

cedar addition

IN THE CITY OF PHILOMATH

A Supplemental Plat of a portion of Philomath Farm Lot 16
SE 1/4 SW 1/4 Sec. 12, T. 12 S., R. 6 W., W.M.
Benton County, Oregon

Scale: 1"=60'

October 1979

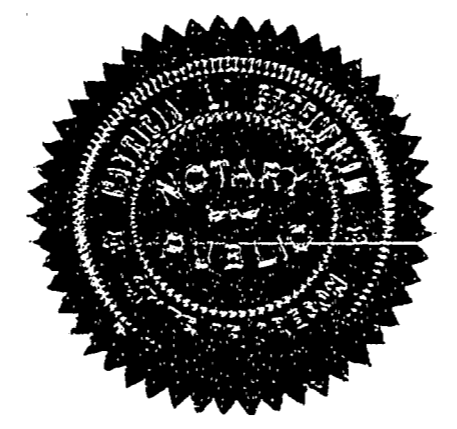
SURVEYOR'S CERTIFICATE

State of Oregon s.s.
County of Benton

I, EDGAR R. COOK, being first duly sworn, do say that I have correctly surveyed and marked with proper monuments the lands as represented on this plat of CEDAR ADDITION, and that I set a 2" X 36" galvanized iron pipe 6" below the surface of the ground as an Initial Point. The description of the land included in said subdivision is as follows: Beginning at said Initial Point, which is also the southeast corner of Lot 16 of Philomath Farm Lots subdivision in the City of Philomath, Benton County, Oregon; and running thence North 88°28'20" West a distance of 416.56 feet; thence North 01°11'05" East 604.09 feet; thence South 88°55'25" East 319.30 feet; thence South 01°26'30" West 90.00 feet; thence South 88°55'25" East 100.00 feet to the westerly right-of-way of 15th Street; thence South 01°26'30" West along said right-of-way 517.37 feet to the true place of beginning.

Excepting therefrom that portion of the above described parcel lying within the 60 foot right-of-way of Cedar Street.

REGISTERED PROFESSIONAL LAND SURVEYOR
Edgar R. Cook
OREGON
JULY 22, 1978
EDGAR R. COOK
1073



Subscribed and sworn to before me on this 10th day of October, A.D. 1979.

Patricia Gamble
Notary Public for Oregon
My Commission Expires 10-13-81

Melvin O. Castle
Melvin O. Castle

Esther M. Castle
Esther M. Castle

Wayne L. Howard
Wayne L. Howard
Pres., Howard & Shroyer, Inc.

TIMBERLAND SERVICES, INC.
1010 Airport Road P.O. Box 668
Albany Ore 97321
Ph. (503) 926-9404
SURVEYING - ENGINEERING
LAND USE PLANNING
FORESTRY CONSULTING

DEDICATION

Know All Men By These Presents:

That MELVIN O. CASTLE and ESTHER M. CASTLE, husband and wife, and HOWARD & SHROYER, INC., an Oregon corporation, as the owners of the herein described property have this day made and do hereby make, execute and declare that they have laid out CEDAR ADDITION in the City of Philomath, Benton County, Oregon, consisting of lots, blocks and a street of the size, shape and dimensions as shown on this plat, and that the street as shown is hereby conveyed, set apart and dedicated to the public forever without reservation or restriction whatever.

That all taxes and assessments against said property have been paid.
That the utility easements shown elsewhere on this plat shall be considered a part of this dedication.
*Cedar Place

ACKNOWLEDGEMENT

State of Oregon s.s.
County of Benton

On this 10th day of October, A.D. 1979, personally appeared before me, a Notary Public for and in said county, the within named Melvin O. Castle and Esther M. Castle, husband and wife, to me known to be the identical persons described in and who executed the foregoing dedication, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

State of Oregon s.s.
County of Benton

On this 10th day of October, A.D. 1979, personally appeared before me, a Notary Public for and in said county, the within named Wayne L. Howard, who being duly sworn did say that he is the President of Howard & Shroyer, Inc., and acknowledged to me that he executed the foregoing dedication freely and voluntarily for the uses and purposes therein named.

Patricia Gamble
Notary Public for Oregon
My Commission Expires 10-13-81

Patricia Gamble
Notary Public for Oregon
My Commission Expires 10-13-81

APPROVALS

MADE AND ENTERED THIS 26th DAY OF February, A.D. 1980

Larry Callahan
Chairman, Benton County Commissioners

Dale D. Schrock
County Commissioner

Barbara Rose
County Commissioner

I HEREBY CERTIFY THAT ALL TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THE 30th DAY OF January, A.D. 1980

Clark Ruggles, Director
Benton County Tax Collector

Jan K. Meddelburg
County Tax Collector Deputy
2-26-80

POST-MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETED THE 27th DAY OF FEBRUARY, 1981, AS INDICATED AND CERTIFIED BY THE CITY SURVEYOR ON A LETTER FILED WITH THE BENTON COUNTY RECORDS OFFICE, MICROFILM NO. M-25462-21.

Charles L. Anderson
Benton County Assessor
2/26/80

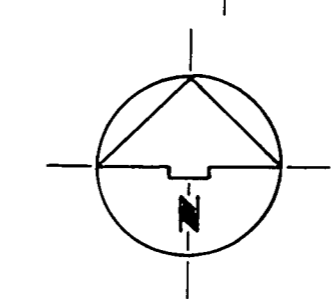
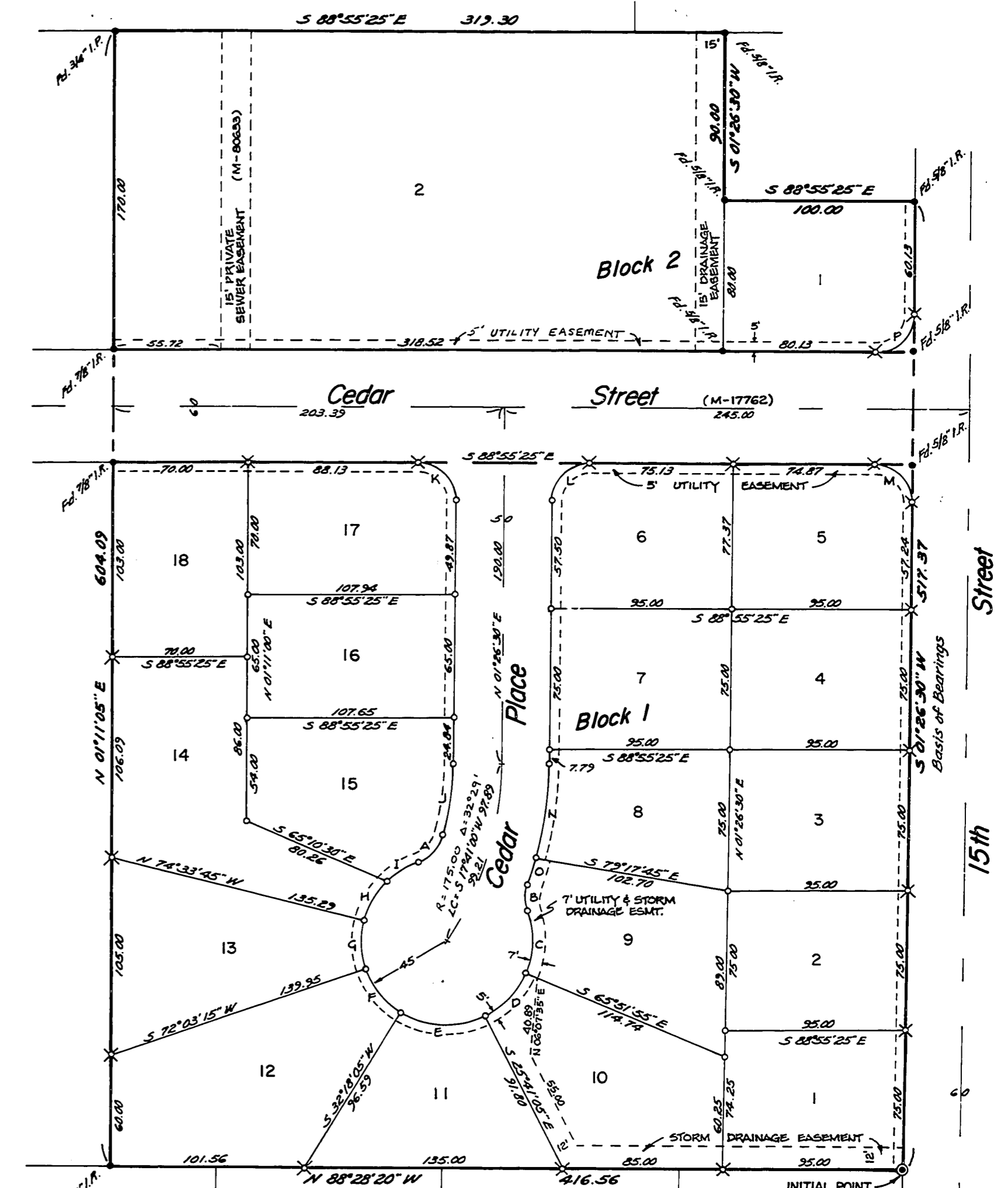
John J. [Signature]
Philomath City Surveyor
2/20/80

John J. [Signature]
Chairman, Philomath Planning Commission
2/22/80

I hereby certify this copy to be a true and correct copy of the original now on file in my office.
Deputy
Shirley Henderson
Deputy

EASEMENTS

A perpetual easement is reserved for utility installation, maintenance and replacement over and under the ground in the utility strips as shown and marked on this plat. It shall further include the rights of ingress and egress in any manner necessary for the purpose of construction, maintenance or removal of utility equipment, provided that the utility using this easement shall restore the property as near as is practical to its condition prior to said installation or maintenance. Maintenance shall include the right to remove trees, limbs of trees, undergrowth or other obstructions that overhang or otherwise endanger utility equipment.



BASED ON C.S. 6721
X SET 5/8" IRON ROD
O 5/8" IRON ROD TO BE POST-MONUMENTED

	Δ	R	L	T	LC
A	55°47'50"	20.00	19.48	10.59	S 43°56'00" W 19.72
B	39°42'55"	20.00	13.86	7.22	S 09°20'15" W 13.59
C	43°39'15"	45.00	34.29	18.02	S 02°18'25" W 33.46
D	40°10'55"	45.00	31.56	16.46	S 44°15'30" N 30.32
E	57°59'10"	45.00	45.54	24.94	S 06°41'30" E 43.62
F	39°45'10"	45.00	31.22	16.27	N 37°43'20" W 30.60
G	33°23'00"	45.00	26.22	13.49	N 01°15'15" W 25.25
H	31°50'00"	45.00	25.00	12.63	N 31°28'15" E 24.68
I	24°23'35"	45.00	19.29	9.80	N 59°23'05" E 19.14
J	14°35'35"	120.00	38.20	19.21	N 08°44'15" E 30.10
K	30°21'55"	20.00	31.54	20.18	N 43°44'25" W 28.37
L	89°30'05"	20.00	31.29	19.87	N 46°15'30" E 28.19
M	30°21'55"	20.00	31.54	20.13	S 43°44'30" E 28.37
N	14°35'35"	200.00	50.62	25.44	S 08°44'15" W 30.48
O	04°15'15"	200.00	14.85	7.43	S 18°04'05" W 14.85
P	89°38'05"	20.00	31.29	19.87	N 46°15'30" E 28.19

I, Edgar R. Cook, hereby certify that the post-monumentation of the interior pins in Cedar Addition subdivision, Philomath, Oregon, will be accomplished within 30 days following the completion of paying arrears or within 18 months following the original plat recordation, whichever comes first.
I further certify this to be a true and exact copy of the original plat.
Edgar R. Cook
P.L.S. NO. 1073

STATE OF OREGON } s.s.
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THE WITHIN WAS RECEIVED AND DULY RECORDED BY ME IN BENTON COUNTY RECORDS, BOOK OF PLATS, VOLUME 8, PAGE 104, ON THIS 26th DAY OF FEBRUARY, A.D. 1979, AT 4:17 O'CLOCK pm 1980/13/81 d.i.

Benton County Clerk

Deputy Clerk