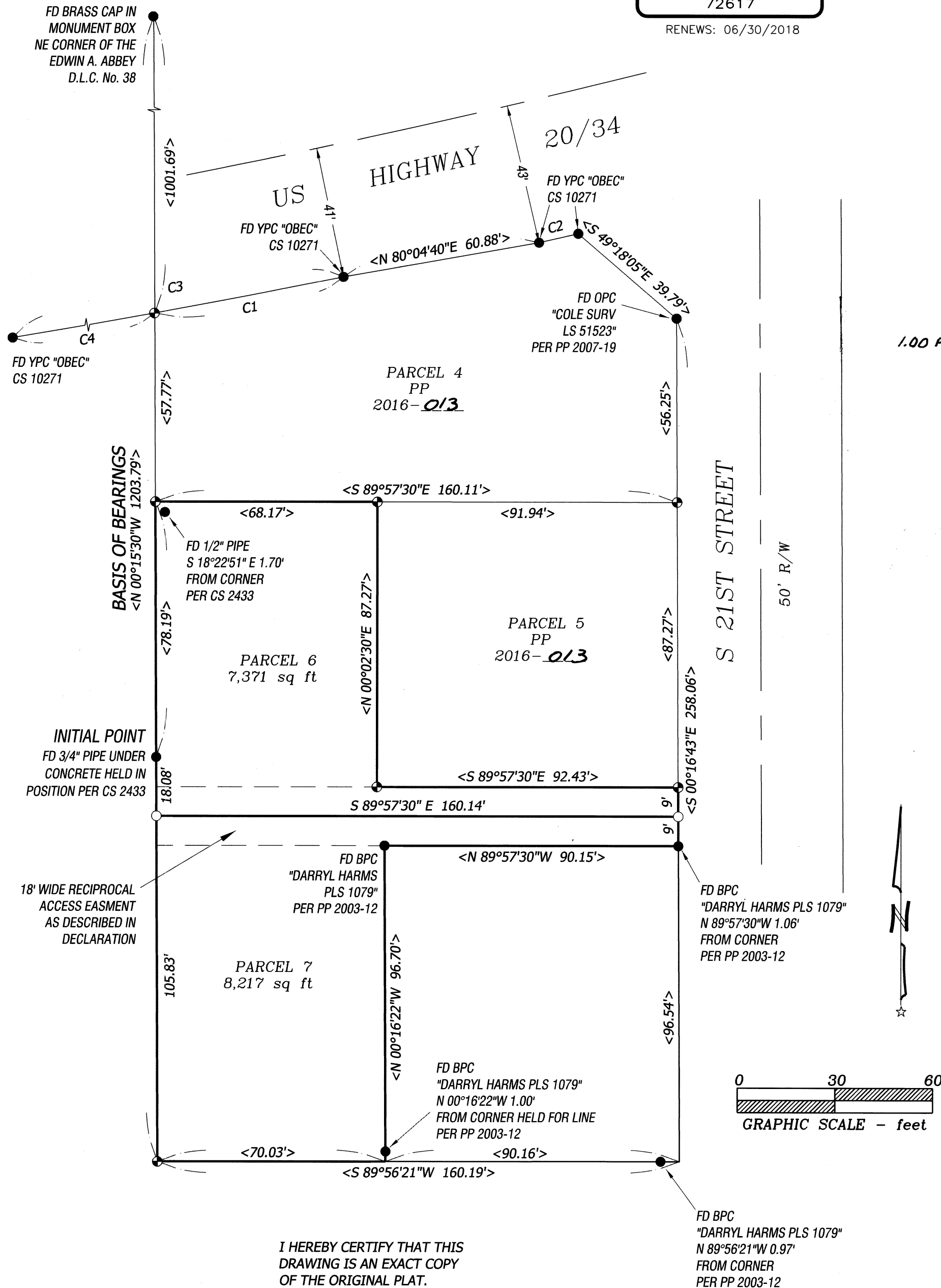
by [Signature] 9-14-16  
 Director, Benton County Dept. of Assessment date

by [Signature] 9-14-16  
 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 2016-014 in the Benton County Deed Records as Document No. 2016548852, on this 15 day of September, 2016, at 2:14 o'clock P.M.

by [Signature]  
 Benton County Clerk



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