

RECORD REFERENCE LIST:

- (A) P.P. 2011-003
- (B) C.S. 7658

FOUND MONUMENT LIST:

- 56 FOUND 5/8" I.R. (B) W/ NO CAP
- 57 FOUND 5/8" I.R. (B); W/YPC STAMPED "DW HARMS PLS1079"

PARTITION PLAT No. 2019- 001

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2011-003

FOR

OREGON SEQUOIA LLC

LOCATED IN

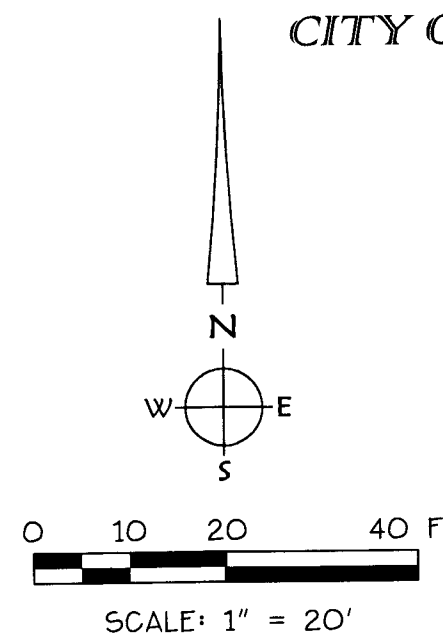
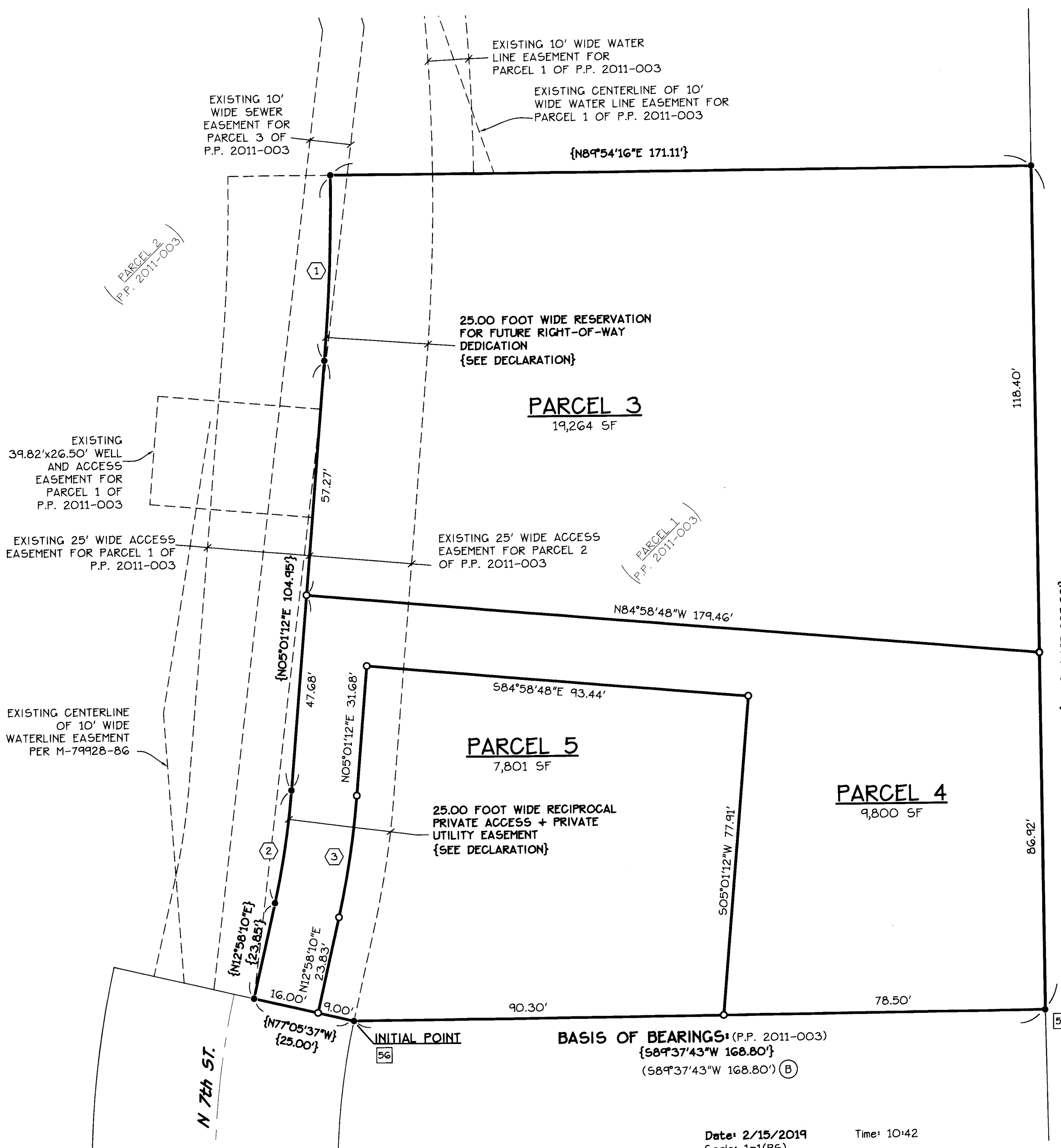
WAYMON ST. CLAIR D.L.C. No. 47, IN THE NE 1/4 SEC. 11, T. 12 S., R. 06 W., W.M.

IN THE

CITY OF PHILOMATH, BENTON COUNTY, OREGON

FEBRUARY 14, 2019

CITY OF PHILOMATH FILE No. P15-09



REGISTERED PROFESSIONAL LAND SURVEYOR
 JULY 9, 2002
JOE J. COTA
 #58561LS
 Renewal: 12/31/19

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

Joe J. Cota
 JOE J. COTA P.L.S. 58561

LEGEND:

- FOUND MONUMENT PER P.P. 2011-003 UNLESS NOTED
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- CALCULATED POINT PER P.P. 2011-003
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- { } MEASURED SAME AS RECORD PER C.S. 2011-003
- C.S. COUNTY SURVEY
- I.R. IRON ROD
- P.P. PARTITION PLAT
- S.F. SQUARE FEET
- YPC YELLOW PLASTIC CAP
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- 1 CURVE DATA; SEE "CURVE DATA TABLE"

CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA	SOURCE
1	500.00' (500.00')	45.42' (45.41')	N02°25'13"E 45.40' (N02°25'07"E 45.39')	05°12'17" (05°12'11")	(A)
2	200.00' (200.00')	27.75' (27.75')	N08°59'41"E 27.73' (N08°59'41"E 27.73')	07°57'02" (07°56'58")	(A)
3	216.00'	29.97'	N08°59'41"E 29.94'	07°56'58"	

Date: 2/15/2019 Time: 10:42
 Scale: 1=1(P5)
 File: dwg\2018\18-159\18-159_mpl.dwg (George)



K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND PARTITION PER CITY OF PHILOMATH CASE FILE NUMBER P15-09

BOUNDARY DETERMINATION:

THE FOUND MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE PLAT.

THE BASIS OF BEARING IS ALONG THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 2011-003 AS SHOWN ON THE PLAT.

SURVEYOR'S CERTIFICATE:

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 2011-003



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

JOE J. COTA P.L.S. 58561

PRIVATE ACCESS + UTILITY EASEMENT STATEMENT:

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE PRIVATE EASEMENTS SHALL RUN WITH THE PARCELS UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENTS SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENTS PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID MAINTENANCE. THE BENEFITING OWNERS OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COST ASSOCIATED WITH THAT SPECIFIC EASEMENT.

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT OREGON SEQUOIA LLC., AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

- A) THE FOLLOWING RECIPROCAL PRIVATE ACCESS + UTILITY EASEMENTS ARE BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
1) A 25.00' WIDE RECIPROCAL PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT LOCATED OVER PORTIONS OF PARCEL 4 AND PARCEL 5 WITH THE SOUTH TERMINUS BEING THE NORTH END OF 7TH STREET AND THE NORTH TERMINUS BEING THE SOUTH LINE OF PARCEL 3, AS SHOWN ON THE PLAT. THIS EASEMENT SHALL BENEFIT PARCEL 3, PARCEL 4, AND PARCEL 5 OF THIS PLAT.
C) A 25.00 FOOT WIDE RESERVATION FOR FUTURE RIGHT-OF-WAY DEDICATION: LOCATED OVER PORTIONS OF PARCEL 3, PARCEL 4 AND PARCEL 5 WITH THE SOUTH TERMINUS BEING THE NORTH END OF 7TH STREET AND THE NORTH TERMINUS BEING THE NORTH LINE OF PARCEL 3, AS SHOWN ON THE PLAT.
1) THIS RESERVATION IS GRANTED TO THE CITY OF PHILOMATH FOR FUTURE STREET AND UTILITY PURPOSES. ALL REQUIRED MINIMUM BUILDING SETBACKS FOR STRUCTURES SHALL BE MEASURED FROM THE EDGE OF THIS RESERVATION ON PARCEL 3, PARCEL 4, AND PARCEL 5. THE OWNERS OF PARCEL 3, PARCEL 4, AND PARCEL 5 SHALL DEDICATE AND CONVEY THE LAND UPON WHICH THIS RESERVATION IS LOCATED TO THE CITY OF PHILOMATH AT SUCH FUTURE TIME AS REQUESTED BY THE CITY OF PHILOMATH FOR THE CONSTRUCTION OF A PUBLIC STREET AND/OR PUBLIC UTILITIES.

BY: Allen Lahey, MEMBER OREGON SEQUOIA LLC., AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF February, 2019, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED ALLEN LAHEY, AS MEMBER OF OREGON SEQUOIA, LLC., AN OREGON LIMITED LIABILITY, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: Lori A. Stutzman NOTARY PUBLIC FOR OREGON (SIGNATURE)
BY: Lori A. Stutzman NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: January 18, 2020
MY COMMISSION No.: 946249

TITLE REPORT / EASEMENT NOTES:

A TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER No. 7109-3170672, DATED JANUARY 20, 2019.

THE FOLLOWING EASEMENTS BY TITLE REPORT LINE ITEM ARE NOT LOCATED ON SUBJECT PROPERTY:

- 5) WATER PIPE LINE IN FAVOR OF CITY OF CORVALLIS RECORDED IN BOOK 69, PAGE 549, DATED FEBRUARY 9, 1922 AND AS BOOK 95, PAGE 329, DATED NOVEMBER 1, 1934.
6) EASEMENT FOR ROAD PURPOSES RECORDED IN BOOK 179, PAGE 58, DATED OCTOBER 4, 1961.
7) EASEMENT FOR ROAD PURPOSES RECORDED IN BOOK 199, PAGE 274 DATED JANUARY 14, 1966 AND IN MICROFILM DOCUMENT M-40203, DATED MAY 11, 1973.

PARTITION PLAT No. 2019-001

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2011-003

FOR OREGON SEQUOIA LLC

LOCATED IN WAYMON ST. CLAIR D.L.C. No. 47, IN THE NE 1/4 SEC. 11, T. 12 S., R. 06 W., W.M. IN THE CITY OF PHILOMATH, BENTON COUNTY, OREGON

FEBRUARY 14, 2019

CITY OF PHILOMATH FILE No. P15-09

APPROVALS:

Planning Official, City of Philomath, 2/19/19 DATE

Benton County Surveyor, 2/20/19 DATE

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

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

For: Director, Benton County Department of Assessment, 2/19/19 DATE

For: Director, Benton County Tax Collector, 2/19/19 DATE

RECORDER'S STATEMENT:

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

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT No. 2019-001 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2019-579152 ON THIS 20th DAY OF February, 2019 AT 1:35 O'CLOCK P.M.

BY: Benton County Clerk