

# PARTITION PLAT 2017 - 017

## REPLAT OF PARCEL 4 OF PARTITION PLAT 2017-007

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

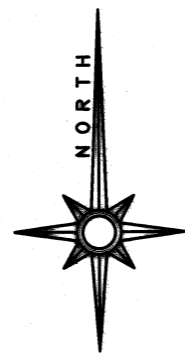
AND IN THE  
SOUTHWEST 1/4 OF SECTION 1,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN, CITY OF PHILOMATH,  
BENTON COUNTY, OREGON  
CITY OF PHILOMATH FILE NO. P16-10

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

26 JUNE 2017

### SURVEYOR'S CERTIFICATE

BEGINNING AT THE "INITIAL POINT", A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173", SAID ROD MARKS THE NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 2017-007, AND IS ALSO ON THE EAST RIGHT OF WAY OF NORTH 12TH STREET; THENCE NORTH 01°07'01"EAST, 146.72 FEET ALONG THE EAST RIGHT OF WAY OF SAID NORTH 12TH STREET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173"; THENCE LEAVING SAID EAST RIGHT OF WAY LINE SOUTH 88°42'55"EAST, 72.40 FEET TO A 5/8" INCH IRON ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR PLS 1823"; THENCE SOUTH 01°03'44"WEST, 146.27 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173" SAID ROD MARKS THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 89°03'54"WEST, 72.54 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE INITIAL POINT, THE POINT OF BEGINNING OF THIS DESCRIPTION

### 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 11079" 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 - ⑬ 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J.C. SPARKS PLS 57173" PER PARTITION PLAT 2017-007

### 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"
- ▨ AREA VACATED BY CITY OF PHILOMATH ORDINANCE NO. 820
- CENTERLINE NORTH HOUSER LANE
- ⑫ REFERENCE TO FOUND MONUMENT TABLE
- < > RECORD DATA PER PHILOMATH CITY ORDINANCE NO. 820 RECORDED 22 MAY 2017 AS DOCUMENT NO. 2017-557648, BENTON COUNTY DEED RECORDS, BENTON COUNTY, OREGON
- \ \ RECORD DATA PER PARTITION PLAT 2017-007

PARENT PARCEL - 10616 SQUARE FEET  
PARCEL 5 - 5003 SQUARE FEET  
PARCEL 6 - 5613 SQUARE FEET

WAIVER OF NON-REMONSTRANCE RECORDED  
PER DOCUMENT NUMBER 2017-561371  
2017-561372

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 4 OF PARTITION PLAT 2017-007 AND THE AREA THAT REVERTED TO SAID PARCEL 4 BY THE CITY OF PHILOMATH ORDINANCE NO. 820, INTO 2 PARCELS, LABELED 5 AND 6 ON THIS PLAT. PARTITION PLAT 2017-007 WAS NOT TECHNICALLY A PARTITION PLAT AS NO NEW PARCELS WERE CREATED BUT RATHER THERE WAS ACTUALLY A PROPERTY LINE ADJUSTMENT BETWEEN PARCELS 1 AND 2 OF PARTITION PLAT 1995-013. THE RESULTANT PARCELS WERE DESIGNATED PARCELS 3 AND 4. THE LAND OWNERS INTENT WAS TO DIVIDE THE RESULTANT PARCEL 4 INTO 2 PARCELS BUT AFTER ADJUSTING THE NORTH LINE OF PARCEL 3 THERE WAS INSUFFICIENT AREA TO CREATE 2 MINIMUM AREA LOTS. UPON THE VACATION OF A PORTION OF THE RIGHT OF WAY ON NORTH 12TH STREET BY THE CITY OF PHILOMATH ORDINANCE NO. 820 A SUFFICIENT AREA REVERTED TO THE ADJACENT PARCEL 4 TO BE ABLE TO DIVIDE IT INTO 2 PARCELS DESIGNATED PARCELS 5 AND 6 ON THIS PLAT. I PERFORMED THE SURVEY FOR PARTITION PLAT 2017-007 IN JUNE OF 2017. FOR THIS PLAT I HAVE HELD THE FOUND MONUMENTS AT THE NORTHEAST, SOUTHEAST AND SOUTHWEST CORNERS OF PARCEL 4. THE NORTHWEST CORNER OF THIS PLAT WAS CALCULATED FROM THE DESCRIPTION INCLUDED IN THE CITY OF PHILOMATH ORDINANCE NO. 820.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE RAE C. HENSMAN AND ALICE KATHLEEN HENSMAN JOINT REVOCABLE LIVING TRUST IS THE OWNER 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.

*Alice Kathleen Hensman*  
ALICE KATHLEEN HENSMAN, TRUSTEE

*Rae C. Hensman*  
RAE C. HENSMAN, TRUSTEE

### ACKNOWLEDGEMENT

COUNTY OF BENTON } S.S.  
STATE OF OREGON }  
ON THIS 22nd DAY OF August 2017, BEFORE ME,  
A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY  
APPEAR ALICE KATHLEEN HENSMAN AND RAE C. HENSMAN, ACTING IN  
THEIR CAPACITY AS TRUSTEES OF THE RAE C. HENSMAN AND ALICE  
KATHLEEN HENSMAN JOINT REVOCABLE LIVING TRUST DATED 27 APRIL  
2013 WHO BEING DULY SWORN, EXECUTED THE ABOVE DECLARATION  
FREELY AND VOLUNTARILY.

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

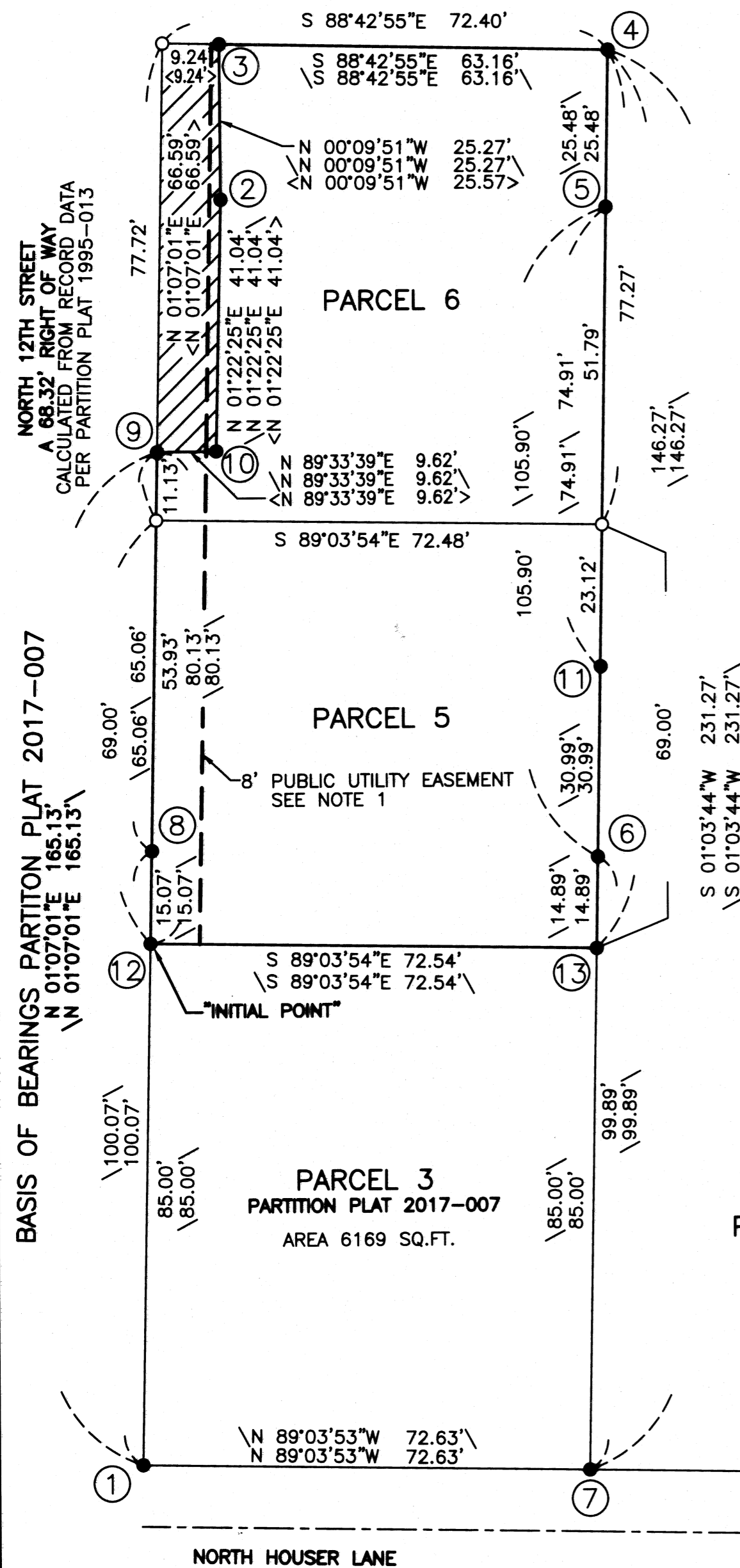
MY COMMISSION NO: 931911

### APPROVALS

*Ruth A. Post* 8/22/17  
PHILOMATH PLANNING OFFICIAL DATE  
*Jerry Sparks* 9-8-17  
BENTON COUNTY SURVEYOR DATE

### NOTE 1

PER PUBLIC WORKS DESIGN STANDARDS 1.11C  
PUBLIC UTILITY EASEMENT IS A "UTILITY EASEMENT",  
"A PUBLIC SIDEWALK EASEMENT" AS WELL AS A  
"WATERLINE, SANITARY SEWER AND STORM DRAIN  
EASEMENT TO THE CITY OF PHILOMATH".



### 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 2017-017 IN BENTON  
COUNTY RECORDS DOCUMENT NO. 2017-561372  
ON THIS 8 DAY OF September, 2017,  
AT 2:51 O'CLOCK P.M.  
*[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, 2018.  
BY: *Jami Gray* 9-8-17  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE  
*Debbie Bauer* 09-08-2017  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, DATE  
AUDITING, AND TAX COLLECTION