2020-01

PARTITION PLAT No. 2020 - 01
A REPLAT OF PARCEL 6, PARTITION PLAT No. 2016-05

for RICHARD & LORI GIBBS

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

AUGUST 29, 2019

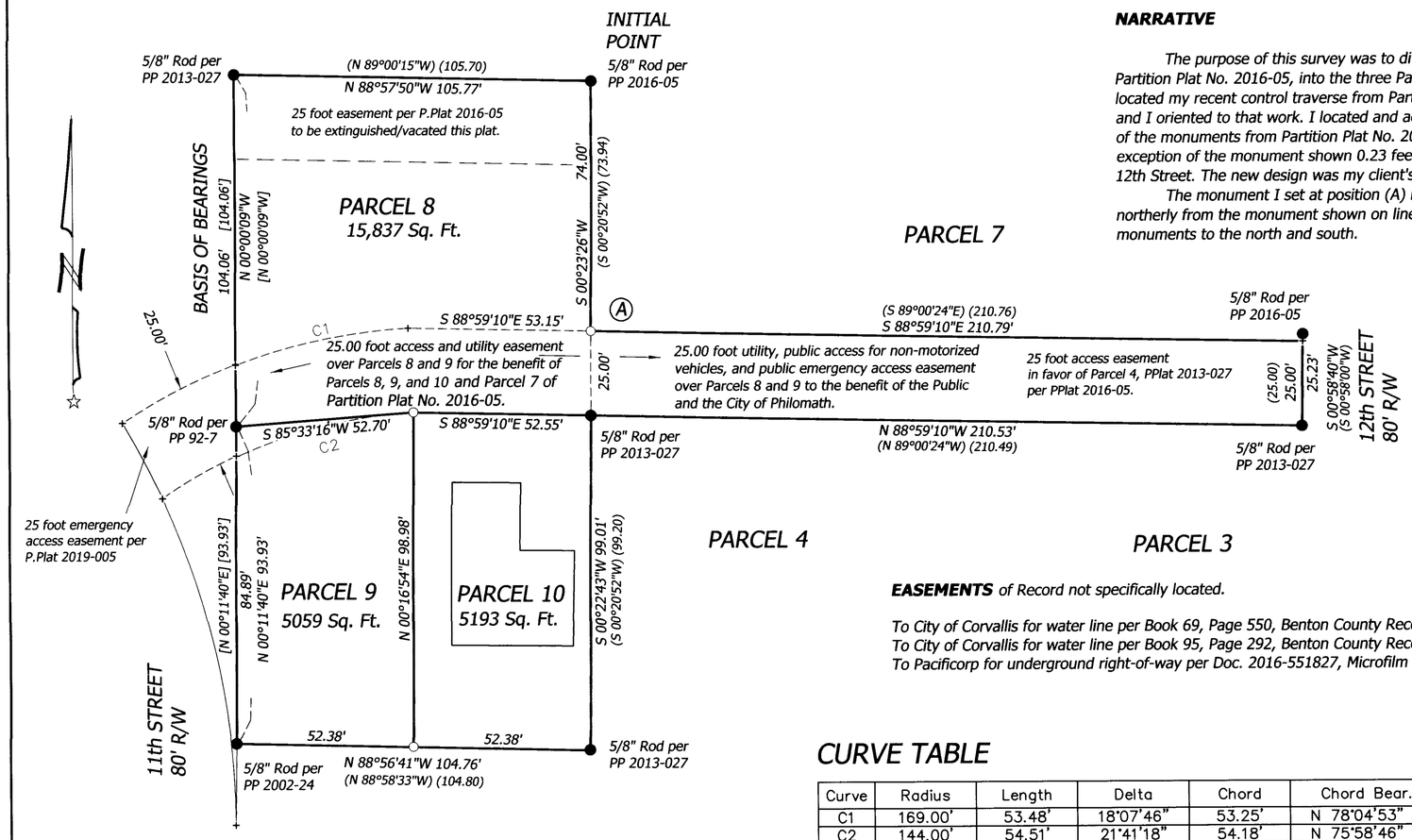
FILE No. P19-13

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert A. Cook
OREGON
JULY 26, 1988
ROBERT ALAN COOK
2336
RENEWS: 12/31/2021

30 0 30 60 90
GRAPHIC SCALE – FEET

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Northstar SURVEYING
720 NW 4TH ST. CORVALLIS, OR 97330
EMAIL: bcook@northstarsurveying.com
(541) 757-9050 PROJECT No. 19094



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:

A portion of that land conveyed to Richard Gibbs and Lori Gibbs, by deed recorded as Document 2015-531822, Benton County Deed Records, said land 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:

Parcel 6, Partition Plat No. 2016-05, Benton County, Oregon.

LEGEND

● .....Found Monument as noted.

○ .....Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".

+ .....Computed position, nothing found or set.

Data of, or computed from, the following:
( ) ... Partition Plat 2016-05
[ ] ... Partition Plat 2019-05

PP or P.Plat = PARTITION PLAT No.

NARRATIVE

The purpose of this survey was to divide this Parcel 6 of Partition Plat No. 2016-05, into the three Parcels as shown. I located my recent control traverse from Partition Plat No. 2019-05 and I oriented to that work. I located and accepted the positions of the monuments from Partition Plat No. 2016-05, with the exception of the monument shown 0.23 feet out of position on 12th Street. The new design was my client's.

The monument I set at position (A) is set 25.00 feet northerly from the monument shown on line between the found monuments to the north and south.

EASEMENTS of Record not specifically located.

To City of Corvallis for water line per Book 69, Page 550, Benton County Records.
To City of Corvallis for water line per Book 95, Page 292, Benton County Records.
To Pacificorp for underground right-of-way per Doc. 2016-551827, Microfilm Records.

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	169.00'	53.48'	18°07'46"	53.25'	N 78°04'53" E
C2	144.00'	54.51'	21°41'18"	54.18'	N 75°58'46" E

DECLARATION

Know all persons by these presents that Richard Gibbs and Lori Gibbs are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby extinguish the 25 foot "Future Street Right-of-way reservation" per Partition Plat 2016-05.

We hereby dedicate the 25 foot access and utilities easement over Parcels 8 and 9 for the benefit of Parcels 8, 9, and 10 and Parcel 7 of Partition Plat No. 2016-05.

We hereby dedicate the 25.00 foot utility, public access for non-motorized vehicles, and public emergency access easement over Parcels 8 and 9 to the benefit of the Public and the City of Philomath.

Richard Gibbs Lori Gibbs

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

Signed and attested before me on this 7th day of January, 2020, by Richard Gibbs and Lori Gibbs

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. P19-13

1-8-20
Planning Official date
City of Philomath

1-9-20
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2020.

by 1/9/2020
Director, Benton County Dept. of Assessment date

by 01/09/2020
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 2020 - 01, in the Benton County Deed Records as Document No. 2020-590358, on this 9 day of JANUARY, 2020, at 8:05 o'clock A.M.

by
Benton County Clerk

2020-01

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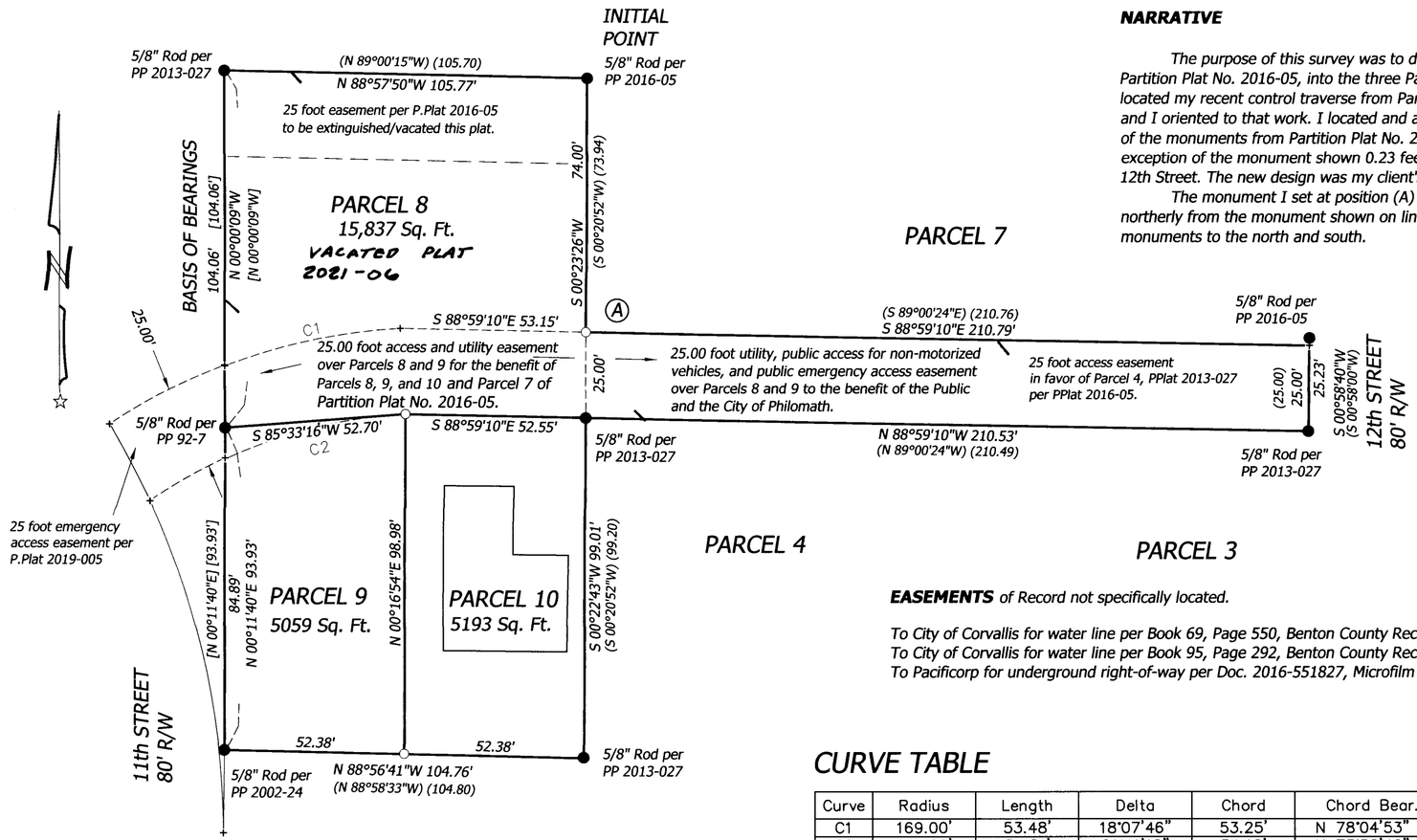

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My Commission Expires 08/07/2020

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Benton County Surveyor — date 1-9-20

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by Director, Benton County Dept. of Assessment — date 1/9/2020

by for Benton County Tax Collector — date 01/09/2020

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