

PARTITION PLAT No. 2017-026

FOR SKIRVIN FARMS LLC

IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN CITY OF PHILOMATH BENTON COUNTY, OREGON SEPTEMBER 8, 2017 PHILOMATH FILE No. P17-12

PAGE 1 OF 2

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

REGISTERED PROFESSIONAL LAND SURVEYOR

THEODORE JAMES LANGTON 1823

RENEWS: 12/31/2018

NORTHSTAR SURVEYING, INC.

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

COMPUTED CORNERS OF PHILOMATH FARM LOTS

- 50..... NW corner Lot 4; 51.....NE corner Lot 4 and NW corner Lot 3; 52..... NE corner Lot 3; 53.....SE corner Lot 3; 54..... SW corner Lot 3 and SE corner Lot 4; 55.....SW corner Lot 4; 56..... NW corner Lot 14; 57.....NE corner Lot 14 and NW corner Lot 15; 58..... NE corner Lot 15; 59.....SE corner Lot 15; 60..... SW corner Lot 15 and SE corner Lot 14; 61.....SW corner Lot 14;

- 50 to 51 : S 88°27'35" E 360.78' (EAST)(359.04); 51 to 52 : S 88°26'48" E 361.65' (EAST)(359.04); 52 to 53 : S 01°13'14" W 605.88' (SOUTH)(605.88); 53 to 54 : N 88°26'46" W 361.21' (WEST)(359.04); 54 to 55 : N 88°27'33" W 360.33' (WEST)(359.04); 55 to 50 : N 01°08'11" E 605.88' (NORTH)(605.88); 51 to 54 : S 01°10'43" W 605.88' (SOUTH)(605.88); 55 to 56 : S 01°08'11" W 60.00' (SOUTH)( 60); 56 to 57 : S 88°27'33" E 360.28' (EAST)(359.04); 57 to 54 : N 01°10'43" E 60.00' (NORTH)(60); 57 to 58 : S 88°26'46" E 361.17' (EAST)(359.04); 58 to 59 : S 01°13'14" W 1755.53' (SOUTH)(1729.2); 59 to 60 : S 89°46'39" W 359.99' (WEST)(359.04); 60 to 57 : N 01°10'43" E 1766.70' (NORTH)(1729.2); 56 to 61 : S 01°08'10" W 1485.00' (SOUTH)(1485.0);

INGRESS-EGRESS EASEMENT

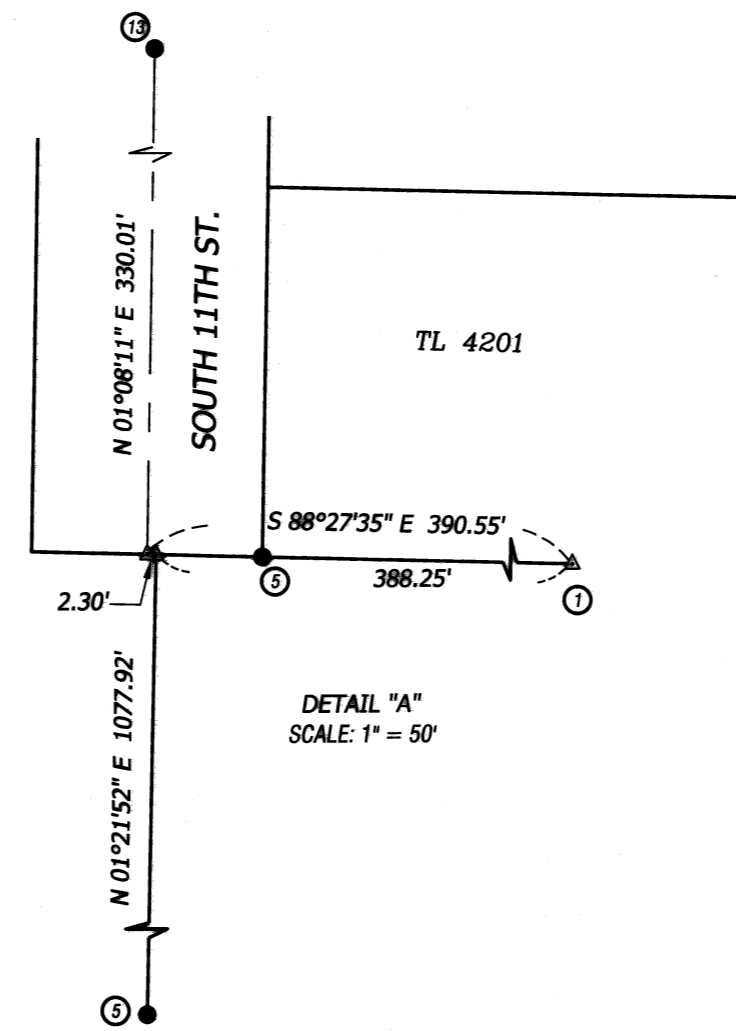
- E-1 ..... N 85°17'16" W 403.02' E-2 ..... R=50.00'; L=88.06'; DELTA=100°54'42"; Long Chord: S 44°15'23" W 77.11' E-3 ..... R=250.00'; L=156.98'; DELTA=35°58'40"; Long Chord: S 24°11'17" E 154.42'

LEGEND

- ..... Found monument per references shown in Monument Table. o ..... Set "NSTAR MON = " 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING". Δ ..... Computed position - nothing found or set for this survey. ( ) ..... Data of, or computed from, the following record: A ... CS 8066; B ... CS 8476; C ... CS 8684; D ... P.Plat 2003-017; E ... CS 10071; F ... CS 10143; G ... Deed 2002-330378; H ... Deed M-17761-67; I ... Addition to Town of Philomath of Farming Lots; 25 ..... Example of Monument Reference number per the "NARRATIVE" and the "FOUND & SET MONUMENT TABLES". GHC ..... Galloway Hardcopy Survey COLE MON ..... Cole Surveying monument 5/8" rebar with orange plastic cap stamped "COLE SURV. LS 51523" P.PLAT ..... Partition Plat Note: iron pipe diameters are measured inside.

NARRATIVE

This Partition Plat is intended to satisfy the survey conditions as stated on the Notice of Planning Official Decision dated August 10, 2017. I found and tied into all of the found monuments. I had done CS 8476 (B) in 1990 and CS 8684 (C) in 1993. This current surveying was a projection of the calculations and assumptions from those previous surveys along with other surveyors work as shown in the Legend hereon. I found that monuments (1) and (2) did not fit my computed locations per (B) & (C) as shown. Also I held found monuments at (12) and (15) to compute the centerline of South 13th St. For CS 8476 and 8684 I had found and tied in the rod at "Point A" per CS 8066, and found it to miss the centerline of South 11th Street as shown. Said rod is now gone, so for this current survey I used those previous ties to compute the missing monument location.

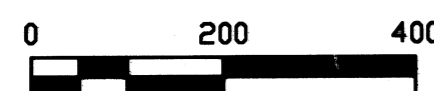
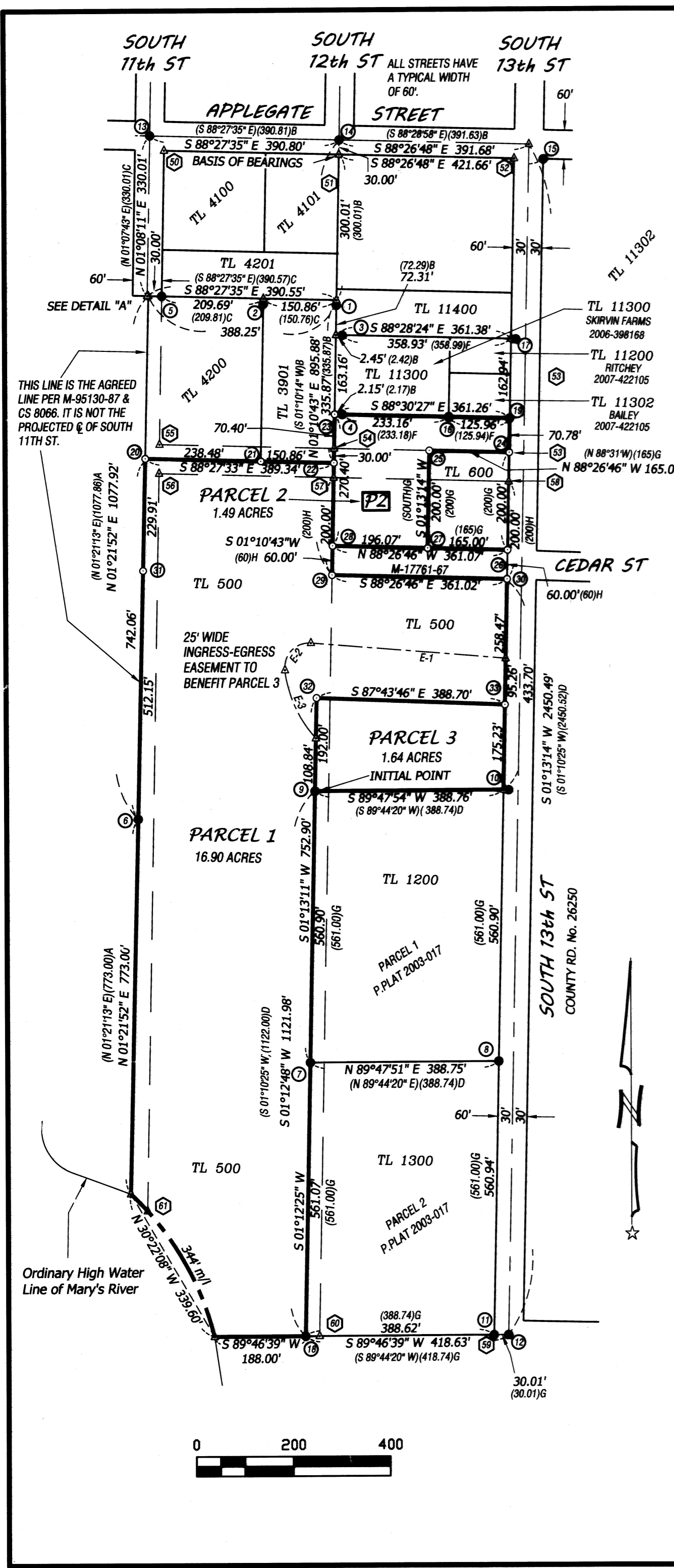


FOUND MONUMENT TABLE

- 1 ..... NSTAR MON per (B), down 0.5', lies S 01°10'43" W 0.17'. 2 ..... NSTAR MON per (B), down 0.5', lies S 01°10'43" W 0.20'. 3 ..... 1/2" iron pipe per CS 4405, down 0.2'. 4 ..... 1/2" iron rod per CS 5933, down 1.8'. 5 ..... NSTAR MON per (C), flush, 0.2' S of building foundation. 6 ..... 5/8" iron rod per (A), flush. 7 ..... COLE MON per (D), flush. 8 ..... COLE MON per (D), flush. 9 ..... COLE MON per (D), flush. 10 ..... COLE MON per (D), flush, lies N 89°47'54" E 0.19'. 11 ..... 1.25" (ID) iron pipe per GHC 12-6 #16 with 1/4" drill bit stuck in the middle, up 0.1', and SE corner Farm Lot 15. 12 ..... 3/4" (ID) iron pipe in monument box per GHC 12-6 #16, down 1.0'. 13 ..... 5/8" iron rod in monument box per CS 8202, down 0.9'; at intersection 11th & Applegate. 14 ..... 1/4" iron rod in monument box per CS 8202, down 0.8'; at intersection 12th & Applegate. 15 ..... 1.75" square iron bedrail per GHC 12-6 #15, down 0.6'; at back of walk. 16 ..... COLE MON per (E), down 0.1'. 17 ..... COLE MON per (F), down 0.3', lies S 88°28'24" E 0.12'. 18 ..... COLE MON per (D), down 0.5'. 19 ..... 1/2" (ID) iron pipe per CS 4405 under asphalt, down 1.0'.

SET MONUMENT TABLE

- 20 ..... NSTAR MON flush in asphalt, 6'W of east edge, and 9'W of north/south fence line. 21 ..... NSTAR MON, flush, at SE corner TL 4200, and SW corner TL 3901. 22 ..... NSTAR MON, flush, at SE corner TL 3901. 23 ..... NSTAR MON, flush, at NW corner of new Parcel 2. 24 ..... NSTAR MON, flush, at NE corner TL 600, easterly-SE corner of new Parcel 2, and SE corner of Farm Lot 3. 25 ..... 1" Brass disc with punch mark, in concrete, stamped "NSTAR SURV", at NW corner of TL 600, 5.2'E of shop. 26 ..... NSTAR MON, flush, at SE corner of TL 600, in north/south fence line. 27 ..... NSTAR MON, flush, at SW corner of TL 600, and southerly-SE corner of new Parcel 2. 28 ..... NSTAR MON, down 0.2', at SW corner of new Parcel 2. 29 ..... NSTAR MON, down 0.5', at SW corner of 60' strip per M-17761-67. 30 ..... NSTAR MON, flush, at SE corner of 60' strip per M-17761-67, and easterly-NE corner of new Parcel 1. 31 ..... NSTAR MON, flush, in asphalt, 3.5'W of east edge, and 7'W of north/south fence line. 32 ..... NSTAR MON, flush, at NW corner of new Parcel 3, and 2'W of power pole. 33 ..... NSTAR MON, flush, at NE corner of new Parcel 3, and easterly-SE corner of new Parcel 1.



**DECLARATION**

Know all persons by these presents that SKIRVIN FARMS, LLC 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 create the 25' wide Ingress-Egress Easement as shown on Parcel 1 for the benefit of Parcel 3.

Paul G. Skirvin  
Paul G. Skirvin

Lola R. Skirvin

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

Signed and attested before me on this 13<sup>th</sup> day of November, 2017, by Paul G. Skirvin and ~~Lola R. Skirvin~~.

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** FILE No. P17-12

K. [Signature] 11/14/17  
Public Works Director date  
City of Philomath

[Signature] 11/15/17  
Planning Official date  
City of Philomath

[Signature] 12-5-17  
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2018.

by Jami [Signature] 12-4-17  
Director, Benton County Dept. of Assessment date

by Tracy [Signature] 12-4-17  
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 No.

2017 - 026 in the Benton County Deed Records as Document 2017 - 564791

on this 5<sup>th</sup> day of December, 2017, at 2:07 o'clock P.M.

by [Signature]  
Benton County Clerk

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, 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 hereon, the exterior boundary of the partition plat is described as follows:

Beginning at the Initial Point, a 5/8" iron rod at the northwest corner of Parcel 1, Partition Plat No. 2003-017, lying within the Southwest 1/4 of Section 12, Township 12 South, Range 6 West, Willamette Meridian, Benton County, Oregon; thence along the Parcel 1 west line, S 01°13'11"W 560.90 feet to a 5/8" iron rod at the southwest corner thereof, being also the northwest corner of Parcel 2, said Partition Plat; thence along the Parcel 2 west line, S 01°12'25"W 561.07 feet to a 5/8" iron rod at the southwest corner thereof, lying on the south line of Farm Lot 14, Addition to the Town of Philomath of Farming Lots, said County and State; thence along said south line, S 89°46'39"W 188 feet, more or less, to the Ordinary High Water Line of the Mary's River; thence Northwesterly up said Ordinary High Water Line, 344 feet, more or less, to a point on the agreed property line per M-95130-87, Benton County Deed Records; thence leaving said Ordinary High Water Line, along said agreed property line, N 01°21'52"E 773.00 feet, more or less, to a 5/8" iron rod; thence continuing along said agreement line, N 01°21'52"E 742.06 feet to a 5/8" iron; thence leaving said agreement line, S 88°27'33"E 389.34 feet to a 5/8" iron rod on a projection of the east line of Farm Lot 4, said Farming Lots Addition, and being also the west line of Farm Lot 3; thence along said projected Lot line, N 01°10'43"E 30.00 feet to the common corner of said Farm Lots 4 and 3; thence along the common Lot line, N 01°10'43"E 70.40 feet to a 5/8" iron rod at the southwest corner of that certain tract conveyed to Skirvin Farms, an Oregon Partnership per Instrument No. 2006-398168, said Deed Records; thence leaving said common Lot line, along the Skirvin Farms south line, S 88°30'27"E 235.31 feet to a 5/8" iron rod at the southeast corner thereof, being also the southwest corner of that certain tract conveyed to Mary Jane Bailey and Robert E. Bailey Jr. per Instrument No. 2007-422105, said Deed Records; thence along the Bailey south line, S 88°30'27"E 125.96 feet to a 1/2" iron pipe on the west right-of-way line of South 13th Street, being also the east line of said Farm Lot 3; thence along said east line of Farm Lot 3, S 01°13'14"W 70.78 feet to a 5/8" iron rod at the southeast corner thereof, being also the northeast corner of that certain tract conveyed to Paul G. and Lola R. Skirvin per Instrument No. 2002-330378, said Deed Records; thence leaving said east line of Farm Lot 3, along the Skirvin north line, N 88°26'46"W 165.00 feet to a 5/8" iron rod at the northwest corner thereof; thence along the Skirvin west line S 01°13'14"W 200.00 feet to the southwest corner thereof, on the north line of a 60 foot wide strip of land conveyed to the City of Philomath per M-17761-67, said Deed Records; thence leaving said Skirvin west line, along said City of Philomath strip of land, N 88°26'46"W 196.07 feet to a 5/8" iron rod at the northwest corner of said City of Philomath strip of land, and the intersection with said common line between Farm Lots 14 and 15; thence along said common Lot line, and the west end of said City of Philomath strip of land, S 01°10'43"W 60.00 feet to a 5/8" iron rod at the southwest corner thereof; thence leaving said common Lot line, along the south line of said City of Philomath strip of land, S 88°26'46"E 361.02 feet to a 5/8" iron rod on the west right-of-way line of South 13th Street, being also the east line of said Farm Lot 15; thence along said east line, S 01°13'14"W 433.70 feet to the northeast corner of said Parcel 1, Partition Plat No. 2003-017, lying S 89°47'54"W 0.19 feet from a 5/8" iron rod; thence leaving said right-of-way line, along the Parcel 1 north line, S 89°47'54"W 388.76 feet to the Initial Point.

**TITLE REPORT EASEMENTS**

Title Report dated October 25, 2017

Exception 10: A 10' wide easement in favor of Pacific Power & Light Company for electric transmission and distribution lines per Book 197, Page 111, Benton County Deed Records. Not plotted due to non-specific location.

Exception 11: A 10' wide easement in favor of Pacific Power & Light Company for underground distribution line per M-117673-89, Benton County Deed Records. Not plotted due to non-specific location.

PARTITION PLAT No. 2017-026

FOR  
**SKIRVIN FARMS LLC**

IN THE  
SOUTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
SEPTEMBER 8, 2017  
PHILOMATH FILE No. P17-12

PAGE 2 OF 2

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

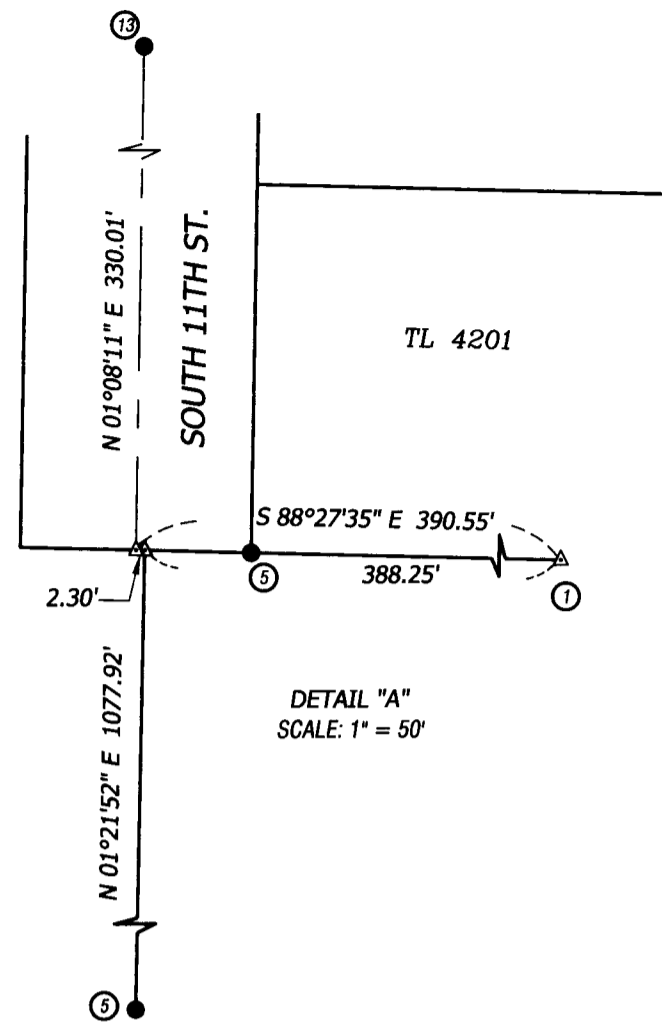
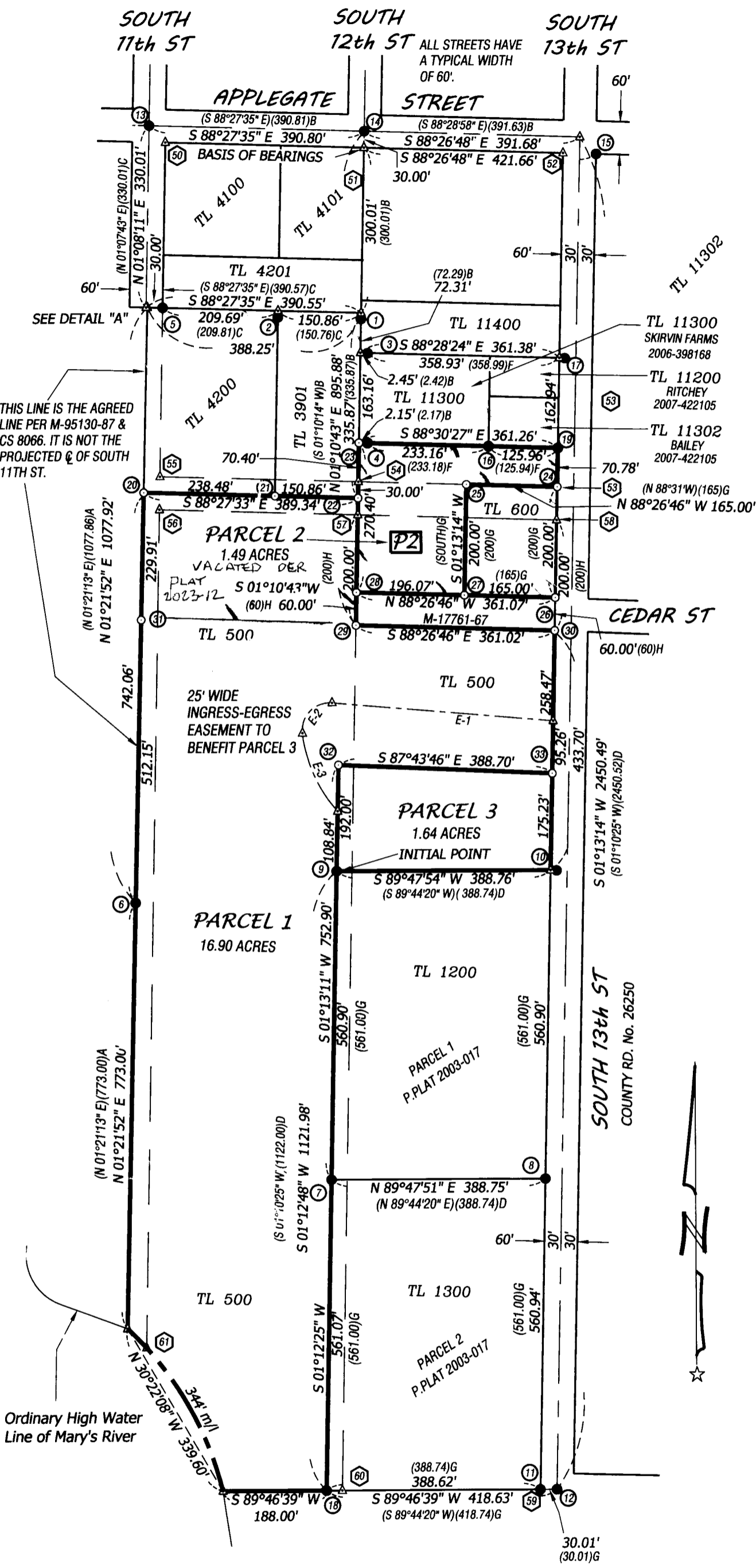
Theodore J. Langton

OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

RENEWS: 12/31/2018

**NORTHSTAR SURVEYING, INC.**

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



**COMPUTED CORNERS OF PHILOMATH FARM LOTS**

- 50 ..... NW corner Lot 4;
- 51 ..... NE corner Lot 4 and NW corner Lot 3;
- 52 ..... NE corner Lot 3;
- 53 ..... SE corner Lot 3;
- 54 ..... SW corner Lot 3 and SE corner Lot 4;
- 55 ..... SW corner Lot 4;
- 56 ..... NW corner Lot 14;
- 57 ..... NE corner Lot 14 and NW corner Lot 15;
- 58 ..... NE corner Lot 15;
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*Theodore J. Langton*

**OREGON**  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
RENEWS: 12/31/2018

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- 22 ..... NSTAR MON, flush, at SE corner TL 3901.
- 23 ..... NSTAR MON, flush, at NW corner of new Parcel 2.
- 24 ..... NSTAR MON, flush, at NE corner TL 600, easterly-SE corner of new Parcel 2, and SE corner of Farm Lot 3.
- 25 ..... 1" Brass disc with punch mark, in concrete, stamped "NSTAR SURV", at NW corner of TL 600, 5.2'E of shop.
- 26 ..... NSTAR MON, flush, at SE corner of TL 600, in north/south fence line.
- 27 ..... NSTAR MON, flush, at SW corner of TL 600, and southerly-SE corner of new Parcel 2.
- 28 ..... NSTAR MON, down 0.2', at SW corner of new Parcel 2.
- 29 ..... NSTAR MON, down 0.5', at SW corner of 60' strip per M-17761-67.
- 30 ..... NSTAR MON, flush, at SE corner of 60' strip per M-17761-67, and easterly-NE corner of new Parcel 1.
- 31 ..... NSTAR MON, flush, in asphalt, 3.5'W of east edge, and 7'W of north/south fence line.
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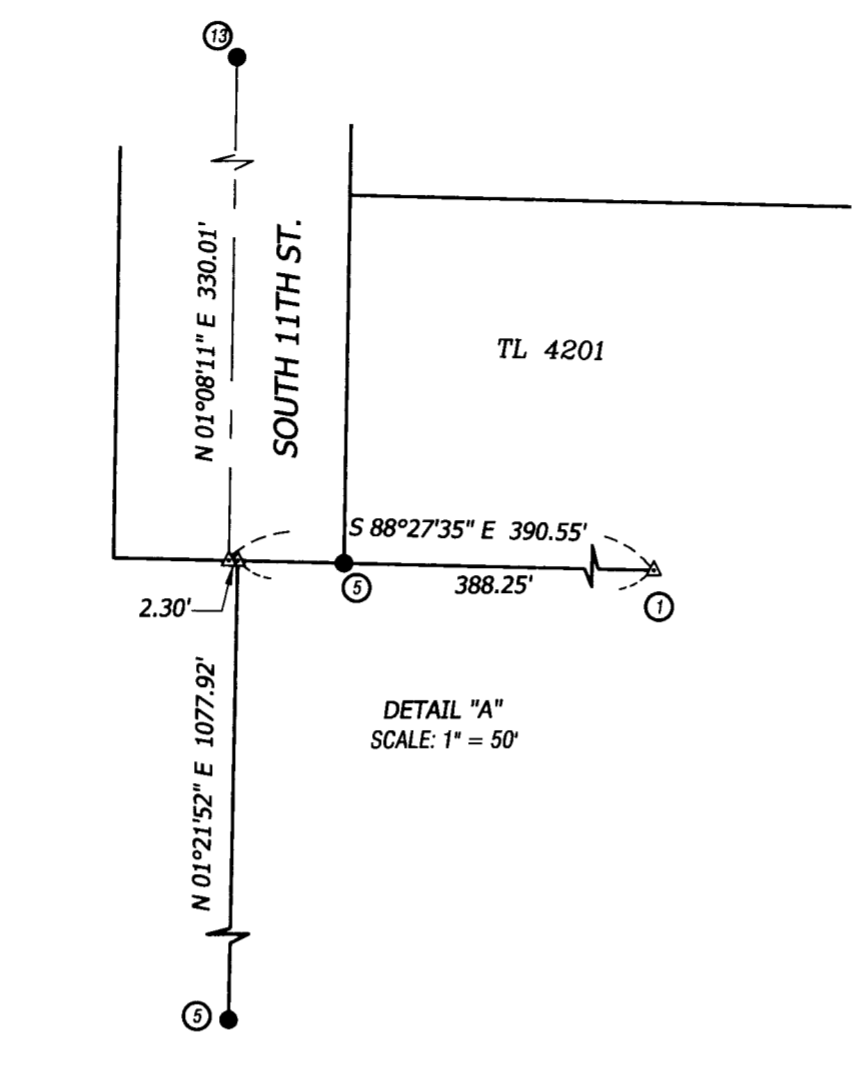
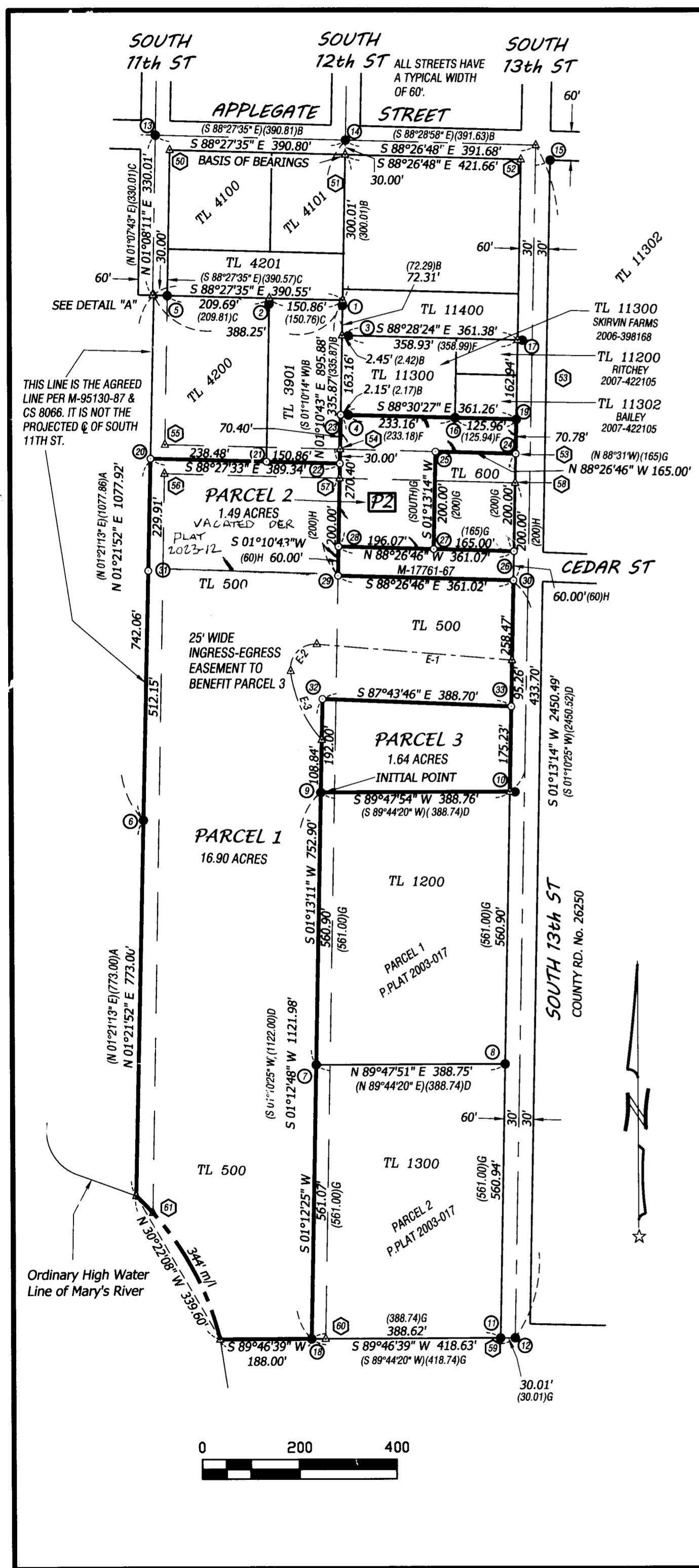
**LEGEND**

- ..... Found monument per references shown in Monument Table.
  - ..... Set "NSTAR MON" = "5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".
  - △ ..... Computed position - nothing found or set for this survey.
  - ( ) ..... Data of, or computed from, the following record:  
A ... CS 8066; B ... CS 8476; C ... CS 8684; D ... P. Plat 2003-017;  
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2017-026



**FOUND MONUMENT TABLE**

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- ㉘ ..... NSTAR MON, down 0.2'; at SW corner of new Parcel 2.
- ㉙ ..... NSTAR MON, down 0.5'; at SW corner of 60' strip per M-17761-67.
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**COMPUTED CORNERS OF PHILOMATH FARM LOTS**

- ⑤① ..... NW corner Lot 4;
- ⑤② ..... NE corner Lot 3;
- ⑤③ ..... SW corner Lot 3 and SE corner Lot 4;
- ⑤④ ..... NW corner Lot 14;
- ⑤⑤ ..... NE corner Lot 15;
- ⑤⑥ ..... SW corner Lot 15 and SE corner Lot 14;
- ⑤⑦ ..... NE corner Lot 4 and NW corner Lot 3;
- ⑤⑧ ..... SE corner Lot 3;
- ⑤⑨ ..... SW corner Lot 4;
- ⑤⑩ ..... NE corner Lot 14 and NW corner Lot 15;
- ⑤⑪ ..... SE corner Lot 15;
- ⑤⑫ ..... SW corner Lot 14;

- 50 to 51 : S 88°27'35" E 360.78' (EAST)(359.04);
- 51 to 52 : S 88°26'48" E 361.65' (EAST)(359.04);
- 52 to 53 : S 01°13'14" W 605.88' (SOUTH)(605.88);
- 53 to 54 : N 88°26'46" W 361.21' (WEST)(359.04);
- 54 to 55 : N 88°27'33" W 360.33' (WEST)(359.04);
- 55 to 50 : N 01°08'11" E 605.88' (NORTH)(605.88);
- 51 to 54 : S 01°10'43" W 605.88' (SOUTH)(605.88);
- 55 to 56 : S 01°08'11" W 60.00' (SOUTH)(60);
- 56 to 57 : S 88°27'33" E 360.28' (EAST)(359.04);
- 57 to 54 : N 01°10'43" E 60.00' (NORTH)(60);
- 57 to 58 : S 88°26'46" E 361.17' (EAST)(359.04);
- 58 to 59 : S 01°13'14" W 1755.53' (SOUTH)(1729.2);
- 59 to 60 : S 89°46'39" W 359.99' (WEST)(359.04);
- 60 to 57 : N 01°10'43" E 1766.70' (NORTH)(1729.2);
- 56 to 61 : S 01°08'10" W 1485.00' (SOUTH)(1485.0);

**INGRESS-EGRESS EASEMENT**

- E-1 ..... N 85°17'16" W 403.02'
- E-2 ..... R=50.00'; L=88.06'; DELTA=100°54'42"; Long Chord: S 44°15'23" W 77.11'
- E-3 ..... R=250.00'; L=156.98'; DELTA=35°58'40"; Long Chord: S 24°11'17" E 154.42'

**LEGEND**

- ..... Found monument per references shown in Monument Table.
- ..... Set "NSTAR MON" = " 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".
- △ ..... Computed position - nothing found or set for this survey.
- ( ) ..... Data of, or computed from, the following record:  
 A ... CS 8066; B ... CS 8476; C ... CS 8684; D ... P.Plat 2003-017;  
 E ... CS 10071; F ... CS 10143; G ... Deed 2002-330378; H ... Deed M-17761-67;  
 I ... Addition to Town of Philomath of Farming Lots;
- ⑳ ..... Example of Monument Reference number per the "NARRATIVE" and the "FOUND & SET MONUMENT TABLES".
- GHC ..... Galloway Hardcopy Survey
- COLE MON ..... Cole Surveying monument 5/8" rebar with orange plastic cap stamped "COLE SURV. LS 51523"
- P.PLAT ..... Partition Plat
- Note: iron pipe diameters are measured inside.

**NARRATIVE**

This Partition Plat is intended to satisfy the survey conditions as stated on the Notice of Planning Official Decision dated August 10, 2017. I found and tied into all of the found monuments. I had done CS 8476 (B) in 1990 and CS 8684 (C) in 1993. This current surveying was a projection of the calculations and assumptions from those previous surveys along with other surveyors work as shown in the Legend hereon. I found that monuments (1) and (2) did not fit my computed locations per (B) & (C) as shown. Also I held found monuments at (12) and (15) to compute the centerline of South 13th St. For CS 8476 and 8684 I had found and tied in the rod at "Point A" per CS 8066, and found it to miss the centerline of South 11th Street as shown. Said rod is now gone, so for this current survey I used those previous ties to compute the missing monument location.

**PARTITION PLAT No. 2017-026**

FOR  
**SKIRVIN FARMS LLC**

IN THE  
SOUTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON

SEPTEMBER 8, 2017  
PHILOMATH FILE No. P17-12

PAGE 1 OF 2

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

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Theodore James Langton*

OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

RENEWS: 12/31/2018

**NORTHSTAR SURVEYING, INC.**  
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