

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- EXISTING CYCLONE FENCE
- - - EXISTING WOODEN FENCE
- - - EXISTING WIRE FENCE
- () DATA OF RECORD PER AS NOTED
- [] CALCULATED DATA
- C.S. COUNTY SURVEY
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- P.P. PARTITION PLAT
- R1 12TH STREET COMMONS
- RPC RED PLASTIC CAP
- W/ WITH

REFERENCE SURVEYS: C.S. 1961, C.S. 6243, C.S. P.P. 92-7, QUAIL GLENN SUBDIVISION, P.P. 2002-24, P.P. 2003-10, 12TH STREET COMMONS

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:

PARCEL 2, BENTON COUNTY PARTITION PLAT NO. 2002-24.

THE ABOVE DESCRIBED AREA CONTAINS 30,402 SQUARE FEET.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT PARCEL 2 OF BENTON COUNTY PARTITION PLAT NO. 2002-24 INTO 3 PARCELS AS SHOWN HEREON.

MONUMENTS MARKING THE EXTERIOR BOUNDARY OF SAID PARCEL 2 WERE FOUND AND HELD PER BENTON COUNTY PARTITION PLATS 2002-34 AND 2003-10.

THE BASIS OF BEARING IS OREGON STATE PLANE COORDINATE SYSTEM (NAD83), NORTH ZONE, ESTABLISHED USING OREGON REAL-TIME GNSS NETWORK KINEMATIC CORRECTORS.

APPROVALS:

CITY OF PHILOMATH NOTICE OF PLANNING 20-03: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS REPLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signature] 12/21/20
CITY OF PHILOMATH PLANNING OFFICIAL DATE

[Signature] 12/24/20
BENTON COUNTY SURVEYOR 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 2020-021 IN BENTON COUNTY DEED RECORDS DOCUMENT NO. 2020-605403, ON THIS 24 DAY OF December, 2020, AT 11:02 O'CLOCK A.M.

[Signature]
BENTON COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2020
SHEET 1 OF 1

Udell
ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
PH. (541) 451-5125
FAX (541) 451-1366
20-033 KNUTSON PHILOMATH PP KWD

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
KYLE W. LATIMER

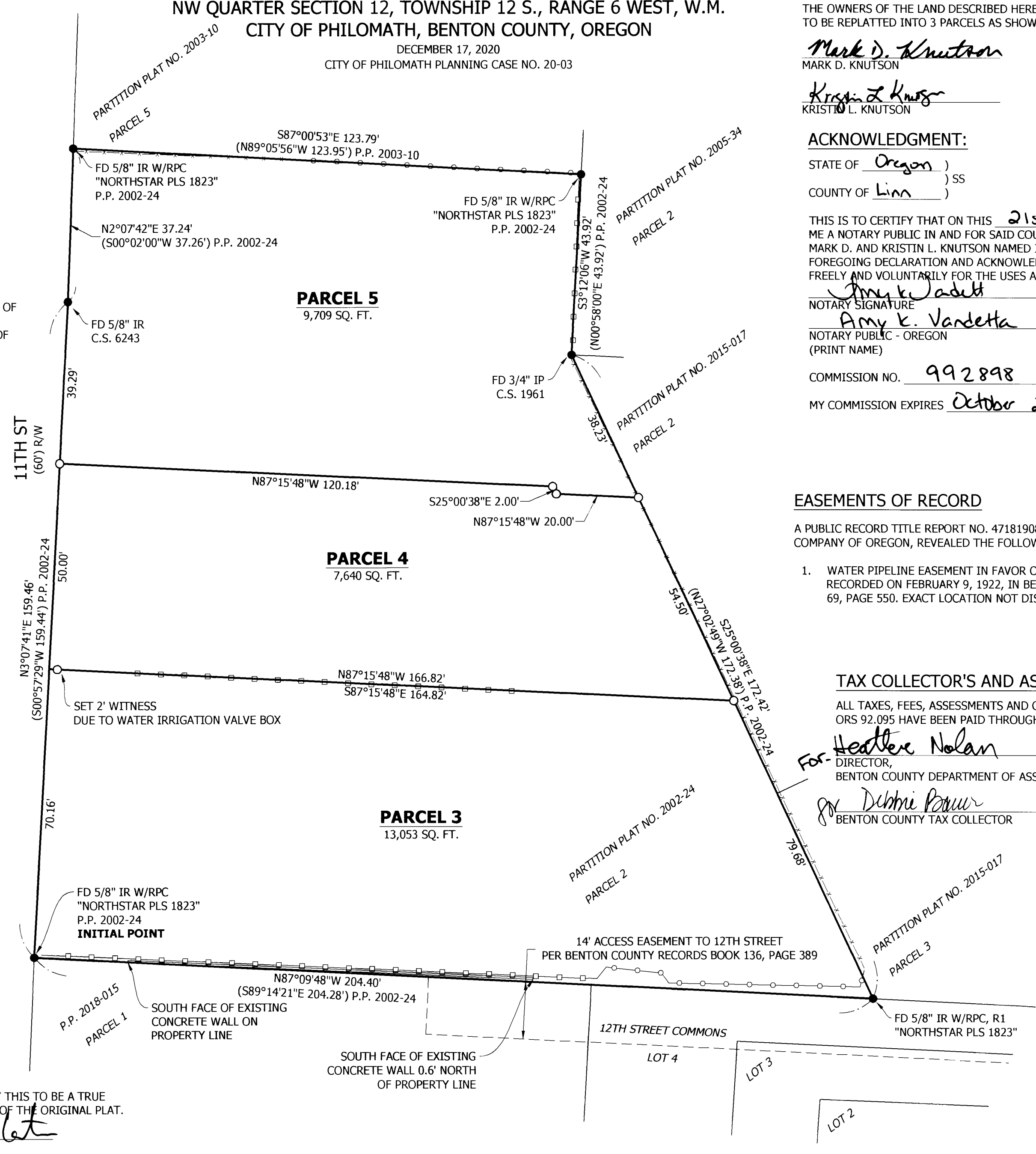
PARTITION PLAT NO. 2020-021

AT THE REQUEST OF
MARK KNUTSON

IN THE
REPLAT OF PARCEL 2, P.P. 2002-024
WAYMAN ST. CLAIR DLC NO. 47

NW QUARTER SECTION 12, TOWNSHIP 12 S., RANGE 6 WEST, W.M.
CITY OF PHILOMATH, BENTON COUNTY, OREGON

DECEMBER 17, 2020
CITY OF PHILOMATH PLANNING CASE NO. 20-03



OWNER'S DECLARATION:

KNOW ALL PERSONS THAT MARK D. KNUTSON AND KRISTIN L. KNUTSON ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE REPLATTED INTO 3 PARCELS AS SHOWN AND DESCRIBED HEREON.

[Signature] 12/21/2020
MARK D. KNUTSON DATE

[Signature] 12/21/2020
KRISTIN L. KNUTSON DATE

ACKNOWLEDGMENT:

STATE OF Oregon)
COUNTY OF Linn) SS

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF December, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK D. AND KRISTIN L. KNUTSON NAMED IN ABOVE CAPACITY AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 992898

MY COMMISSION EXPIRES October 20, 2023

EASEMENTS OF RECORD

A PUBLIC RECORD TITLE REPORT NO. 471819087978 PREPARED BY TICOR TITLE COMPANY OF OREGON, REVEALED THE FOLLOWING EASEMENT OF RECORD:

1. WATER PIPELINE EASEMENT IN FAVOR OF THE CITY OF CORVALLIS, RECORDED ON FEBRUARY 9, 1922, IN BENTON COUNTY RECORDS BOOK 69, PAGE 550. EXACT LOCATION NOT DISCLOSED.

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 30th, 2021

For: *[Signature]* 12-24-2020
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

For: *[Signature]* 12-24-2020
BENTON COUNTY TAX COLLECTOR DATE

