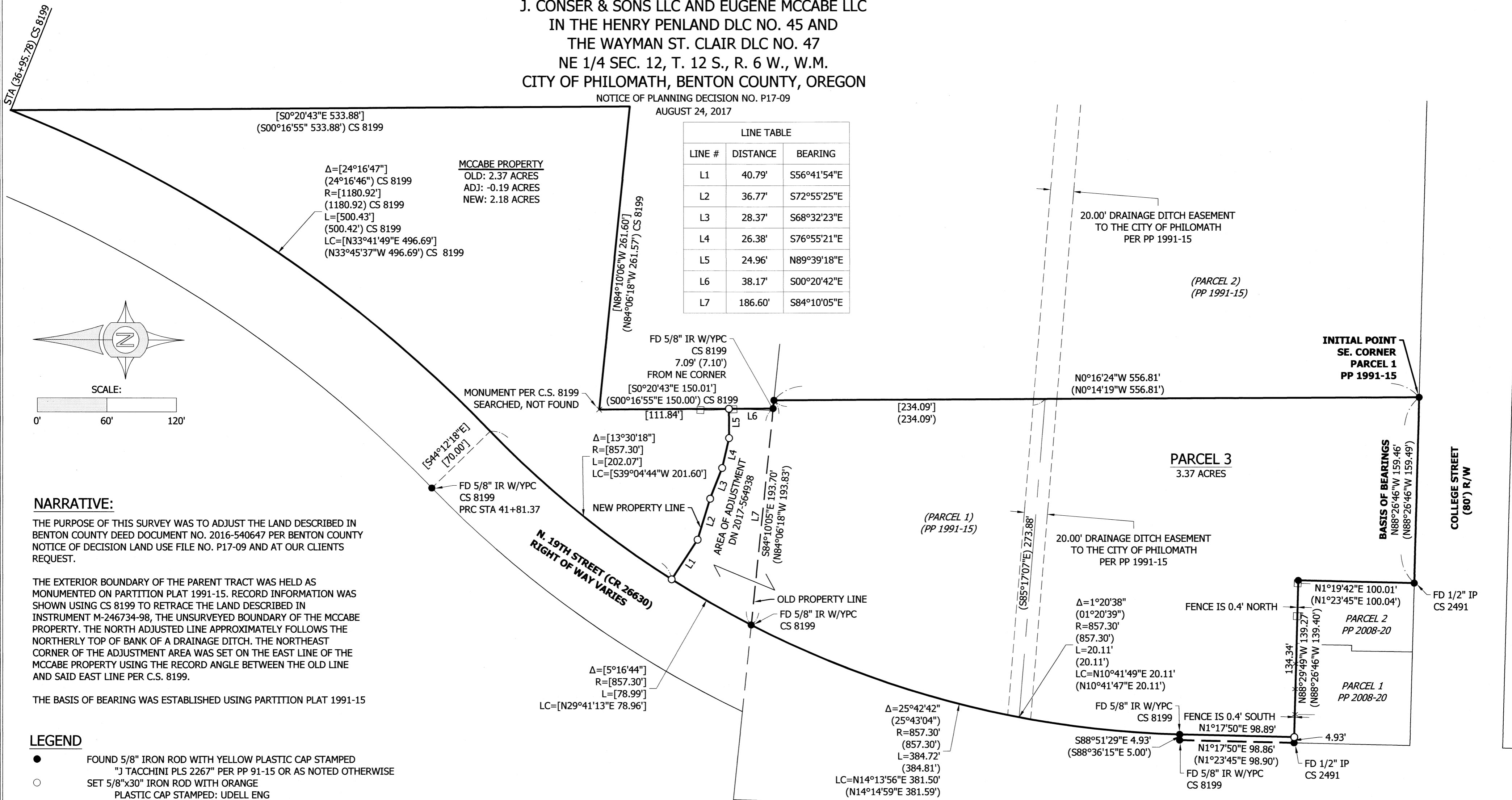


PARTITION PLAT NO. 2018-004  
 PROPERTY LINE ADJUSTMENT  
 A REPLAT OF PARCEL 1, PARTITION PLAT 1991-015  
 J. CONSER & SONS LLC AND EUGENE MCCABE LLC  
 IN THE HENRY PENLAND DLC NO. 45 AND  
 THE WAYMAN ST. CLAIR DLC NO. 47  
 NE 1/4 SEC. 12, T. 12 S., R. 6 W., W.M.  
 CITY OF PHILOMATH, BENTON COUNTY, OREGON

NOTICE OF PLANNING DECISION NO. P17-09  
 AUGUST 24, 2017

LINE #	DISTANCE	BEARING
L1	40.79'	S56°41'54"E
L2	36.77'	S72°55'25"E
L3	28.37'	S68°32'23"E
L4	26.38'	S76°55'21"E
L5	24.96'	N89°39'18"E
L6	38.17'	S00°20'42"E
L7	186.60'	S84°10'05"E



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO. 2016-540647 PER BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. P17-09 AND AT OUR CLIENTS REQUEST.

THE EXTERIOR BOUNDARY OF THE PARENT TRACT WAS HELD AS MONUMENTED ON PARTITION PLAT 1991-15. RECORD INFORMATION WAS SHOWN USING CS 8199 TO RETRACE THE LAND DESCRIBED IN INSTRUMENT M-246734-98, THE UNSURVEYED BOUNDARY OF THE MCCABE PROPERTY. THE NORTH ADJUSTED LINE APPROXIMATELY FOLLOWS THE NORTHERLY TOP OF BANK OF A DRAINAGE DITCH. THE NORTHEAST CORNER OF THE ADJUSTMENT AREA WAS SET ON THE EAST LINE OF THE MCCABE PROPERTY USING THE RECORD ANGLE BETWEEN THE OLD LINE AND SAID EAST LINE PER C.S. 8199.

THE BASIS OF BEARING WAS ESTABLISHED USING PARTITION PLAT 1991-15

**LEGEND**

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "J TACCHINI PLS 2267" PER PP 91-15 OR AS NOTED OTHERWISE
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- ( ) RECORD DATA PER PARTITION PLAT NO. 91-15 OR AS NOTED OTHERWISE
- [ ] CALCULATED DATA
- BK BOOK
- CL CENTERLINE
- CS COUNTY SURVEY
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- PP PARTITION PLAT
- PG PAGE
- W/ OPC WITH ORANGE PLASTIC CAP
- CYCLONE FENCE
- x-x- WIRE FENCE

REFERENCE SURVEYS: PARTITION PLAT NO. 91-15, CS 2491, CS 8199.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Kyle W. Latimer*  
 KYLE W. LATIMER

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Kyle W. Latimer*  
 OREGON  
 JUNE 12, 2013  
 KYLE W. LATIMER  
 #80442  
 EXPIRES 12-31-2018  
 SHEET 1 OF 3

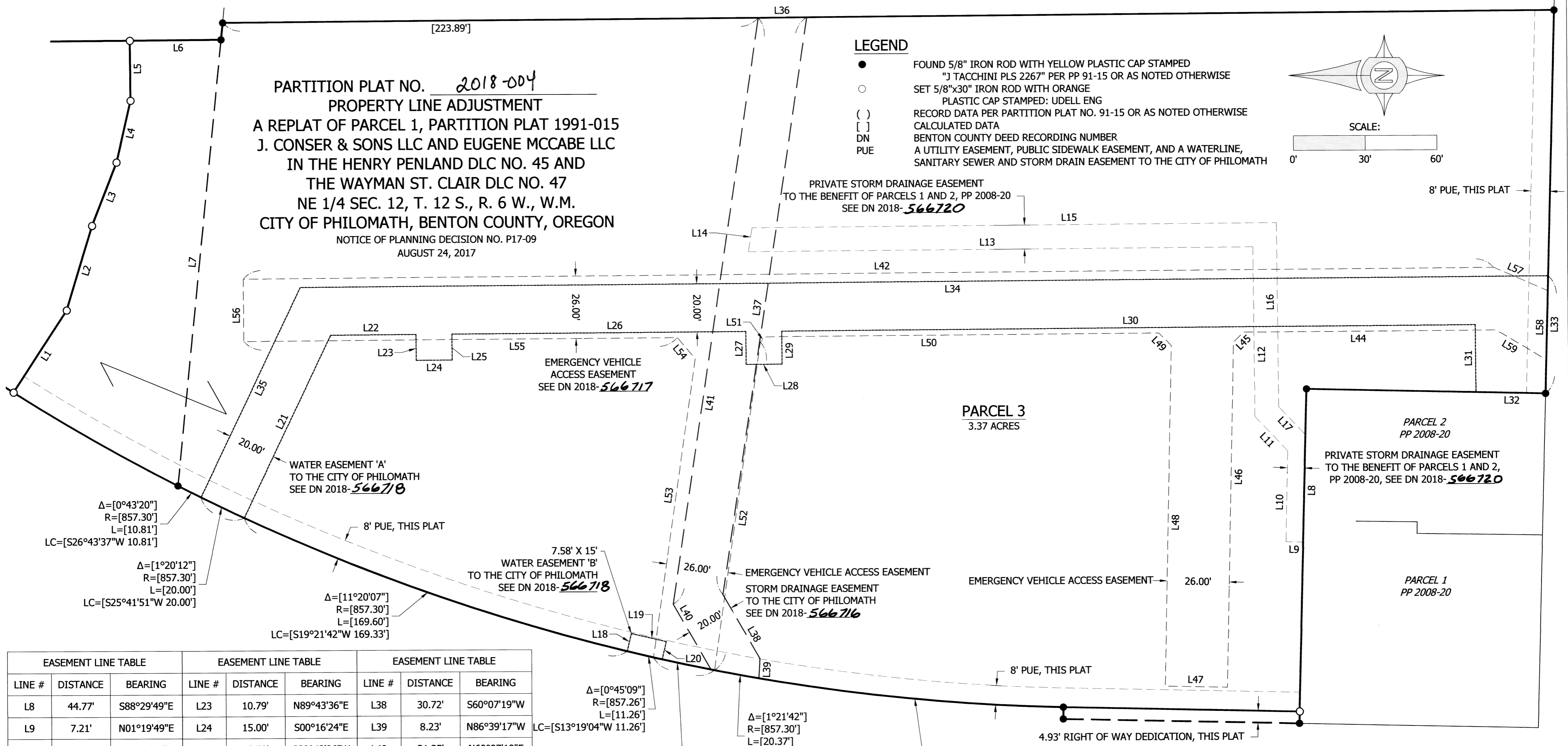
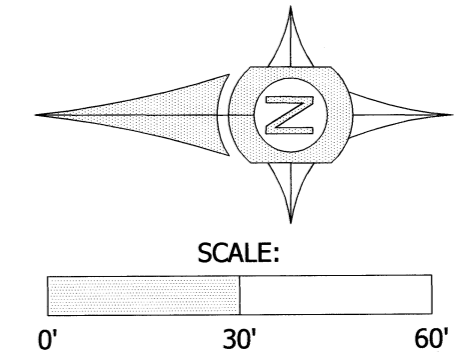


**Udell**  
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 LAND SURVEYING, LLC  
 63 EAST ASH ST.  
 LEBANON, OREGON  
 97355  
 PH. (541) 451-5125  
 FAX (541) 451-1366  
 16-074 CONSER REPLAT

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**LEGEND**

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
"J" TACCHINI PLS 2267" PER PP 91-15 OR AS NOTED OTHERWISE
- SET 5/8"x30" IRON ROD WITH ORANGE  
PLASTIC CAP STAMPED: UDELL ENG
- ( ) RECORD DATA PER PARTITION PLAT NO. 91-15 OR AS NOTED OTHERWISE
- [ ] CALCULATED DATA
- DN BENTON COUNTY DEED RECORDING NUMBER
- PUE A UTILITY EASEMENT, PUBLIC SIDEWALK EASEMENT, AND A WATERLINE,  
SANITARY SEWER AND STORM DRAIN EASEMENT TO THE CITY OF PHILOMATH



EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L8	44.77'	S88°29'49"E	L23	10.79'	N89°43'36"E	L38	30.72'	S60°07'19"W
L9	7.21'	N01°19'49"E	L24	15.00'	S00°16'24"E	L39	8.23'	N86°39'17"W
L10	37.98'	N88°40'11"W	L25	10.79'	S89°43'36"W	L40	31.35'	N60°07'19"E
L11	19.78'	S46°19'49"W	L26	122.89'	N00°16'24"W	L41	246.76'	S81°25'27"E
L12	70.52'	N89°34'49"E	L27	13.70'	N89°43'36"E	L42	523.00'	S00°16'24"E
L13	211.01'	S00°16'24"E	L28	15.00'	N00°16'24"W	L44	104.96'	N00°16'24"W
L14	10.12'	S81°25'27"E	L29	13.70'	N89°43'36"E	L45	5.86'	N44°29'17"W
L15	219.43'	S00°16'24"E	L30	290.21'	N00°16'24"W	L46	143.64'	N88°42'10"W
L16	76.53'	N89°34'49"E	L31	28.03'	N89°43'36"E	L47	26.00'	N01°17'50"E
L17	16.21'	S46°19'49"W	L32	29.12'	N01°19'42"E	L48	141.73'	S88°42'10"E
L18	7.58'	S76°50'09"E	L33	48.86'	S88°26'46"E	L49	7.38'	N45°30'43"E
L19	15.00'	S13°09'51"W	L34	521.82'	N00°16'24"W	L50	164.28'	N00°16'24"W
L20	7.59'	S76°50'09"E	L35	96.69'	N64°20'55"W	L51	3.27'	N41°49'54"W
L21	84.19'	N64°20'55"W	L36	20.24'	S00°16'24"E	L52	137.92'	N81°42'15"W
L22	35.70'	N00°16'24"W	L37	242.90'	N81°25'27"W	L53	125.50'	S81°42'15"E

LINE #	DISTANCE	BEARING
L38	30.72'	S60°07'19"W
L39	8.23'	N86°39'17"W
L40	31.35'	N60°07'19"E
L41	246.76'	S81°25'27"E
L42	523.00'	S00°16'24"E
L44	104.96'	N00°16'24"W
L45	5.86'	N44°29'17"W
L46	143.64'	N88°42'10"W
L47	26.00'	N01°17'50"E
L48	141.73'	S88°42'10"E
L49	7.38'	N45°30'43"E
L50	164.28'	N00°16'24"W
L51	3.27'	N41°49'54"W
L52	137.92'	N81°42'15"W
L53	125.50'	S81°42'15"E

LINE #	DISTANCE	BEARING
L54	11.56'	N49°51'15"E
L55	181.21'	N00°16'24"W
L56	26.00'	N89°43'36"E
L57	24.15'	S23°27'52"W
L58	28.45'	N88°25'19"W
L59	21.85'	N30°56'02"E

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
 Kyle W. Latimer  
 KYLE W. LATIMER

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
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 OREGON  
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 KYLE W. LATIMER  
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 SHEET 2 OF 3

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 CITY OF PHILOMATH, BENTON COUNTY, OREGON  
 NOTICE OF PLANNING DECISION NO. P17-09  
 AUGUST 24, 2017

**SURVEYOR'S CERTIFICATE**

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

AN AREA OF LAND IN THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT 1991-15, BENTON COUNTY, OREGON; THENCE NORTH 88°26'46" WEST 159.46 ALONG THE NORTH RIGHT OF WAY OF COLLEGE STREET TO A 1/2" IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY NORTH 1°19'42" EAST 100.01 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°29'49" WEST 139.27 FEET TO A 1/2" IRON ROD ON THE WEST RIGHT OF WAY OF 19TH STREET; THENCE ALONG SAID 19TH STREET RIGHT OF WAY NORTH 1°17'50" EAST 98.86 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°51'29" EAST 4.93 FEET TO A 5/8" IRON ROD; THENCE ALONG AN 857.30 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 384.72 FEET, THE LONG CHORD OF WHICH IS NORTH 14°13'56" EAST 381.50 FEET, TO A 5/8" IRON ROD; THENCE ALONG AN 857.30 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 78.99 FEET; THE LONG CHORD OF WHICH IS NORTH 29°41'13" EAST 78.96 FEET, TO A 5/8" IRON ROD; THENCE LEAVING SAID 19TH STREET RIGHT OF WAY SOUTH 56°41'54" EAST 40.79 FEET TO A 5/8" IRON ROD; THENCE SOUTH 72°55'25" EAST 36.77 FEET TO A 5/8" IRON ROD; THENCE SOUTH 68°32'23" EAST 28.37 FEET TO 5/8" IRON ROD; THENCE SOUTH 76°55'21" EAST 26.38 FEET TO 5/8" IRON ROD; THENCE NORTH 89°39'18" EAST 24.96 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°20'42" EAST 38.17 FEET TO A 5/8" IRON ROD; THENCE SOUTH 84°10'05" EAST 7.09 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°16'24" EAST 556.81 FEET TO THE POINT OF BEGINNING.

**EASEMENTS OF RECORD**

A PUBLIC RECORD REPORT PREPARED BY TICOR TITLE COMPANY OF OREGON ORDER NO. 471816048809 REVEALED THE FOLLOWING EASEMENT OF RECORD:

1. DRAINAGE DITCH EASEMENT AS DELINEATED OR DEDICATED ON THE RECORDED PLAT. SEE PAGE 1.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Kyle W. Latimer*  
 KYLE W. LATIMER



**APPROVALS:**

CITY OF PHILOMATH NOTICE OF DECISION LAND USE FILE NO. P17-09: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES:

*Quintanilla*  
 PLANNING OFFICIAL, CITY OF PHILOMATH      11/29/18  
 DATE

*J. Manda*  
 BENTON COUNTY SURVEYOR      2/1/18  
 DATE

**RECORDER'S STATEMENT:**

STATE OF OREGON }  
 COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2018- 004 IN BENTON COUNTY RECORDS DOCUMENT NO. 2018-566715, ON THIS 1 DAY OF February, 2018, AT 2:37 O'CLOCK PM.

*De*  
 BENTON COUNTY CLERK

**ASSESSOR'S STATEMENT:**

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 30th, 2018.

*Jami Kraus*  
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT      2-1-18  
 DATE

*Debbie Bauer*  
 BENTON COUNTY TAX COLLECTOR      02-01-2018  
 DATE

**OWNER'S DECLARATION:**

KNOW ALL PERSONS THAT J. CONSER & SONS, LLC IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE REPLATTED WITH EASEMENTS AS SHOWN AND HEREBY DEDICATE TO THE PUBLIC THE ADDITIONAL RIGHT OF WAY AS SHOWN AND DESCRIBED HEREON.

MATTHEW J. CONSER  
 NAME: MJC  
 TITLE: MEMBER

**ACKNOWLEDGMENT:**

STATE OF OR }  
 COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 25<sup>th</sup> DAY OF January, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NAME: Matthew J. Conser AND WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

*Amanda Albert*  
 NOTARY SIGNATURE

Amanda Albert  
 NOTARY PUBLIC - OREGON  
 (PRINT NAME)

COMMISSION NO. 954293  
 MY COMMISSION EXPIRES Sept. 11<sup>th</sup>, 2020



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