

LEGEND

- SET 5/8" X 30" IR W/YPC STAMPED 'MSS ENGINEERING'
- FOUND MONUMENT AS NOTED PER REFERENCE TABLE
- CALCULATED POINT, NOTHING FOUND OR SET
- (X) DENOTES RECORD DATA, UNLESS OTHERWISE NOTED
- [X] CALCULATED FROM RECORD DATA
- (50) FOUND MONUMENT REFERENCE
- R# SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- CS# BENTON COUNTY SURVEY NUMBER
- IR IRON ROD
- YPC YELLOW PLASTIC CAP

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*P. Seaders*

OREGON  
MAY 26, 2015  
PETER J. SEADERS  
60183PLS  
RENEWS: 06/30/22

P.P. 2020-022  
PARTITION PLAT  
FOR  
**SPIES REAL ESTATE GROUP**  
LOCATED IN THE  
NE 1/4 SEC. 13, T. 12S, R. 6W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
DECEMBER 15, 2020  
SHEET 1 OF 2

SURVEY REFERENCE:

- R1 CS 2352
- R2 CS 7944
- R3 SP0013-007 - MILLPOND CROSSING PHASE I

DEED REFERENCE:

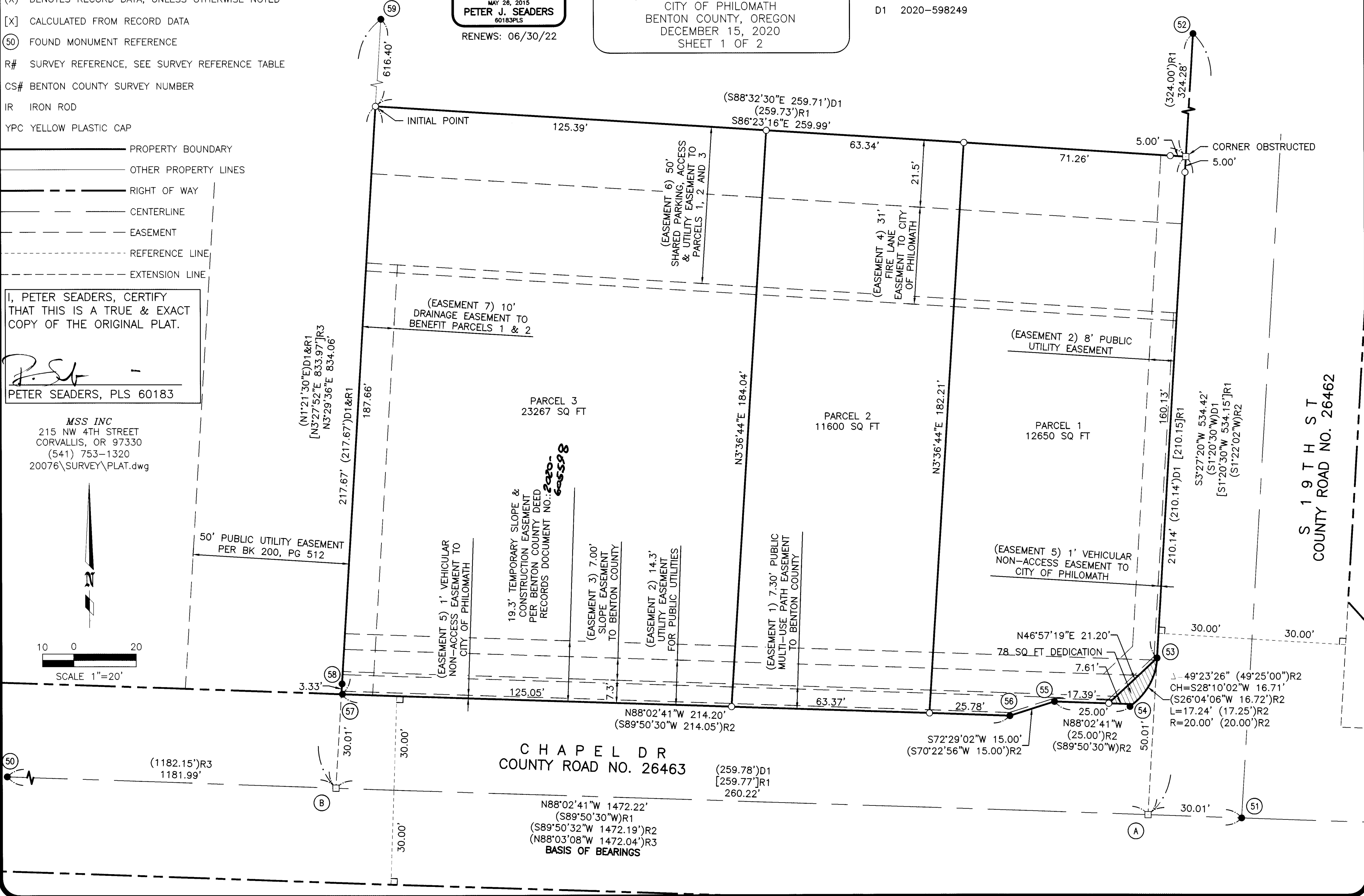
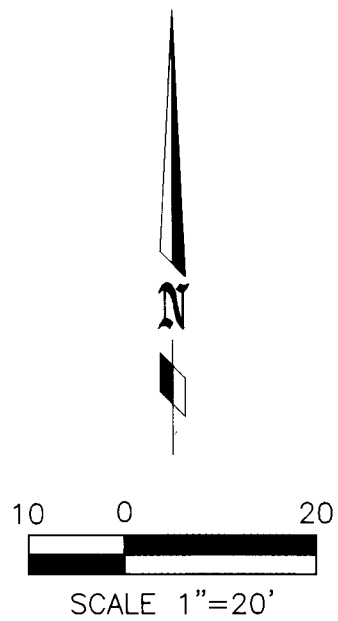
- D1 2020-598249

- PROPERTY BOUNDARY
- OTHER PROPERTY LINES
- - - RIGHT OF WAY
- - - CENTERLINE
- - - EASEMENT
- - - REFERENCE LINE
- - - EXTENSION LINE

I, PETER SEADERS, CERTIFY THAT THIS IS A TRUE & EXACT COPY OF THE ORIGINAL PLAT.

*P. Seaders*  
PETER SEADERS, PLS 60183

MSS INC  
215 NW 4TH STREET  
CORVALLIS, OR 97330  
(541) 753-1320  
20076\SURVEY\PLAT.dwg



S 1 9 T H S T  
COUNTY ROAD NO. 26462

CHAPEL DR  
COUNTY ROAD NO. 26463

N88°02'41"W 1472.22'  
(S89°50'30"W)R1  
(S89°50'32"W 1472.19')R2  
(N88°03'08"W 1472.04')R3  
BASIS OF BEARINGS

∠=49°23'26" (49°25'00")R2  
CH=S28°10'02"W 16.71'  
(S26°04'06"W 16.72')R2  
L=17.24' (17.25')R2  
R=20.00' (20.00')R2

I, PETER SEADERS, CERTIFY THAT THIS IS A TRUE & EXACT COPY OF THE ORIGINAL PLAT.

*P. Seaders*  
PETER SEADERS, PLS 60183

MSS INC  
215 NW 4TH STREET  
CORVALLIS, OR 97330  
(541) 753-1320  
20076\SURVEY\PLAT.dwg



P.P. 2020-022  
PARTITION PLAT  
FOR  
SPIES REAL ESTATE GROUP  
LOCATED IN THE  
NE 1/4 SEC. 13, T. 12S, R. 6W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
DECEMBER 15, 2020  
SHEET 2 OF 2

**SURVEY NARRATIVE:**

**PURPOSE:**  
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY OUTLINED IN BOLD IN ACCORDANCE WITH CITY OF PHILOMATH PLANNING CASE NO. P20-13 AS SHOWN.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE STATE PLANE COORDINATE SYSTEM (OREGON NORTH ZONE 3601) (NAD 1983) (EPOCH 2011).

**BOUNDARY DETERMINATION:**  
POINTS (50) & (51) WERE HELD FOR THE CENTERLINE OF CHAPEL DRIVE AND THE SOUTH LINE OF THE HENRY PENLAND DONATION LAND CLAIM NO. 45. THE EAST PROPERTY LINE (WEST LINE OF S 19TH ST) WAS HELD FROM POINT (52) TO A 30' OFFSET FROM POINT (51), AND EXTENDED TO ITS INTERSECTION WITH THE CHAPEL DR CENTERLINE (POINT A). THE WEST PROPERTY LINE WAS HELD FROM POINT (59) TO (58) AND EXTENDED TO ITS INTERSECTION WITH THE CHAPEL DR CENTERLINE (POINT B). POINT (57) WAS NOT HELD BECAUSE IT IS JUNIOR TO POINT (58), AND IT WAS INTENDED BY R3 TO BE SET IN LINE WITH MONUMENTS (58) & (59). DEED DISTANCES FROM POINTS (A) & (B) WERE HELD ALONG THE EAST AND WEST LINES TO RE-ESTABLISH THE NORTH PROPERTY LINE. FINALLY, THE CHAPEL DR RIGHT OF WAY WAS EXCEPTED OUT FROM RECORD DEDICATION DIMENSIONS, YIELDING THE RESULTANT BOUNDARY.

**SURVEYOR'S CERTIFICATE:**

I, PETER SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT DURING THE MONTH OF DECEMBER, 2020, I DID ACCURATELY SURVEY AND MARK WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED MAP, THAT PROPERTY IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON, CONVEYED TO SPIES REAL ESTATE GROUP BY DEED 2020-598249, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A POINT MARKED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MSS ENGINEERING" LOCATED 1181.99 FEET S88°02'41"E AND 217.67 FEET N3°27'20"E FROM THE SW CORNER OF THE HENRY PENLAND DONATION LAND CLAIM NO. 45, SAID POINT BEING THE NW CORNER OF THAT PROPERTY DESCRIBED IN DEED 2020-598249; RUNNING THENCE S86°23'16"E THROUGH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MSS ENGINEERING" 259.99 FEET TO A POINT ON THE WEST LINE OF S 19TH ST; THENCE S3°27'20"W ALONG SAID WEST LINE THROUGH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MSS ENGINEERING" AND THROUGH ANOTHER 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BENTON COUNTY SURVEYOR" 210.14 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF THE HENRY PENLAND DONATION LAND CLAIM NO. 45; THENCE N88°02'41"W ALONG SAID SOUTH LINE 260.22 FEET TO THE INTERSECTION THEREOF WITH THE EXTENDED EAST LINE OF ALICE STREET IN THE "ROSE PARK" ADDITION TO THE CITY OF PHILOMATH; THENCE N3°29'36"E ALONG SAID EXTENDED EAST LINE THROUGH A 3/4" IRON ROD 217.67 FEET BACK TO THE INITIAL POINT.

EXCEPTING THEREFROM ALL PORTIONS OF THE ABOVE DESCRIBED LAND LYING WITHIN THE PUBLIC RIGHT OF WAY.

THE AREA HEREIN DESCRIBED CONTAINING AN AREA OF 1.09 ACRES, MORE OR LESS.

*P. Seaders*  
PETER SEADERS, PLS 60183

**EASEMENT (2)**  
\* We hereby create a utility easement as shown along the public right-of-ways for franchise utilities, and also dedicate to City of Philomath along said utility easement a waterline, sanitary sewer, storm drain and public sidewalk easement.

**FOUND MONUMENT REFERENCE:**

- (50) SW CORNER HENRY PENLAND DONATION LAND CLAIM NO. 45 - 3" BRASS CAP IN MONUMENT BOX, HELD
- (51) 5/8" IR W/YPC STAMPED "BENTON COUNTY SURVEYOR" IN MONUMENT BOX PER CS7768, HELD
- (52) 3/4" BOLT PER R1 DOWN 0.8', HELD
- (53) 5/8" IR W/YPC STAMPED "BENTON COUNTY SURVEYOR" PER R2 FLUSH, HELD
- (54) 5/8" IR W/YPC STAMPED "BENTON COUNTY SURVEYOR" PER CS10221 DOWN 0.3', S48°43'55"W 1.09' FROM COMPUTED POSITION
- (55) 5/8" IR W/YPC STAMPED "BENTON COUNTY SURVEYOR" PER R2 FLUSH, HELD
- (56) 5/8" IR W/YPC STAMPED "BENTON COUNTY SURVEYOR" PER R2 FLUSH, HELD
- (57) 5/8" IR W/YPC STAMPED "BATTEY 73254" PER R3 UP 0.1', N88°19'43"E 0.31' FROM COMPUTED POSITION
- (58) 3/4" IR W/NO CAP PER R1, N3°29'36"E 3.33' FROM COMPUTED POSITION, HELD FOR WEST LINE
- (59) 5/8" IR W/YPC STAMPED "BATTEY 73254" PER R3 FLUSH, HELD

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT SPIES REAL ESTATE GROUP LLC, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME IN PARCELS, HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO BENTON COUNTY'S USE FOREVER THE 78 SQUARE FEET OF RIGHT OF WAY AT THE CORNER OF CHAPEL ROAD AND S 19TH STREET, AND DOES HEREBY CREATE THE EASEMENTS LISTED BELOW, ALL SHOWN ON THE FACE OF THE ATTACHED MAP.

- 1) 7.30' PUBLIC MULTI-USE PATH EASEMENT TO BENTON COUNTY
- 2) ~~8'~~ UTILITY EASEMENT FOR PUBLIC UTILITIES (WIDTH AS SHOWN ON MAP)\*
- 3) 7' SLOPE EASEMENT TO BENTON COUNTY
- 4) 31' FIRE LANE EASEMENT TO CITY OF PHILOMATH
- 5) 1' VEHICULAR NON-ACCESS EASEMENT TO CITY OF PHILOMATH
- 6) 50' SHARED PARKING, ACCESS & UTILITY EASEMENT TO PARCELS 1, 2 & 3
- 7) 10' DRAINAGE EASEMENT TO PARCELS 1 & 2

IN WITNESS WHEREOF WE SET OUR HAND AND SEAL THIS 17<sup>th</sup> DAY OF Dec 2020.

*Paul Spies*  
PAUL SPIES, MEMBER

STATE OF OREGON )  
COUNTY OF Benton )SS

THIS IS TO ACKNOWLEDGE THAT ON THIS 17<sup>th</sup> DAY OF December, 2020, DID PERSONALLY APPEAR BEFORE ME THE ABOVE NAMED PAUL SPIES, MEMBER OF SPIES REAL ESTATE GROUP, LLC, AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE FREELY AND VOLUNTARILY EXECUTED.

*Crystal R. Austin*  
NOTARY SIGNATURE

995828  
COMMISSION NO.

Crystal R. Austin  
PRINT NAME OF NOTARY  
NOTARY PUBLIC - STATE OF OREGON

Jan. 20, 2024  
COMMISSION EXPIRES:

**APPROVALS:**

*[Signature]*  
CITY OF PHILOMATH PLANNING OFFICIAL  
12/18/20  
DATE

*[Signature]*  
BENTON COUNTY SURVEYOR  
12/23/20  
DATE

*[Signature]*  
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS  
12/28/20  
DATE

ALL TAXES, FEES, ASSESSMENTS, AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2021.

For: *[Signature]*  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT  
12/23/2020  
DATE

*[Signature]*  
BENTON COUNTY TAX COLLECTOR  
12/23/2020  
DATE

STATE OF OREGON )  
COUNTY OF BENTON )SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2020-022 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2020-605597 ON THIS 30<sup>th</sup> DAY OF DEC. 2020 AT 9:09 O'CLOCK A.M.

*[Signature]*  
BENTON COUNTY CLERK

2020-022

LEGEND

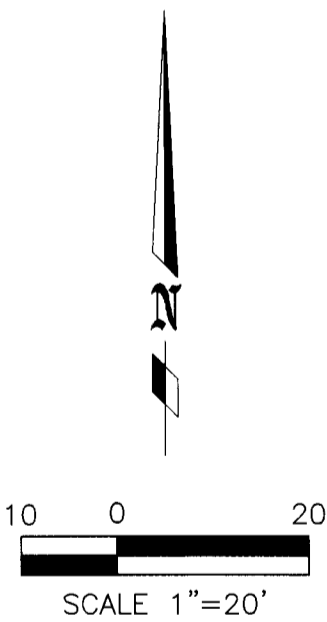
- SET 5/8" X 30" IR W/YPC STAMPED 'MSS ENGINEERING'
- FOUND MONUMENT AS NOTED PER REFERENCE TABLE
- CALCULATED POINT, NOTHING FOUND OR SET
- (X) DENOTES RECORD DATA, UNLESS OTHERWISE NOTED
- [X] CALCULATED FROM RECORD DATA
- ⊙ FOUND MONUMENT REFERENCE
- R# SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- CS# BENTON COUNTY SURVEY NUMBER
- IR IRON ROD
- YPC YELLOW PLASTIC CAP

- PROPERTY BOUNDARY
- OTHER PROPERTY LINES
- - - RIGHT OF WAY
- - - CENTERLINE
- - - EASEMENT
- - - REFERENCE LINE
- - - EXTENSION LINE

I, PETER SEADERS, CERTIFY THAT THIS IS A TRUE & EXACT COPY OF THE ORIGINAL PLAT.

PETER SEADERS, PLS 60183

MSS INC  
215 NW 4TH STREET  
CORVALLIS, OR 97330  
(541) 753-1320  
20076\SURVEY\PLAT.dwg



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 26, 2015  
PETER J. SEADERS  
60183PLS  
RENEWS: 06/30/22

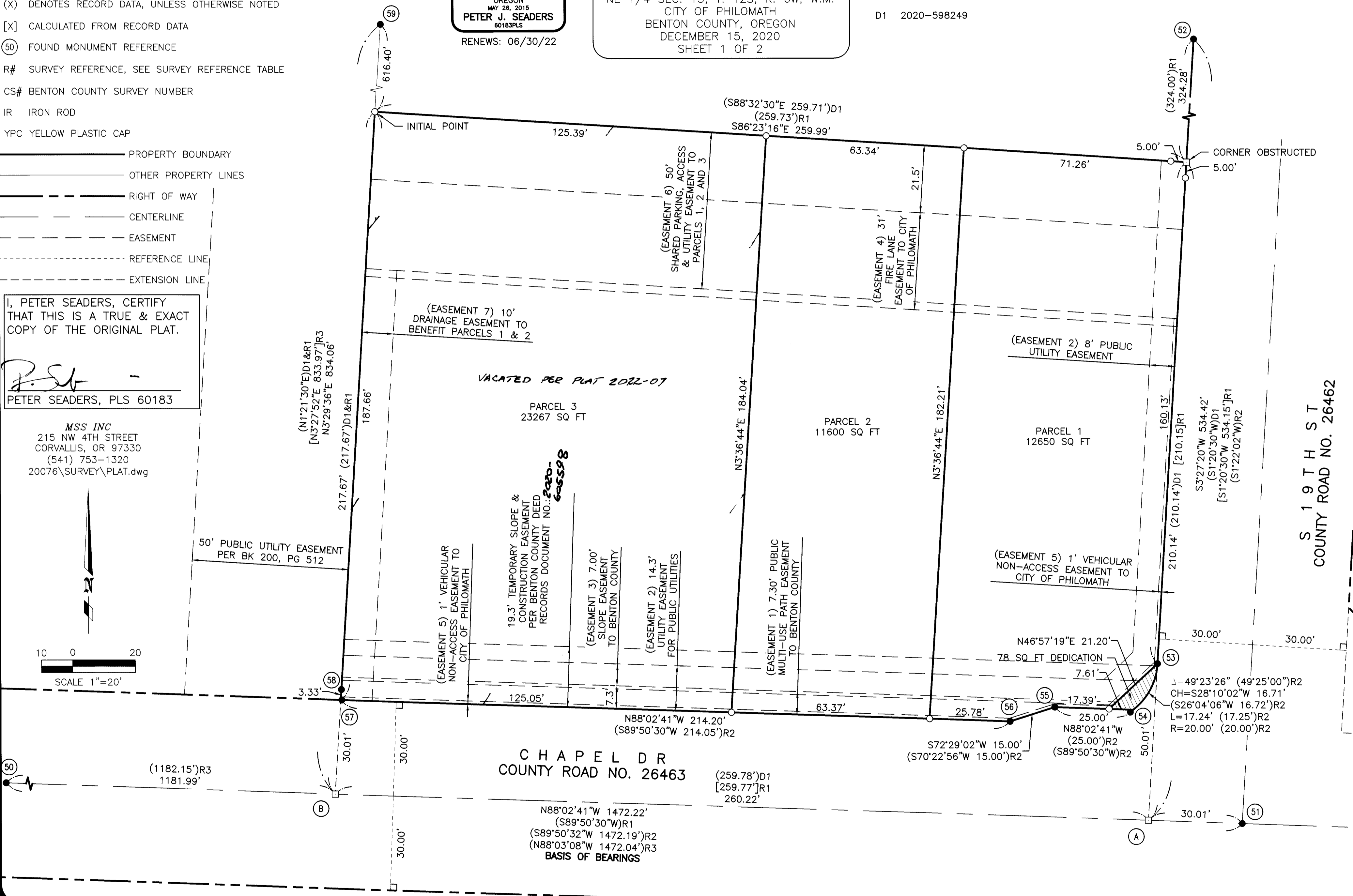
P.P. 2020-022  
PARTITION PLAT  
FOR  
**SPIES REAL ESTATE GROUP**  
LOCATED IN THE  
NE 1/4 SEC. 13, T. 12S, R. 6W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
DECEMBER 15, 2020  
SHEET 1 OF 2

SURVEY REFERENCE:

- R1 CS 2352
- R2 CS 7944
- R3 SP0013-007 - MILLPOND CROSSING PHASE I

DEED REFERENCE:

- D1 2020-598249



S 19TH ST  
COUNTY ROAD NO. 26462

CHAPEL DR  
COUNTY ROAD NO. 26463

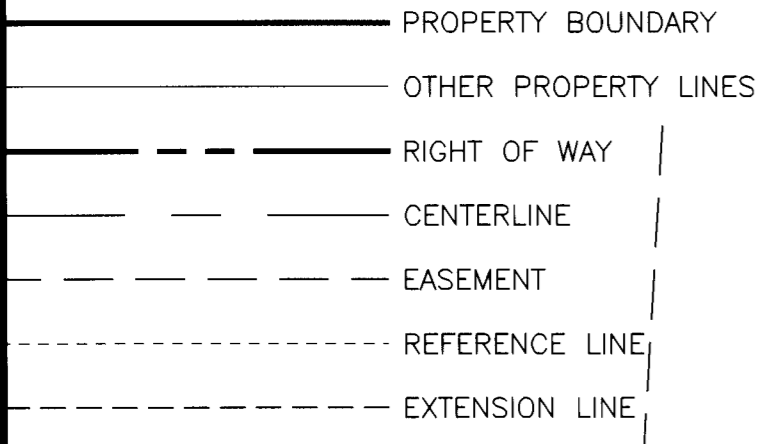
N88°02'41"W 1472.22'  
(S89°50'30"W)R1  
(S89°50'32"W 1472.19')R2  
(N88°03'08"W 1472.04')R3  
BASIS OF BEARINGS

49°23'26" (49°25'00")R2  
CH=S28°10'02"W 16.71'  
(S26°04'06"W 16.72')R2  
L=17.24' (17.25')R2  
R=20.00' (20.00')R2

2020-022

**LEGEND**

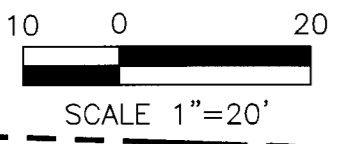
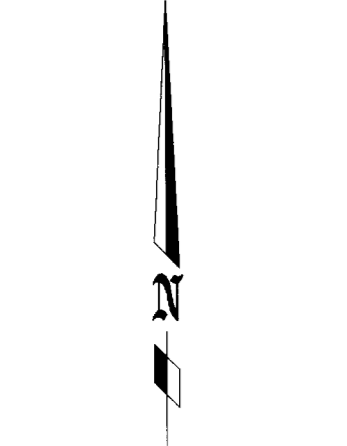
- SET 5/8" X 30" IR W/YPC STAMPED 'MSS ENGINEERING'
- FOUND MONUMENT AS NOTED PER REFERENCE TABLE
- CALCULATED POINT, NOTHING FOUND OR SET
- (X) DENOTES RECORD DATA, UNLESS OTHERWISE NOTED
- [X] CALCULATED FROM RECORD DATA
- ⑤ FOUND MONUMENT REFERENCE
- R# SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- CS# BENTON COUNTY SURVEY NUMBER
- IR IRON ROD
- YPC YELLOW PLASTIC CAP



I, PETER SEADERS, CERTIFY THAT THIS IS A TRUE & EXACT COPY OF THE ORIGINAL PLAT.

*P. Seaders*  
PETER SEADERS, PLS 60183

MSS INC  
215 NW 4TH STREET  
CORVALLIS, OR 97330  
(541) 753-1320  
20076\SURVEY\PLAT.dwg



REGISTERED PROFESSIONAL LAND SURVEYOR

*P. Seaders*  
OREGON  
MAY 26, 2015  
PETER J. SEADERS  
60183PLS

RENEWS: 06/30/22

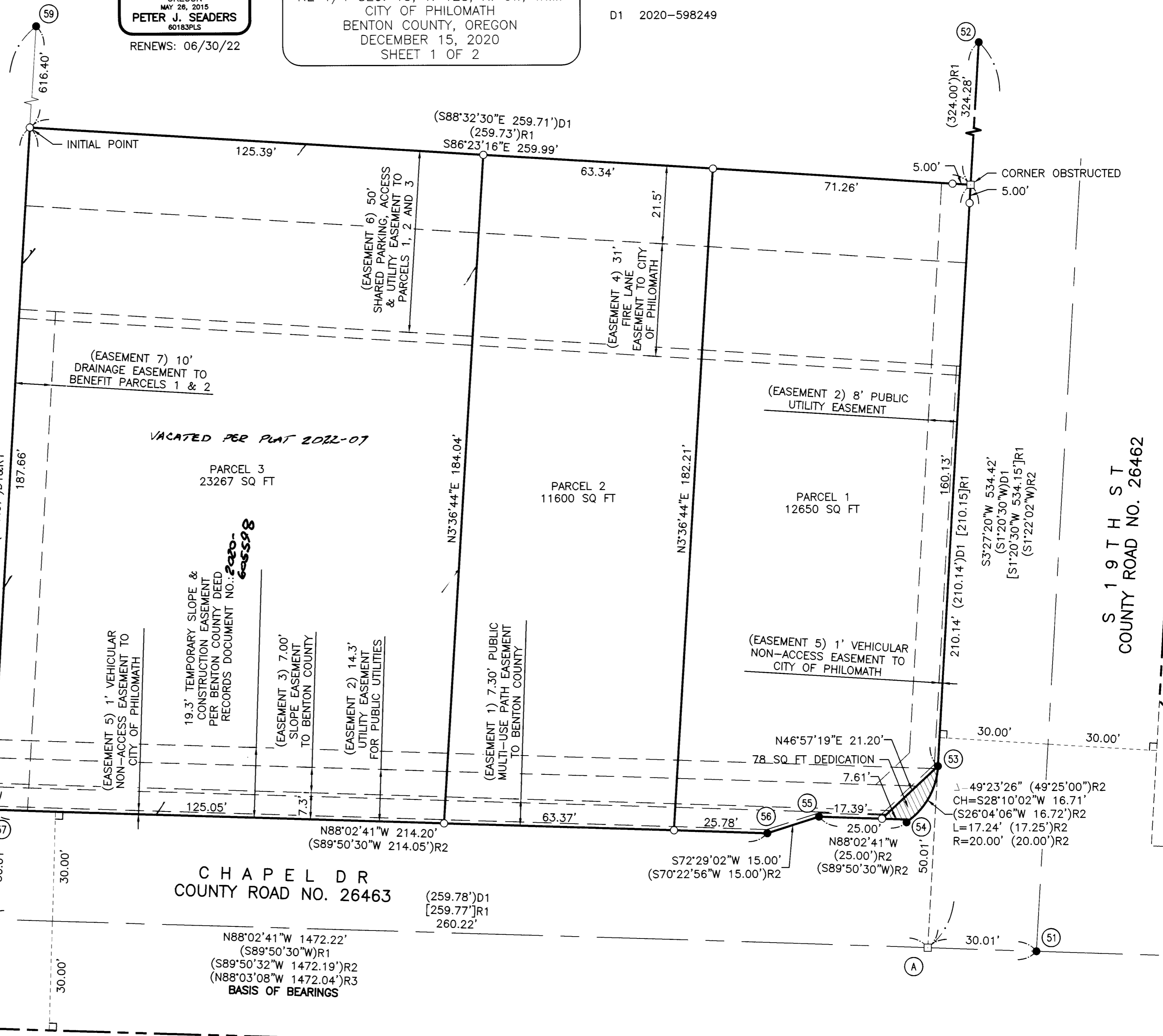
P.P. 2020-022  
PARTITION PLAT  
FOR  
**SPIES REAL ESTATE GROUP**  
LOCATED IN THE  
NE 1/4 SEC. 13, T. 12S, R. 6W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
DECEMBER 15, 2020  
SHEET 1 OF 2

**SURVEY REFERENCE:**

- R1 CS 2352
- R2 CS 7944
- R3 SPO013-007 - MILLPOND CROSSING PHASE I

**DEED REFERENCE:**

- D1 2020-598249



⑤ (1182.15')R3  
1181.99'

⑤ B

CHAPEL DR  
COUNTY ROAD NO. 26463

N88°02'41"W 1472.22'  
(S89°50'30"W)R1  
(S89°50'32"W 1472.19')R2  
(N88°03'08"W 1472.04')R3  
BASIS OF BEARINGS

(259.78°)D1  
[259.77°]R1  
260.22'

⑤ A

49°23'26" (49°25'00")R2  
CH=S28°10'02"W 16.71'  
(S26°04'06"W 16.72')R2  
L=17.24' (17.25')R2  
R=20.00' (20.00')R2

⑤ 51

S 19 TH ST  
COUNTY ROAD NO. 26462