

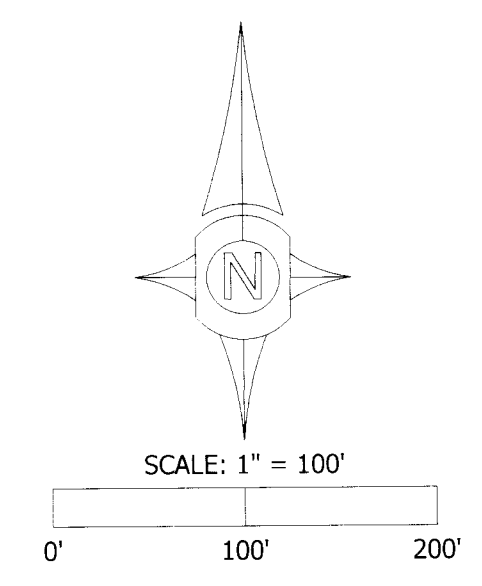
PARTITION PLAT NO. 2020-006
 GLORIETTA BAY, LLC
 IN THE
 NORRICE P. NEWTON DLC NO. 44
 NW 1/4 SEC. 7, T. 12 S., R. 5 W AND THE
 NE 1/4 SEC. 12, T. 12 S., R. 6 W., W.M.
 CITY OF PHILOMATH, BENTON COUNTY, OREGON
 MAY 29, 2020
 CITY OF PHILOMATH PLANNING CASE NO. P19-06

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- () DATA OF RECORD PER AS NOTED
- [] CALCULATED DATA
- BR BENT, ROTATED TO TIE STRAIGHT PORTION
- C.S. COUNTY SURVEY
- DN DEED DOCUMENT NUMBER
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- P.P. PARTITION PLAT
- PUE PUBLIC UTILITY EASEMENT
- RPC RED PLASTIC CAP
- W/ WITH
- W.C. WITNESS CORNER
- YPC YELLOW PLASTIC CAP

REFERENCE SURVEYS:

- A: C.S. 5910
- B: C.S. 5287
- C: C.S. 7922
- D: C.S. 2646
- E: C.S. 10271
- F: P.P. 1995-14

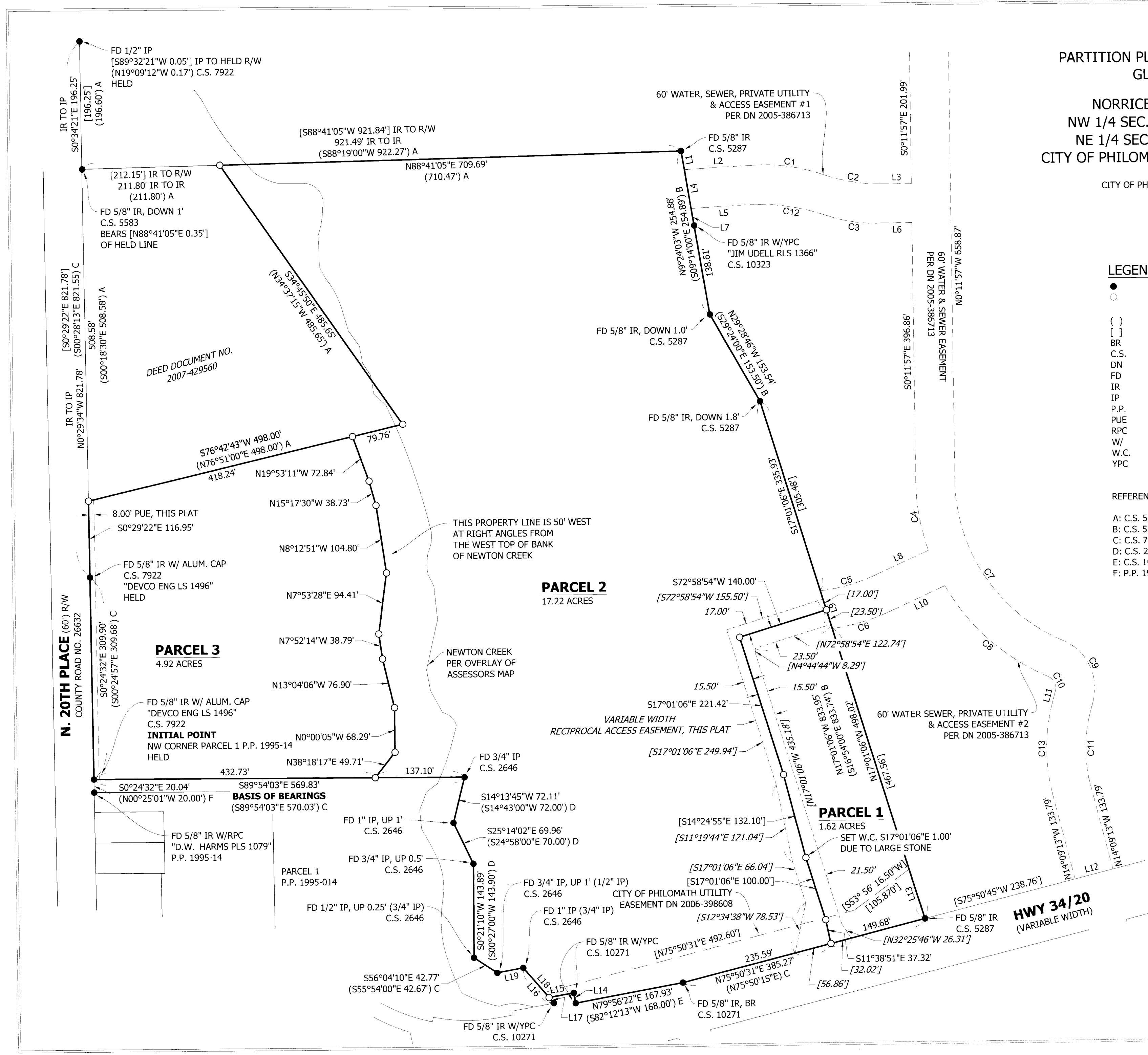


I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.



REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2020
 SHEET 1 OF 2

Udell
 ENGINEERING &
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 17-236 LEPMAN PHILOMATH PP



DEED DOCUMENT NO. 2007-429560

PARCEL 3
4.92 ACRES

PARCEL 2
17.22 ACRES

PARCEL 1
1.62 ACRES

BASIS OF BEARINGS
(S89°54'03"E 570.03') C

HWY 34/20
(VARIABLE WIDTH)

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:

BEGINNING AT A 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 1995-14 AND BEING ON THE EASTERLY RIGHT-OF-WAY OF NORTH 20TH PLACE, THENCE LEAVING SAID RIGHT OF WAY, ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH 89°54'03" EAST 569.83 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 14°13'45" WEST 72.11 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 25°14'02" EAST 69.96 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 00°21'10" WEST 143.89 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 56°04'10" EAST 42.77 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 79°28'47" EAST 40.66 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 40°14'05" EAST 60.37 FEET TO A 5/8 INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 20; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FOUR CALLS, NORTH 80°06'18" EAST 38.62 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 10°20'10" EAST 15.85 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 79°56'22" EAST 167.93 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 75°50'31" EAST 385.27 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY, NORTH 17°01'06" WEST 833.95 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 29°28'46" WEST 153.54 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 09°24'03" WEST 254.88 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 88°41'05" WEST 709.69 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 34°45'50" EAST 485.65 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 76°42'43" WEST 498.00 FEET TO A 5/8 INCH IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF NORTH 20TH PLACE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°29'22" EAST 116.95 FEET; THENCE SOUTH 0°24'32" EAST 309.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 23.76 ACRES.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO. 2018-575002 INTO 3 PARCELS AS SHOWN, PER CITY OF PHILOMATH NOTICE OF DECISION LAND USE FILE NO. P19-06.

THE EAST BOUNDARY WAS RESOLVED BY HOLDING FOUND MONUMENTS PER BENTON COUNTY SURVEY NO. 5287.

THE WEST LINE WAS RESOLVED BY HOLDING THE SHOWN FOUND MONUMENTS PER BENTON COUNTY SURVEYS 5583 AND 7922.

THE SOUTHERLY BOUNDARY WAS RESOLVED BY HOLDING THE SHOWN FOUND MONUMENTS PER BENTON COUNTY SURVEYS 2646, 5287, 7922, AND 10271.

THE NORTH LINE WAS RESOLVED BY HOLDING THE SHOWN FOUND MONUMENTS PER BENTON COUNTY SURVEYS 5287, AND 5583.

THE BASIS OF BEARING WAS HELD PER C.S. 7922 AS NOTED.

APPROVALS:

CITY OF PHILOMATH NOTICE OF PLANNING P19-06: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signature]
CITY OF PHILOMATH PLANNING OFFICIAL
7/27/20
DATE

[Signature]
BENTON COUNTY SURVEYOR
8-7-20
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 2020-006 IN BENTON COUNTY DEED RECORDS DOCUMENT NO. 2020-598796, ON THIS 10th DAY OF August, 2020, AT 9:35 O'CLOCK AM

[Signature]
BENTON COUNTY CLERK

PARTITION PLAT NO. 2020-006

GLORIETTA BAY, LLC

IN THE

NORRICE P. NEWTON DLC NO. 44

NW 1/4 SEC. 7, T. 12 S., R. 5 W AND THE

NE 1/4 SEC. 12, T. 12 S., R. 6 W., W.M.

CITY OF PHILOMATH, BENTON COUNTY, OREGON

MAY 29, 2020

CITY OF PHILOMATH PLANNING CASE NO. P19-06

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT GLORIETTA BAY, LLC IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO 3 PARCELS WITH EASEMENTS AS SHOWN AND DESCRIBED HEREON.

WE HEREBY CREATE A PUBLIC UTILITY EASEMENT AS SHOWN ALONG N. 20TH PLACE RIGHT OF WAY FOR FRANCHISE UTILITIES, AND ALSO CREATE AN EASEMENT TO THE CITY OF PHILOMATH ALONG SAID UTILITY EASEMENT A WATERLINE, SANITARY SEWER, STORM DRAIN AND PUBLIC SIDEWALK EASEMENT.

[Signature]

SCOTT LEPMAN *[Signature]*, GLORIETTA BAY, LLC

ACKNOWLEDGMENT:

STATE OF OR)
COUNTY OF Linn) SS

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF July, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT LEPMAN Member, GLORIETTA BAY, LLC NAMED IN ABOVE CAPACITY AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 954293
MY COMMISSION EXPIRES September 11th, 2020

EASEMENTS OF RECORD

A PUBLIC RECORD TITLE REPORT NO. 471820092965 PREPARED BY TICOR TITLE COMPANY OF OREGON, REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. A RIGHT-OF-WAY EASEMENT IN FAVOR OF PACIFIC POWER & LIGHT COMPANY, A CORPORATION. RECORDED AS M-10906-79, ON OCTOBER 31, 1979. UNABLE TO PLOT BASED ON DESCRIPTION.
2. AN ACCESS AND UTILITY EASEMENT IN FAVOR OF ANDREW M. MARTIN, TRUSTEE OF THE RESIDUARY TRUST, CREATED BY JOSEPH N. MARTIN. RECORDED AS BENTON COUNTY DEED DOCUMENT NO. 2005-386713, ON JUNE 13, 2005. AS SHOWN HEREON.
3. A PERMANENT PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF PHILOMATH. RECORDED AS BENTON COUNTY DEED DOCUMENT NO. 2006-398608, ON JANUARY 18, 2006. AS SHOWN HEREON.
4. AN EASEMENT IN FAVOR OF THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION. RECORDED AS BENTON COUNTY DEED DOCUMENT NO. 2006-405390, ON JUNE 14, 2006. AS SHOWN HEREON.

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, 2021.

[Signature]
FOR DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT
8/7/2020
DATE

[Signature]
BENTON COUNTY TAX COLLECTOR
08/07/2020
DATE

CURVE TABLE - CALCULATED DATA

CURVE #	LENGTH	RADIUS	DELTA	LONG CHORD
C1	109.70'	280.00'	22°26'52"	N81°54'22"W 109.00'
C2	91.93'	270.00'	19°30'32"	S80°26'11"E 91.49'
C3	86.19'	220.00'	22°26'49"	S81°54'22"E 85.64'
C4	108.71'	330.00'	18°52'27"	S09°36'26"E 108.22'
C5	85.96'	270.00'	18°14'31"	N74°51'12"E 85.60'
C6	93.44'	330.00'	16°13'27"	N73°50'49"E 93.13'
C7	314.01'	270.00'	66°38'05"	S33°29'08"E 296.61'
C8	214.99'	330.00'	37°19'36"	S48°08'22"E 211.21'
C9	112.96'	79.00'	81°55'09"	N25°50'08"W 103.58'
C10	27.17'	19.00'	81°55'09"	N25°50'14"W 24.91'
C11	112.43'	220.00'	29°16'50"	S00°29'13"W 111.21'
C12	112.36'	330.00'	19°30'31"	N80°26'11"W 111.82'
C13	143.09'	280.00'	29°16'50"	S00°29'13"W 141.54'

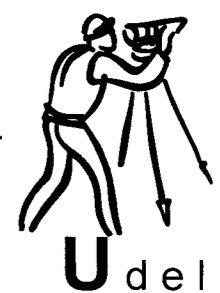
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	[S9°24'03"E	29.17']
L2	[S86°52'12"W	105.92']
L3	[N89°48'34"E	45.00']
L4	[S9°24'03"E	60.36']
L5	[S86°52'12"W	99.33']
L6	[S89°48'34"W	45.00']
L7	[S9°24'03"E	26.74']
L8	[N65°44'10"E	92.23']
L9	[N17°01'06"W	60.91']
L10	[S65°44'10"W	92.23']
L11	[N15°07'38"E	18.53']
L12	[S75°50'47"W	60.00']
L13	[N17°00'24"W	79.59']
L14	S10°20'10"E	15.85' (S7°45'37"E) E
L15	N80°06'18"E	38.62'
L16	S40°14'05"E	71.65' (N40°10'00"W) D
L17	S40°14'05"E	11.28'
L18	S40°14'05"E	60.37'
L19	N79°28'47"E	40.66' (S79°51'00"W 40.88') C

VARIABLE WIDTH RECIPROCAL ACCESS EASEMENT

AN AREA AS SHOWN AND DIMENSIONED HEREON IS RESERVED AS A PRIVATE, PERPETUAL, NON-EXCLUSIVE, RECIPROCAL-USE ACCESS EASEMENT BENEFITING PARCELS 1 AND 2 OF THIS PLAT. THE OWNERS ACKNOWLEDGE THAT THE PRIVATE DRIVEWAY IS NOT A PART OF THE COUNTY OR CITY MAINTAINED ROAD NETWORK AND THE MAINTENANCE OF THE PRIVATE DRIVEWAY IN THE EASEMENT SHALL BE MUTUALLY AGREED UPON PRIOR TO INITIATION AND IS TO BE SHARED EQUALLY BY THE OWNERS OF PARCELS 1 AND 2 AND THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

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



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2020
SHEET 2 OF 2

ENGINEERING & LAND SURVEYING, LLC
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