

PARTITION PLAT No. 2019 - 005
A REPLAT OF TRACT A, QUAIL GLENN SUBDIVISION

for TRIPLE 7 ENTERPRISES, LLC

in the NW 1/4 OF SECTION 12,
T 12 S, R 6 W, W.M.
CITY OF PHILOMATH
BENTON COUNTY, OREGON

APRIL 23, 2019

FILE No. P18-16

SURVEYOR'S CERTIFICATE

I, Robert Alan Cook, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments defining only the corners of this Partition Plat. The land is described as follows:

All that Land conveyed to Triple 7 Enterprises, LLC, by deed recorded as Document 2018-569969, Benton County Deed Records, said Tract lying in the Northwest Quarter of Section 12, Township 12 South, Range 6 West, Willamette Meridian, in the City of Philomath, Benton County, Oregon, and being more specifically described as follows:

Tract A, Quail Glenn Subdivision, in the City of Philomath, Benton County, Oregon.

DECLARATION

Know all persons by these presents that Triple 7 Enterprises, 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 25.00 foot wide emergency access easement over Parcel 3 for the benefit of the City of Philomath.

Keith Slater
Keith Slater, Member
Triple 7 Enterprises, LLC

Herschel P. Weeks
Herschel P. Weeks, Member
Triple 7 Enterprises, LLC

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

Signed and attested before me on this 31st day of May, 2019, by Keith Slater as Member of Triple 7 Enterprises, LLC, and Herschel P. Weeks as Member of Triple 7 Enterprises, LLC.

Ruth Ann Post signature of Notary

Ruth Ann Post printed name of Notary

Notary Public - State of Oregon
Commission No. 777676
My Commission Expires 8/22/2022

APPROVALS FILE No. P18-16

Debra W. ... 5/31/19
Planning Official date
City of Philomath

Jan ... 06-03-2019
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2019.

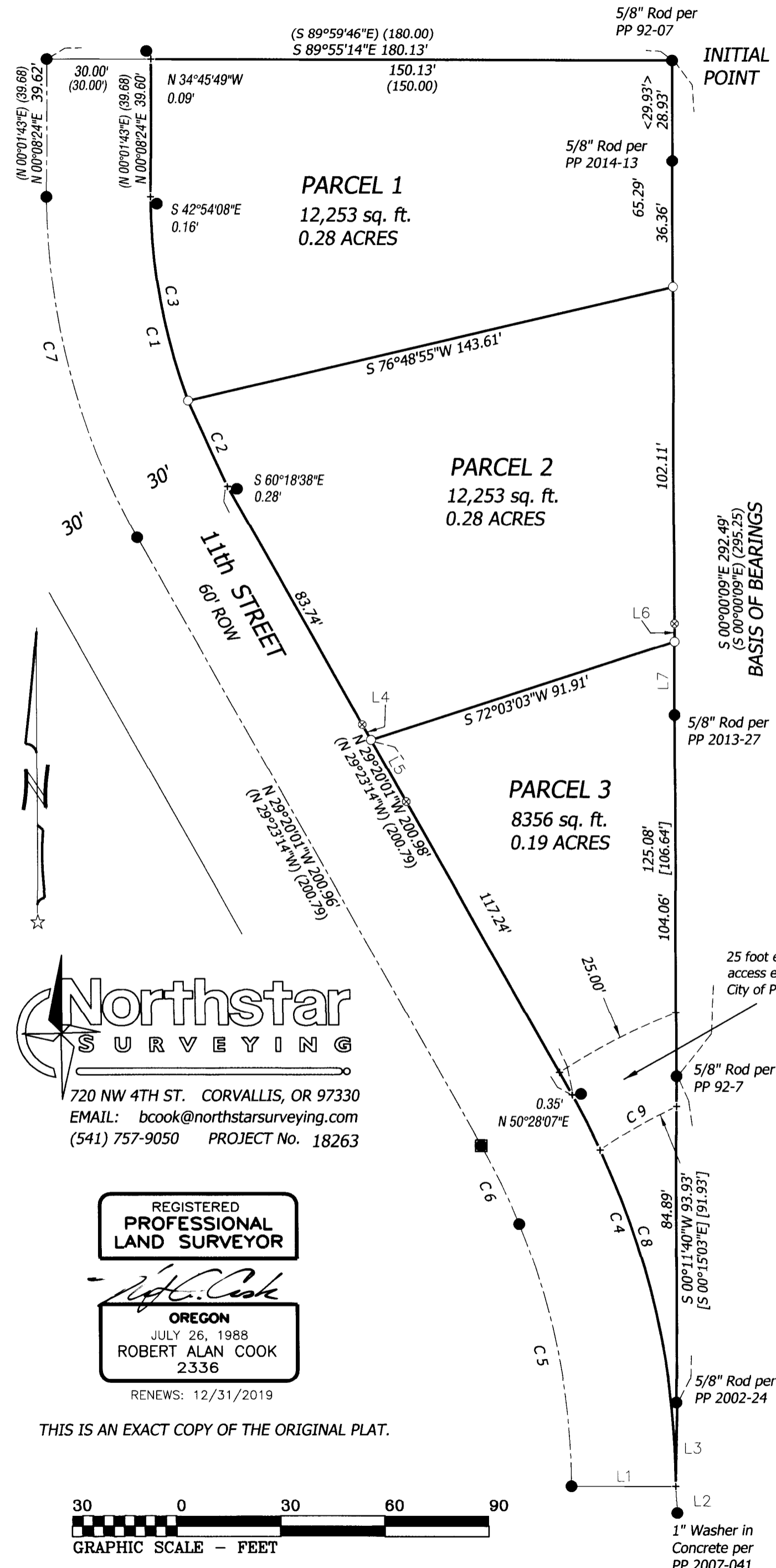
by *Jami ...* 06-03-2019
Director, Benton County Dept. of Assessment date

by *for Debbie ...* 06-03-2019
Benton County Tax Collector 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 2019-005, in the Benton County Deed Records as Document No. 2019-582034, on this 3 day of June, 2019, at 11:03 o'clock AM.

AM ...
Benton County Clerk



LEGEND

-Found Monument: 5/8" rod per Quail Glenn Subdivision or as noted.
-Found Monument: 1-1/2" aluminum cap on asphalt per Quail Glenn Subdivision.
-Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".
-Set Monument: 1/2" x 24" rebar with yellow plastic cap stamped "N. STAR".
- ⊗Computed position, nothing found or set.
- + PP92-07 = PARTITION PLAT No. 1992-007

Data of, or computed from, the following:
() ... Quail Glenn Subdivision
< > ... Partition Plat 2014-013 = PP 2014-013
[] ... Partition Plat 2013-027 = PP 2013-027
{ } ... Partition Plat 2003-010 = PP 2003-010

NARRATIVE

The purpose of this survey was to divide my client's property into the 3 Parcel shown. This TRACT "A" was surveyed as part of the Quail Glenn Subdivision in 1996. I located monuments as shown around this tract and found that the centerline and right-of-way monuments did not fit very well to each other. I oriented my survey to the East line, finding 4 monuments to line up. Then, I accepted the centerline monuments as tied and created the radius points holding the record radii. Unfortunately, because the monuments did not fit well, as shown, I had to create non-tangent curves and show right-of-way monuments out of position. I did not find the monument at the very south end of the TRACT. Previous Partition Plats 2002-24 and 2003-10, show this monument as 0.20 feet west of the back line. Because I held the centerline monuments and the right-of-way to be 30 feet from the centerline, I place the South end of the lot at 30 feet and bend the back line of the TRACT over to the right-of-way as shown. I am unable to set anything at this South lot corner. Multiple Partitions have occurred East of this TRACT so I tried to hold the monuments to prevent gaps or overlaps.

CALL TABLE

Course	Bearing	Distance
L1	S 89°58'15" E	30.00'
	(N 89°59'51" E)	(30.00')
L2	S 02°20'54" E	7.62'
L3	S 00°43'11" W	24.13'
	{S 00°02'00" W}	{23.88}
L4	S 29°20'01" E	5.10'
L5	S 29°20'01" E	20.40'
L6	S 00°00'09" E	5.26'
L7	S 00°00'09" E	21.02'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	170.00'	87.08'	29°20'59"	86.13'	N 14°38'41" W
	(170.00')	(87.11')	(29°21'31")	(86.16')	(N 14°42'28" W)
C2	170.00'	27.20'	9°10'03"	27.17'	N 24°44'09" W
C3	170.00'	59.88'	20°10'56"	59.57'	N 10°03'39" W
C4	230.00'	117.66'	29°18'40"	116.38'	N 14°37'35" W
	(230.00')	(117.96')	(29°23'05")	(116.76')	(N 14°41'42" W)
C5	200.00'	77.37'	22°09'57"	76.89'	N 11°03'14" W
	(200.00')	(77.46')	(22°11'27")	(76.98')	(N 11°05'52" W)
C6	200.00'	24.94'	7°08'43"	24.93'	N 25°42'34" W
	(200.00')	(25.11')	(7°11'37")	(25.09')	(N 25°47'45" W)
C7	200.00'	102.45'	29°20'59"	101.33'	N 14°38'41" W
	(200.00')	(102.48')	(29°21'31")	(101.48')	(N 14°42'28" W)
C8	230.00'	99.59'	24°48'31"	98.81'	N 12°22'31" W
C9	144.00'	25.13'	10°00'02"	25.10'	N 60°08'07" E

Northstar
SURVEYING

720 NW 4TH ST. CORVALLIS, OR 97330
EMAIL: bcook@northstarsurveying.com
(541) 757-9050 PROJECT No. 18263

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert Alan Cook
OREGON
JULY 26, 1988
ROBERT ALAN COOK
2336

RENEWS: 12/31/2019

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

