

LEGEND

- SET 5/8" X 30" IR W/YPC STAMPED 'MSS ENGINEERING'
- FOUND MONUMENT AS NOTED PER REFERENCE TABLE
- ⑤ 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

Peter Seaders

OREGON
MAY 26, 2015
PETER J. SEADERS
60183PLS

RENEWS: 06/30/22

P.P. 2022-007
PARTITION PLAT
FOR
SPIES REAL ESTATE GROUP
A REPLAT OF PARCEL 3 OF BENTON COUNTY
PARTITION PLAT NO. 2020-022, LOCATED IN THE
NE 1/4 SEC. 13, T. 12S, R. 6W, W.M.
CITY OF PHILOMATH
BENTON COUNTY, OREGON
MAY 18, 2022
SHEET 1 OF 2

SURVEY REFERENCE:

- R1 P.P. 2020-022
- R2 CS 2352
- R3 SP0013-007 - MILLPOND
CROSSING PHASE I

NOTE:

ALL MEASURED DATA MATCHES
RECORD DATA PER R1

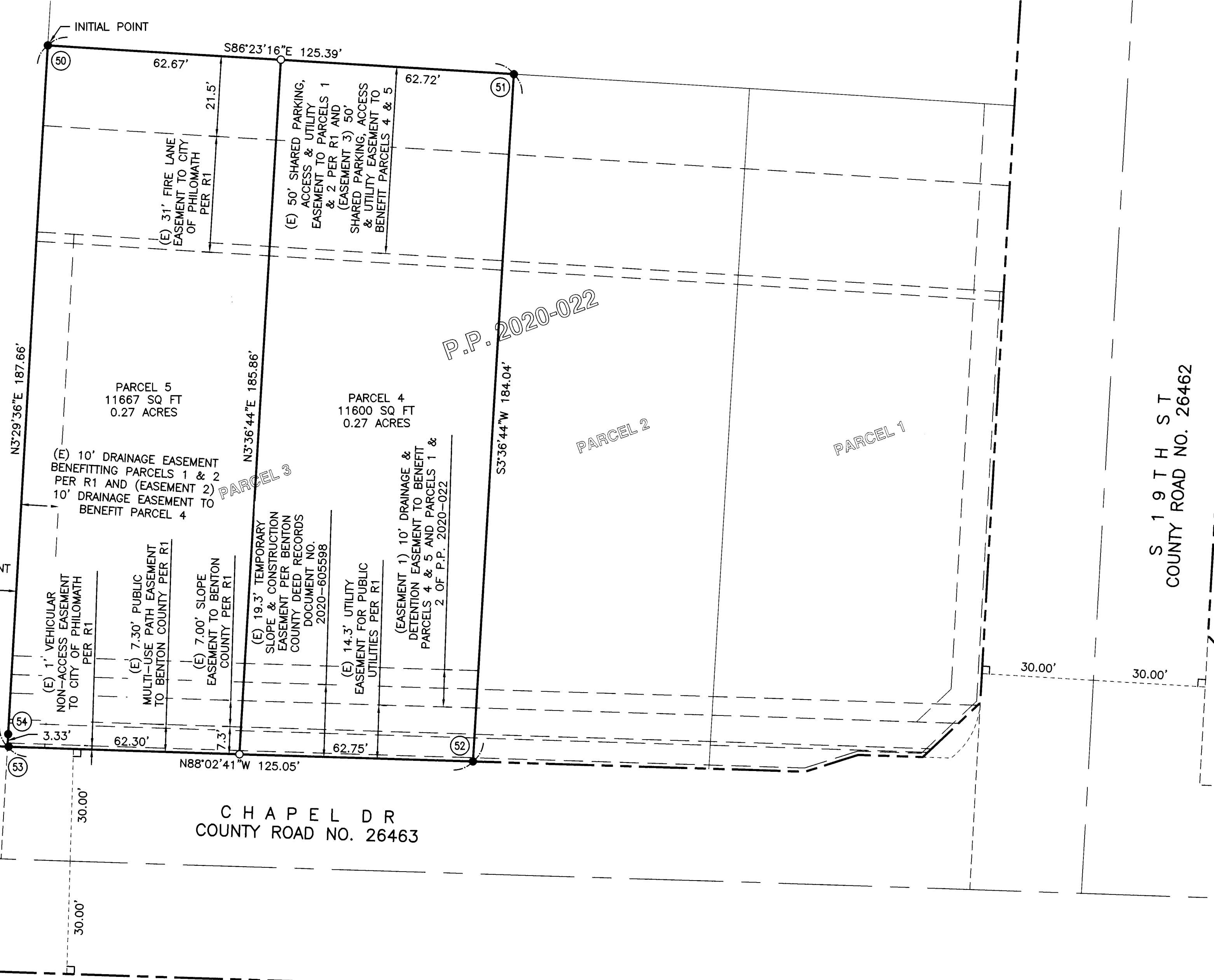
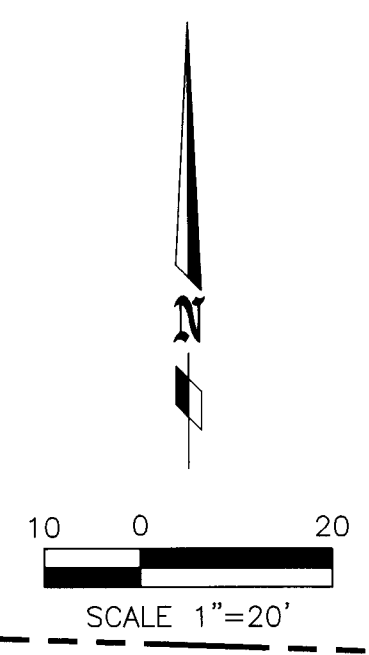
- PROPERTY BOUNDARY
- OTHER PROPERTY LINES
- - - RIGHT OF WAY
- - - CENTERLINE
- - - EASEMENT
- - - REFERENCE LINE
- - - EXTENSION LINE

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

Peter Seaders

PETER SEADERS, PLS

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



S 19 T H S T
COUNTY ROAD NO. 26462

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



RENEWS: 06/30/22

P.P. 2022-007
PARTITION PLAT
FOR
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A REPLAT OF PARCEL 3 OF BENTON COUNTY
PARTITION PLAT NO. 2020-022, LOCATED IN THE
NE 1/4 SEC. 13, T. 12S, R. 6W, W.M.
CITY OF PHILOMATH
BENTON COUNTY, OREGON
MAY 18, 2022
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. P21-01 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:

THE BOUNDARY OF THIS PROPERTY AND THE PARENT PARCEL IS BASED ON BENTON COUNTY P.P. 2020-022. THE MONUMENTS FOUND AND SET PER THAT PLAT ARE HELD FOR THE BOUNDARY OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, PETER SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT DURING THE MONTH OF APRIL, 2022, 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 800 PROPERTY LLC BY DEED 2021-621919, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 PER P.P. 2020-022, CITY OF PHILOMATH, BENTON COUNTY, OREGON.

THE AREA HEREIN DESCRIBED CONTAINING AN AREA OF 0.53 ACRES, MORE OR LESS.

PETER SEADERS, PLS 60183

FOUND MONUMENT REFERENCE:

- ⑤0 5/8" IR W/YPC STAMPED "MSS ENGINEERING" PER R1 FLUSH, HELD
- ⑤1 5/8" IR W/YPC STAMPED "MSS ENGINEERING" PER R1 FLUSH, HELD
- ⑤2 5/8" IR W/YPC STAMPED "MSS ENGINEERING" PER R1 FLUSH, HELD
- ⑤3 5/8" IR W/YPC STAMPED "BATTEY 73254" PER R3 UP 0.1', N88°19'43"E 0.31' FROM COMPUTED POSITION
- ⑤4 3/4" IR W/NO CAP PER R2, N3°29'36"E 3.33' FROM COMPUTED POSITION, HELD FOR WEST LINE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT 800 PROPERTY 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 ACKNOWLEDGE ALL EXISTING EASEMENTS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY CREATE THE EASEMENTS LISTED BELOW, ALL SHOWN ON THE FACE OF THE ATTACHED MAP.

- EASEMENT 1) 10' DRAINAGE & DETENTION EASEMENT TO BENEFIT PARCELS 4 & 5 AND PARCELS 1 & 2 OF P.P. 2020-022
- EASEMENT 2) 10' DRAINAGE EASEMENT TO PARCEL 4
- EASEMENT 3) 50' SHARED PARKING, ACCESS & UTILITY EASEMENT TO PARCELS 4 & 5

IN WITNESS WHEREOF WE SET OUR HAND AND SEAL THIS 23rd DAY OF May 2022.

PAUL SPIES, MEMBER

STATE OF OREGON)
COUNTY OF Benton)SS

THIS IS TO ACKNOWLEDGE THAT ON THIS 23 DAY OF May, 2022, DID PERSONALLY APPEAR BEFORE ME THE ABOVE NAMED PAUL SPIES, MEMBER OF 800 PROPERTY LLC, AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE FREELY AND VOLUNTARILY EXECUTED.

NOTARY SIGNATURE 495828
COMMISSION NO.

Crystal R. Austin
PRINT NAME OF NOTARY Jan. 20, 2024
NOTARY PUBLIC - STATE OF OREGON COMMISSION EXPIRES:

APPROVALS:

CITY OF PHILOMATH PLANNING OFFICIAL 5/24/22
DATE

BENTON COUNTY SURVEYOR 5-31-2022
DATE

ALL TAXES, FEES, ASSESSMENTS, AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2022.

DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT 5-31-2022
DATE

BENTON COUNTY TAX COLLECTOR 5-31-2022
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 2022-007 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2022-627900 ON THIS 3rd DAY OF May 2022 AT 11:12 O'CLOCK A M.

BENTON COUNTY CLERK

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

PETER SEADERS, PLS