

2018-026

PARTITION PLAT 2018-026
A REPLAT OF PARCEL 2, PP2001-46

FOR
KEVIN NICHOLS
SEPTEMBER 7, 2018

IN THE SW 1/4, SECTION 1, TOWNSHIP 12 S, RANGE 6 W, W.M.
PHILOMATH, BENTON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JOHN DAVID MCGEE, 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 ON THE ATTACHED MAP, THE EXTERIOR BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, PARTITION PLAT 2001-046
IN THE SW 1/4, SECTION 1, TOWNSHIP 12 S, RANGE 6 W, W.M., CITY OF PHILOMATH, BENTON COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PARTITION APPROVED IN CITY OF PHILOMATH PLANNING FILE NO. P18-08.

THIS SURVEY FOUND AND HELD, AS A BASIS OF BEARING, POINTS (A) AND (B). THE PARENT PARCEL WAS MONUMENTED AND PLATTED AS PARCEL 2 OF PARTITION PLAT NO. 2001-046. THE CALCULATED POSITION OF THE SOUTHEAST CORNER OF PARCEL 7 WAS DETERMINED BY HOLDING THE RECORD DISTANCE AND LINE FROM POINT "B" PER PP2001-046.

ALL FOUND-MONUMENTS AND SET-MONUMENTS WERE MEASURED FROM RANDOMLY POSITIONED CONTROL POINTS USING A FOCUS 35 ROBOTIC TOTAL STATION (3-SECOND INSTRUMENT). THIS SURVEY TURNED FOUR SETS OF DIRECT AND REVERSE SHOTS ON FOUND-MONUMENTS AND SET-MONUMENTS (FOR POSITIONAL VERIFICATION).

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KEVIN NICHOLS, THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS.

I HEREBY CREATE THE EASEMENT DESCRIBED HEREON, FOR THIS USE AS INDICATED, AND TO THE BENEFIT OF THE PARCEL SHOWN.

Kevin Nichols 10/10/2018
KEVIN NICHOLS DATE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF BENTON) SS

SIGNED AND ATTESTED BEFORE ME ON THIS 10th DAY OF October, 2018, BY KEVIN NICHOLS (1350 HOUSER LN.)

Tiffani R. Mireles
NOTARY SIGNATURE

Tiffani L. Mireles
NOTARY PUBLIC - OREGON (PRINTED NAME OF NOTARY ABOVE LINE)

COMMISSION NO. 938484

MY COMMISSION EXPIRES May 05, 2019

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2019.

BY: Jami Gray 10/10/18
DIRECTOR, DATE
BENTON COUNTY DEPARTMENT OF ASSESSMENT

BY: [Signature] 10-10-18
BENTON COUNTY TAX COLLECTOR DATE

APPROVALS

[Signature] 10/10/18
CITY OF PHILOMATH PLANNING OFFICIAL DATE

[Signature] 10/11/18
BENTON COUNTY SURVEYOR DATE

RECORDER'S STATEMENT

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2018-026-7 IN BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2018-585452 ON THIS 11 DAY OF OCT, 2018 AT 10:56 O'CLOCK A M

[Signature] 10/11/2018
BENTON COUNTY CLERK DATE

EASEMENTS OF RECORD

1. IN FAVOR OF THE CITY OF CORVALLIS FOR PIPE LINE BOOK 129 PAGE 396, LIES WESTERLY OF SUBJECT PROPERTY.
2. IN FAVOR OF MARIANNE SORHUS REVOCABLE TRUST FOR WELL AND WATERLINE, DOCUMENT M-269075-99. SHOWN IN SW CORNER OF PARCEL 5.
3. 15' FUTURE DEDICATION TO THE CITY OF PHILOMATH FOR ROADS AND PUBLIC PURPOSES, NORTH LINE OF PARCEL 5, PARTION PLAT 2001-046.

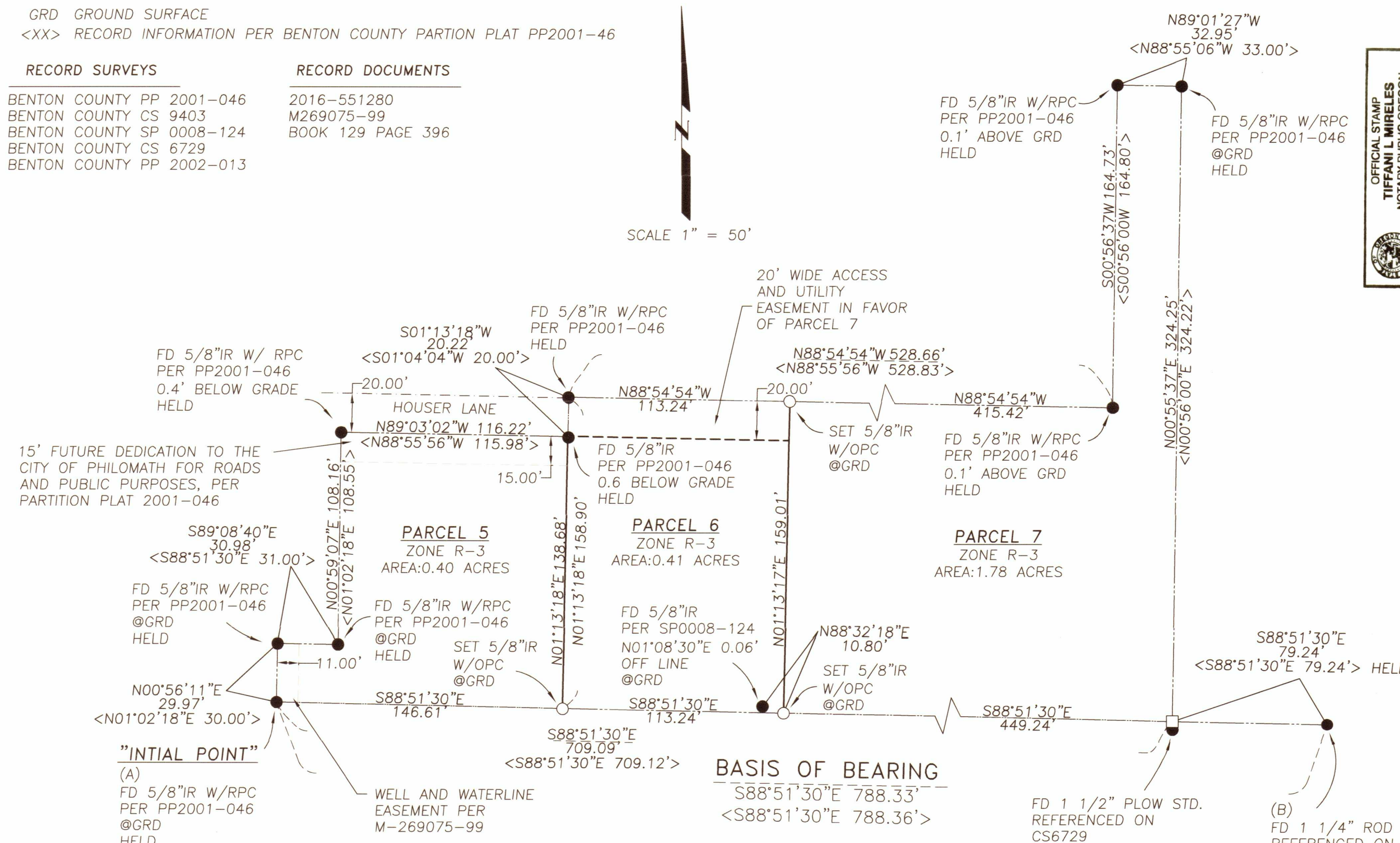
LEGEND

- RECORD SURVEY BOUNDARY
- NEW BOUNDARY LINE
- - - EASEMENT LINE
- R-O-W

- FOUND MONUMENT OF RECORD, AS NOTED.
- SET 5/8" X 30" REBAR W/ OPC, MARKED "JD MCGEE INC LS#58902"
- CALCULATED POSITION
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- IR IRON ROD
- GRD GROUND SURFACE
- <XX> RECORD INFORMATION PER BENTON COUNTY PARTION PLAT PP2001-46

RECORD SURVEYS **RECORD DOCUMENTS**

BENTON COUNTY PP 2001-046	2016-551280
BENTON COUNTY CS 9403	M269075-99
BENTON COUNTY SP 0008-124	BOOK 129 PAGE 396
BENTON COUNTY CS 6729	
BENTON COUNTY PP 2002-013	



JDMcGee, Inc.
Engineering & Surveying 1215 Main Street
Land Use Planning PO Box 1472
Wastewater Design Philomath, OR 97370
"Solving Problems for You" (541) 929-4226
(541) 929-4227 fax

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
FEB. 8, 2000
JOHN D. MCGEE
#58902

I, JOHN D. MCGEE, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

RENEWAL DATE: 12/31/18

DRAWN BY: BSK CHECKED BY: JDM
JDM PROJECT #: 16-86

