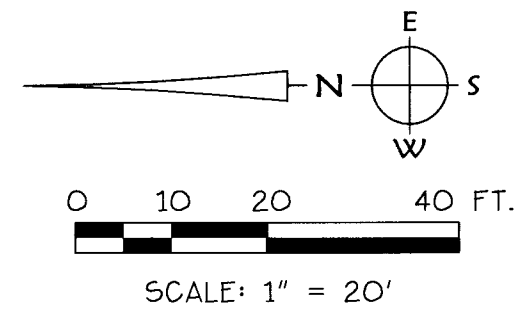


**TITLE REPORT / EASEMENT NOTES:**

A TITLE REPORT WAS PROVIDED BY TICOR TITLE COMPANY OF OREGON, ORDER No. 471823127582, DATED SEPTEMBER 14, 2023.

THE FOLLOWING EASEMENT MAY AFFECT THE PLATTED PROPERTY BUT CANNOT BE LOCATED BY DESCRIPTION AND LISTED BY EXCEPTION NUMBER:

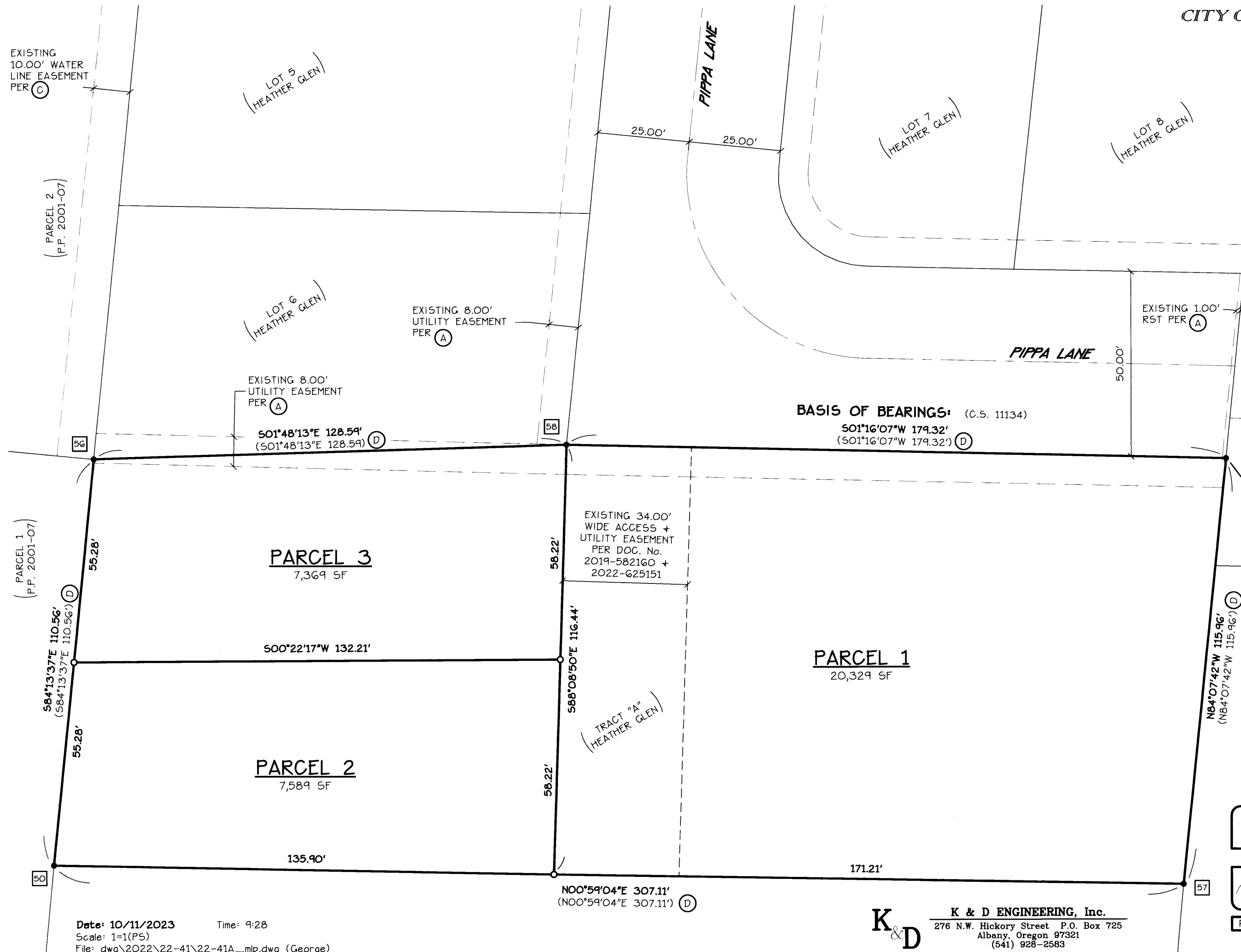
- 13) PERMANENT ACCESS EASEMENT + STORM WATER DETENTION SYSTEM EASEMENT IN FAVOR OF LOT 9 AND LOT 10 OF HEATHER GLEN SUBDIVISION AS RECORDED IN DEED DOC. NO. 2019-582159 DATED JUNE 5, 2019. NOT ON SUBJECT PROPERTY
- 15) EASEMENT FOR THE PURPOSE SHOWN, AS RECORDED IN DEED DOC. NO. 2020-598979, DATED AUGUST 12, 2020. DOCUMENT REVEALS ENCROACHMENT OF RETAINING WALL INTO EXISTING PUBLIC UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF PARCEL 1.



PARTITION PLAT 2023- 021  
FOR  
**LIVING FAITH COMMUNITY CHURCH**

LOCATED IN  
REPLAT OF A PORTION OF TRACT "A", OF  
"HEATHER GLEN" SUBDIVISION IN THE  
NW 1/4 SEC. 12, T. 12 S., R. 6 W., W.M.  
IN THE  
CITY OF PHILOMATH, BENTON COUNTY, OREGON  
OCTOBER 11, 2023

CITY OF PHILOMATH CASE No. P23-06



**FOUND MONUMENT LIST:**

- 50 FOUND 5/8" I.R. (B) W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD
- 56 FOUND 5/8" I.R. (C) W/OPC STAMPED "DARRYL HARMS, PLS 1079"; HELD
- 57 FOUND 5/8" I.R. (B) W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD
- 58 FOUND 5/8" I.R. (A) W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD
- 59 INITIAL POINT FOUND 5/8" I.R. (A) W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD

**RECORD REFERENCE LIST:**

- (A) BOOK 12, PAGE 16, "HEATHER GLEN" SUBDIVISION
- (B) PARTITION PLAT NO. 2016-011
- (C) PARTITION PLAT NO. 2001-07
- (D) C.S. 11134

**LEGEND:**

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- ( ) RECORD DATA BASED ON (D) UNLESS NOTED OTHERWISE
- I.R. IRON ROD
- RST RESERVE STRIP TRACT
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- P.P. PARTITION PLAT
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- (C1) CURVE DATA; SEE "CURVE DATA TABLE"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
**JOE J. COTA**  
#58561LS

Renews: 12/31/23

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

JOE J. COTA

P.L.S. 58561

Date: 10/11/2023 Time: 9:28  
Scale: 1=1(P5)  
File: dwg\2022\22-41\22-41A\_mlp.dwg (George)

**K & D ENGINEERING, Inc.**  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND PARTITION PER CITY OF PHILOMATH CASE NO. P23-06

**BOUNDARY DETERMINATION:**

FOUND MONUMENTS AT POINTS 50, 56, 57, 58 + 59 WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE MAP. MONUMENTS WERE SET TO DEFINE NEW PARCEL CORNERS AS SHOWN ON THE MAP.

**SURVEYOR'S CERTIFICATE:**

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

A PORTION OF TRACT "A" OF "HEATHER GLEN" A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON BOOK OF SUBDIVISIONS THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT 5/8 INCH ROD AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 84°07'42" WEST ALONG THE SOUTH LINE OF SAID TRACT 115.96 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°59'04" EAST ALONG THE WEST LINE OF SAID TRACT 307.11 FEET TO A 5/8 INCH ROD; THENCE SOUTH 84°13'37" EAST ALONG THE NORTH LINE OF SAID TRACT 110.56 FEET TO A 5/8 INCH ROD; THENCE SOUTH 01°48'13" EAST 128.59 FEET TO A 5/8 INCH ROD AT THE SOUTHWEST CORNER OF LOT 6 OF "HEATHER GLEN"; THENCE SOUTH 01°16'07" WEST ALONG THE EAST LINE OF SAID TRACT 179.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,287 SQUARE FEET MORE OR LESS.

**DECLARATION:**

LET ALL PERSONS BY THESE PRESENTS KNOW THAT LIVING FAITH COMMUNITY CHURCH IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

BY: Josh Stewart DATE: 10/19/2023  
JOSH STEWART, PRESIDENT  
LIVING FAITH COMMUNITY CHURCH

PARTITION PLAT 2023- 021  
FOR  
**LIVING FAITH COMMUNITY CHURCH**

LOCATED IN  
REPLAT OF A PORTION OF TRACT "A", OF  
"HEATHER GLEN" SUBDIVISION IN THE  
NW 1/4 SEC. 12, T. 12 S., R. 6 W., W.M.  
IN THE  
CITY OF PHILOMATH, BENTON COUNTY, OREGON  
OCTOBER 11, 2023  
CITY OF PHILOMATH CASE No. P23-06

**APPROVALS:**

Wendy Stewart 10/27/2023  
PLANNING OFFICIAL, CITY OF PHILOMATH DATE  
Joe Cota 10/31/2023  
BENTON COUNTY SURVEYOR DATE



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
Joe J. Cota  
JOE J. COTA P.L.S. 58561

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF Benton } s.s.  
THIS IS TO CERTIFY THAT ON THIS 19th DAY OF October, 2023, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED **JOSH STEWART**, AS PRESIDENT OF **LIVING FAITH COMMUNITY CHURCH**, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE PERSON(S) NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: Tichelle Staten  
NOTARY PUBLIC FOR OREGON (SIGNATURE)  
BY: Tichelle Staten  
NOTARY PUBLIC FOR OREGON (PRINTED)  
MY COMMISSION EXPIRES: July 5 2025  
MY COMMISSION No.: 1013950

**TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:**

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH THIS 30 DAY OF ~~October~~ June, 2023. 4  
BY: Debbie Bauer 10/31/2023  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE  
BY: Debbie Bauer 10/31/2023  
DIRECTOR, BENTON COUNTY TAX COLLECTOR DATE

**RECORDER'S STATEMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } s.s.  
I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT No. 2023-021, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2023-640557, ON THIS 31 DAY OF Oct, 2023, AT 3:11 O'CLOCK P.M.

BY: [Signature]  
BENTON COUNTY CLERK