

# PARTITION PLAT 2017 - 007

## REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 1995-013

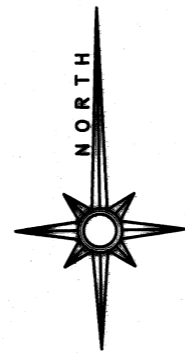
FOR  
A. KATHY HENSMAN AND RAE C. HENSMAN  
IN THE  
WAYMAN ST. CLAIR D.L.C. #47

AND IN THE  
SOUTHWEST 1/4 OF SECTION 1,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN, CITY OF PHILOMATH,  
BENTON COUNTY, OREGON  
CITY OF PHILOMATH FILE NO. P16-10

6 APRIL 2017

I HEREBY CERTIFY THAT  
THIS IS AN EXACT COPY  
OF THE ORIGINAL PARTITION  
PLAT  
*Jerry Sparks*  
JERALD C. SPARKS, L.S. 57173

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Jerry Sparks*  
OREGON  
JERALD C. SPARKS  
JULY 13, 1999  
57173  
RENEWAL: JUNE 30, 2018



JERRY SPARKS  
2009 WEST HILLS ROAD  
PHILOMATH, OREGON 97937  
541-929-3159

SCALE: 1" = 20'

### EASEMENTS OF RECORD

CITY OF CORVALLIS WATER PIPELINES  
BOOK 69, PAGE 456 - UNABLE TO PLOT  
BOOK 95, PAGE 349 - UNABLE TO PLOT

### FOUND MONUMENT TABLE

ALL MONUMENTS WERE HELD AS FOUND

- |       |  |
|-------|--|
| ①     | 5/8" IRON ROD PER C.S. 7756  |
| ② - ③ | 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER C.S. 7556            |
| ④     | 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER C.S. 9660               |
| ⑤ - ⑧ | 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "D.W. HARMS PLS 1079" PER PARTITION PLAT 1995-13 |
| ⑨ - ⑩ | 1/4" X 1-1/2" IRON BAR PER HARDCOPY SURVEY 12-6 #0001                                      |
| ⑪     | 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR SURVEYING" PER C.S. 10439             |
| ⑫     | 1/2" INSIDE DIAMETER IRON PIPE PER C.S. 4074   |

### LEGEND

- FOUND MONUMENT AS NOTED AND SHOWN
- MONUMENT SET, 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173"
- { } RECORD DATA PER PARTITION PLAT 1995-13
- [ ] RECORD DATA PER C.S. 9660 - PROPERTY LINE ADJUSTMENT SURVEY
- [ ] RECORD DATA PER C.S. 7756
- \* \* RECORD DATA PER C.S. 10439
- CENTERLINE NORTH HOUSER LANE
- ⑫ REFERENCE TO FOUND MONUMENT TABLE

PARENT PARCEL - 16144 SQUARE FEET  
PARCEL 3 - 6169 SQUARE FEET  
PARCEL 4 - 9975 SQUARE FEET

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT A. KATHY HENSMAN AND RAE C. HENSMAN ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS AS SHOWN.  
WE HEREBY GRANT THE EASEMENTS AS SHOWN HEREON.

*A. Kathy Hensman*  
A. KATHY HENSMAN

*Rae C. Hensman*  
RAE C. HENSMAN

PARTITION PLAT CONSENT  
AFFIDAVIT PER DOCUMENT  
NUMBER 2017-556856

### ACKNOWLEDGEMENT

COUNTY OF BENTON } S.S.  
STATE OF OREGON }

ON THIS 14<sup>th</sup> DAY OF April, 2017, BEFORE ME,  
A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY  
APPEAR A. KATHY HENSMAN AND RAE C. HENSMAN, WHO BEING  
DULY SWORN, EXECUTED THE ABOVE DECLARATION FREELY AND  
VOLUNTARILY.

*Ruth A. Post*  
(SIGNATURE)-NOTARY PUBLIC

Ruth A. Post  
(PRINT NAME)

MY COMMISSION NO: 8/22/18 931911

MY COMMISSION EXPIRES: 8/28/18

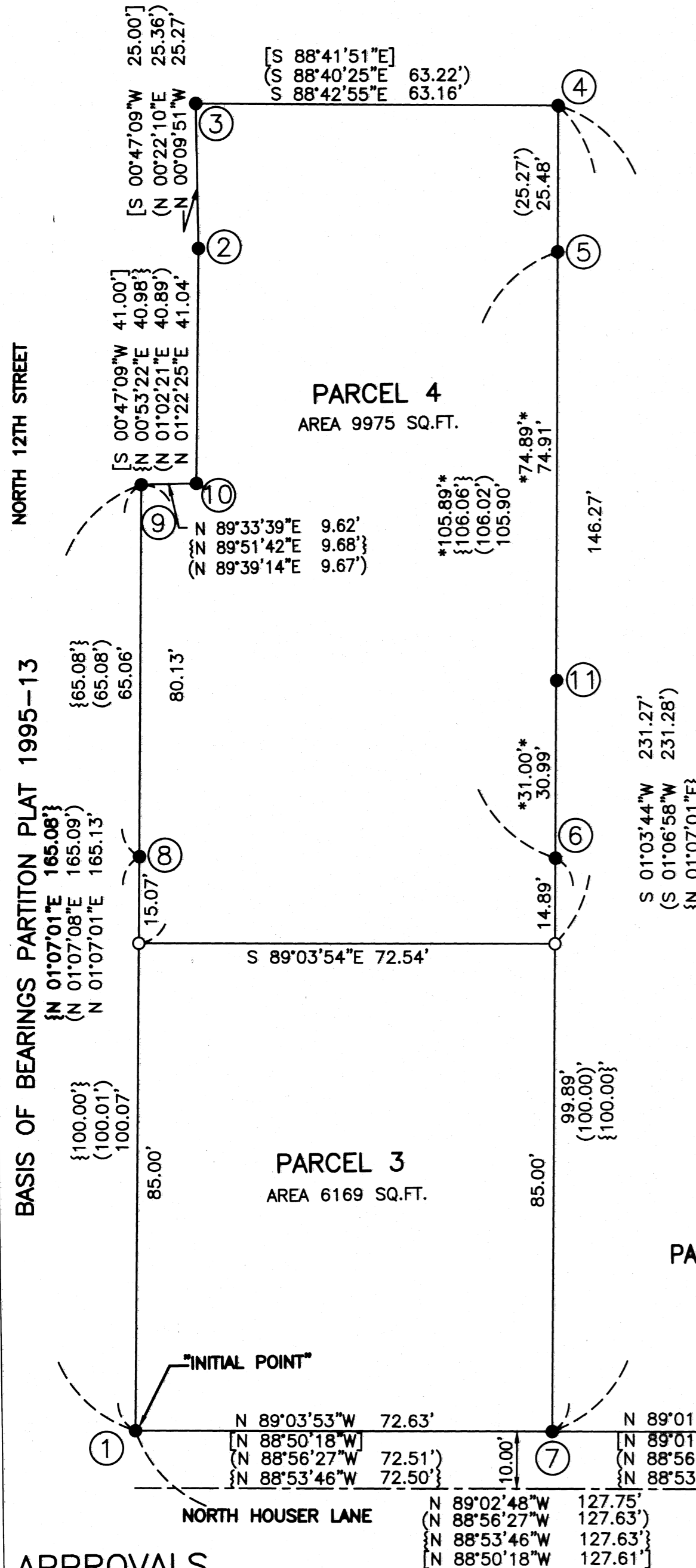
### APPROVALS

<i>[Signature]</i>	4/21/17
PHILOMATH PLANNING OFFICIAL	DATE
<i>[Signature]</i>	4/26/2017
BENTON COUNTY SURVEYOR	DATE

### NOTE

16 FOOT EASEMENT FOR INGRESS AND EGRESS  
AS DESCRIBED IN EXHIBIT "A" OF M307803-01  
IS EXTINGUISHED WITH QUIT CLAIM DEED  
RECORDED IN BENTON COUNTY RECORDS NO.  
2017-556013.

BASIS OF BEARINGS PARTITION PLAT 1995-13



### APPROVALS

COUNTY OF BENTON } S.S.  
STATE OF OREGON }

I HEREBY CERTIFY THAT THE ATTACHED PARTITION  
PLAT WAS RECEIVED AND DULY RECORDED BY ME  
AS PARTITION PLAT 2017-007 IN BENTON  
COUNTY RECORDS DOCUMENT NO. 2017-556856  
ON THIS 26 DAY OF April, 2017,  
AT 3:40 O'CLOCK P. M.

BY: *[Signature]*  
BENTON COUNTY CLERK

### APPROVALS

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS  
PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH  
JUNE 30, 2017.

BY: *Denise R. Nolan* 4/26/17  
FOR: DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: *Debra Bauer* 4/26/17  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, DATE  
AUDITING, AND TAX COLLECTION

DRAWING NUMBER

2017-007

DRAWING NUMBER

DRAWING NUMBER

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SAFDO PRODUCTS • NEW HOPE, MINNESOTA

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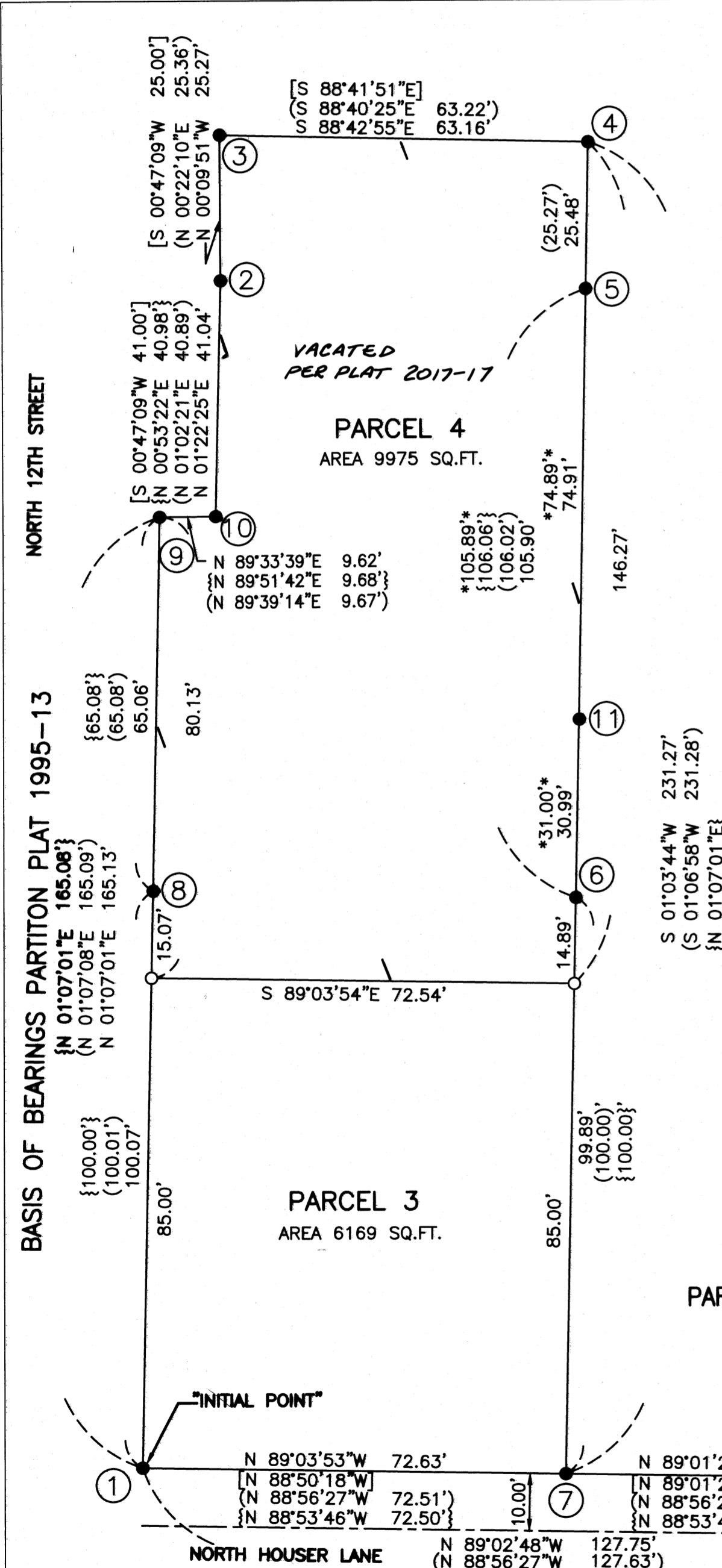
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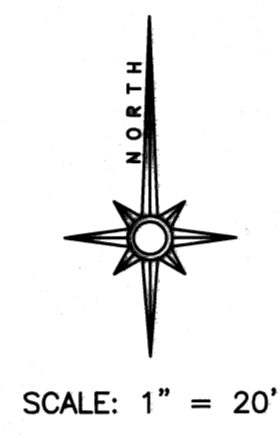
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Monument	Description
1	5/8" IRON ROD PER C.S. 7756
2 - 3	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER C.S. 7556
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*Rae C. Hensman*  
RAE C. HENSMAN

PARTITION PLAT CONSENT  
AFFIDAVIT PER DOCUMENT  
NUMBER 2017-556856

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VOLUNTARILY.

*Quana Post*  
(SIGNATURE)-NOTARY PUBLIC  
MY COMMISSION NO: ~~8/20/18~~ 931911  
*Ruth A. Post*  
(PRINT NAME)  
MY COMMISSION EXPIRES: 8/28/18

### APPROVALS

*[Signature]* 4/21/17  
PHILOMATH PLANNING OFFICIAL DATE  
*[Signature]* 4/26/2017  
BENTON COUNTY SURVEYOR DATE

### APPROVALS

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COUNTY RECORDS DOCUMENT NO. 2017-556856  
ON THIS 24<sup>th</sup> DAY OF APRIL 2017,  
AT 3:10 O'CLOCK P.M.  
BY: *[Signature]*  
BENTON COUNTY CLERK

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