

**PARTITION PLAT No. 2024-012**

A REPLAT OF PARCELS 2 AND 3 OF PARTITION PLAT 2001-023, BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON

FOR: BENTON COUNTY SCHOOLS CREDIT UNION

DATE: OCTOBER 7, 2024

SHEET 1 OF 2

**MAIN STREET**  
(R/W=80')

**SURVEYOR'S NARRATIVE:**

**PURPOSE**

THE PURPOSE OF THIS PARTITION PLAT IS TO REPLAT PARCELS 2 AND 3 OF PARTITION PLAT No. 2001-023 INTO 1 PARCEL AS APPROVED IN THE CITY OF PHILOMATH APPROVAL NUMBER P24-06; 675-24-000024-PLNG.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE WEST LINE OF PARCELS 1, 2 AND 3 OF PARTITION PLAT 2001-023.

**BOUNDARY DETERMINATION**

THE RIGHT OF WAY OF NORTH 7TH STREET WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF NORTH 7TH STREET AND APPLLEGATE STREET AND THE NORTHEAST CORNER OF PARCEL 1 FROM PARTITION PLAT 2001-023. TO ESTABLISH THE RIGHT OF WAY OF APPLLEGATE STREET, I HELD THE SAME CENTERLINE MONUMENT AND THE SOUTHWEST CORNER OF PARCEL 3 FROM SAID PLAT. THE REMAINING MONUMENTS FOUND FROM SAID PLAT WERE HELD AND I PROPORTIONED THE DISTANCE ALONG THE WEST LINE TO ESTABLISH THE NORTHWEST CORNER OF PARCEL 4 OF THIS PLAT.



SCALE 1"=20'

**NOTE:**

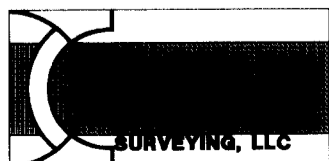
THE PROPERTY IS SUBJECT TO AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES PER BCDR BOOK 93, PAGE 404. THE EASEMENT LOCATION IS UNDETERMINABLE BASED ON THE RECORD DOCUMENT.

**LEGEND**

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 88770"
- FD 5/8" IR WITH RED PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER PP 2001-023
- ⊗ FD 5/8" IR PER C.S. 10882
- ⊗ FD 5/8" IR IN MONUMENT BOX PER C.S. 7181
- △ CALCULATION POSITION
- FD FOUND
- IR IRON ROD
- SF SQUARE FEET
- EOF EDGE OF FOOTING FOR WALL
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- BCDR BENTON COUNTY DEED RECORD
- C.S. BENTON COUNTY SURVEY
- PP PARTITION PLAT No.
- \* \* CALCULATED DATA
- ( ) RECORD INFORMATION PER PP 2001-023, UNLESS OTHERWISE NOTED
- Ⓢ C.S. 10882

I, KEVIN RAY SPENCER, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

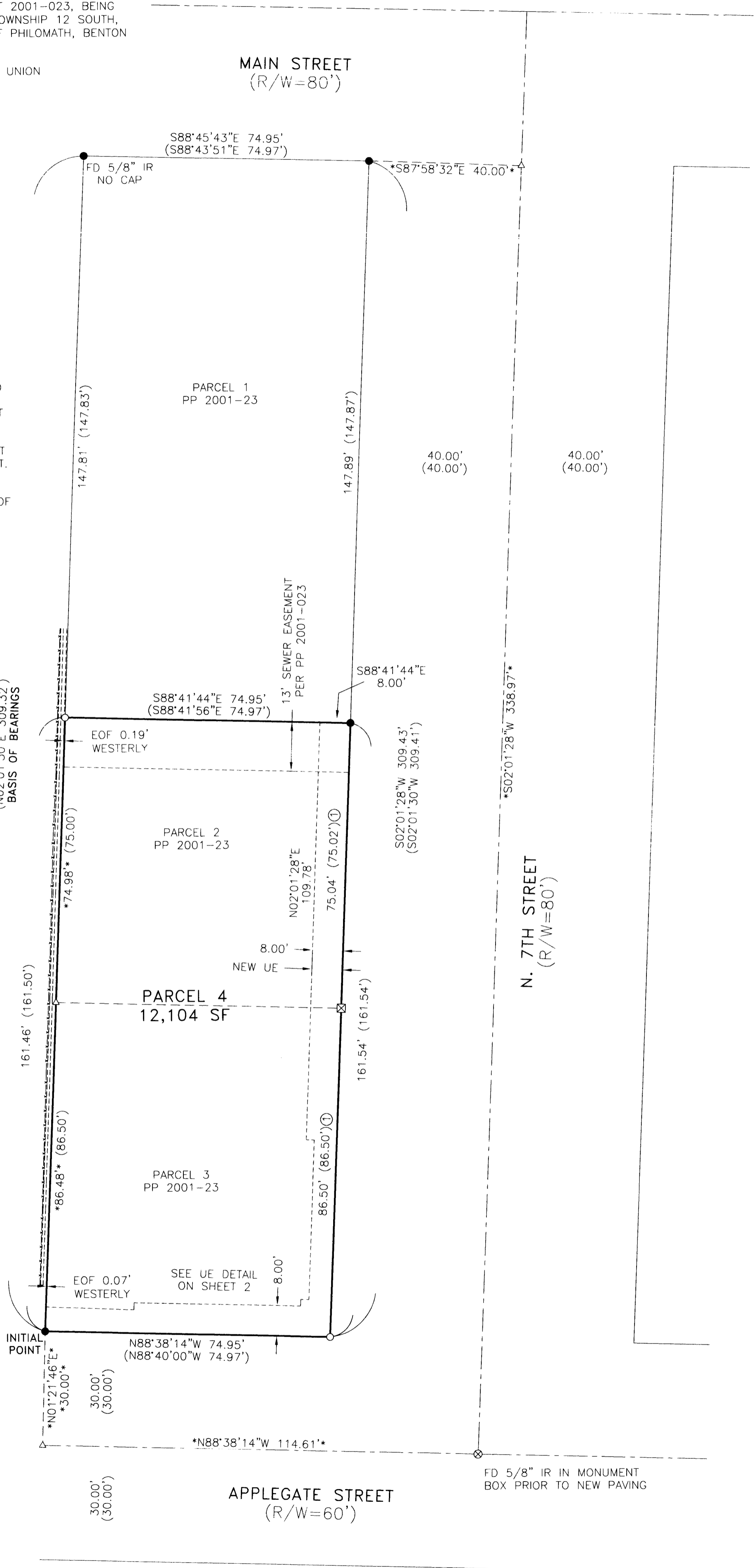
PREPARED BY:  
KEVIN RAY SPENCER, P.L.S.  
COLE SURVEYING, LLC  
P.O. BOX 1211  
CORVALLIS, OREGON 97339  
(541) 257-1019



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 9, 2023  
KEVIN RAY SPENCER  
88770

EXPIRES 6/30/26



24851 REPLAT

2024-012

2024-012

### PARTITION PLAT No. 2024-012

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FOR: BENTON COUNTY SCHOOLS CREDIT UNION

DATE: OCTOBER 7, 2024

SHEET 2 OF 2

#### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BENTON COUNTY SCHOOLS CREDIT UNION IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A PARCEL AS SHOWN AND NOTED ON THE ATTACHED MAP.

WE HEREBY CREATE A UTILITY EASEMENT AS SHOWN ALONG THE PUBLIC RIGHT-OF-WAYS FOR FRANCHISE UTILITIES AND ALSO DEDICATE TO THE CITY OF PHILOMATH ALONG SAID UTILITY EASEMENT A WATERLINE, SANITARY SEWER, STORM DRAIN AND PUBLIC SIDEWALK EASEMENT.

#### RECORDING:

STATE OF OREGON }  
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2024-012 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2024-648934 ON THIS DAY OF 26 NOV, 2024, AT 11:26 O'CLOCK AM.

BY: [Signature]  
BENTON COUNTY CLERK

#### APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2025.

By: [Signature] 11/25/2024  
For: DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

By: [Signature] 11/25/24  
BENTON COUNTY TAX COLLECTOR

APPROVED [Signature] 11/26/24  
BENTON COUNTY SURVEYOR DATE

CITY OF PHILOMATH APPROVAL NUMBER P24-06; 675-24-000024-PLNG

APPROVED [Signature] 11/14/2024  
CITY OF PHILOMATH PLANNING OFFICIAL DATE

#### ACKNOWLEDGMENT:

STATE OF Oregon }  
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF November, 2024, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Amanda Held, AS President/CEO, FOR BENTON COUNTY SCHOOLS CREDIT UNION, AND BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

[Signature]  
NOTARY SIGNATURE  
Brandon Neil Burmeister  
NOTARY PUBLIC - STATE OF Oregon (PRINTED NAME)  
COMMISSION No. 1042716  
MY COMMISSION EXPIRES Nov 20, 2027

#### SURVEYOR'S CERTIFICATE:

I, KEVIN RAY SPENCER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCELS 2 AND 3 OF PARTITION PLAT 2001-23, A PARTITION PLAT OF RECORD LOCATED IN THE SE 1/4 OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON.

PREPARED BY:  
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