

Book 9 Page 27

DYKSTRA-APEX SUBDIVISION

in the
WM. MATZGERS DLC No. 50
NE 1/4 of SECTION 11,
T 12 S, R 6 W, W.M.
CITY OF PHILOMATH
BENTON COUNTY, OREGON

JUNE 10, 1994

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SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this subdivision, the boundary of which is described as follows:

That tract of land as conveyed to The 1985 Dykstra Living Trust per M-164575-93, Deed Records of Benton County, lying in the Northeast 1/4 of Section 11, T 12 S, R 6 W, W.M., Benton County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8" iron rod at the northeast corner of said Dykstra tract, being also the northwest corner of Lot 1, Block 4, CANBERRA ADDITION, a subdivision in said County; thence along the boundary of said CANBERRA ADDITION by the following courses: S 10°22'43"E 96.89 feet to a 5/8" iron rod at the southwest corner of said Lot 1; thence S 16°20'27"W 56.17 feet to a 5/8" iron rod at the northwest corner of Lot 1, Block 5, of said subdivision; thence S 10°59'01"E 99.79 feet to a 5/8" iron rod at the southwest corner of the last said Lot 1; thence along the north line of Lots 14 and 15, said Block 5, S 76°30'00"W 159.91 feet to a 5/8" iron rod at an angle point; thence along the north lines of Lots 15 and 16, said Block 5, S 70°08'37"W 159.93 feet to a 5/8" iron rod at the northwest corner of said Lot 16; thence leaving said subdivision boundary, along the westerly line of said Dykstra tract, N 31°50'18"W 244.41 feet to a 5/8" iron rod at the northwest corner thereof; thence along the Dykstra north line N 68°53'57"E 275.84 feet to a 5/8" iron rod; thence continuing along said north line N 78°30'49"E 160.04 feet to said point of beginning.

POST MONUMENTATION STATEMENTS

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments, and centerline monument boxes, within this subdivision will be accomplished within 90 calendar days following completion of the paving improvements or one year following the original plat recordation, whichever occurs first in accordance with O.R.S. 92.060.

Theodore J. Langton
Theodore J. Langton
Oregon Registered Land Surveyor No. 1823

DOES NOT APPLY

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments on the _____ day of _____, 19____. An affidavit has been prepared regarding the setting of said monuments and is recorded in Book _____, Page _____, Microfilm (M-_____), Deed Records of Benton County.

DECLARATION

Know all people by these presents that Herman Dykstra and Anna E. Dykstra, as co-trustees of the 1985 Dykstra Living Trust, which is the recorded owner of the lands represented on this subdivision plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be divided and surveyed into lots as shown on the attached map.

There are no water rights appurtenant to this property.

We hereby dedicate to the public the additional right-of-way as shown hereon.

We hereby create the easements and reservations as shown hereon, for the uses as indicated.

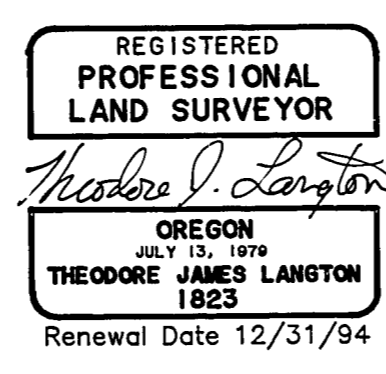
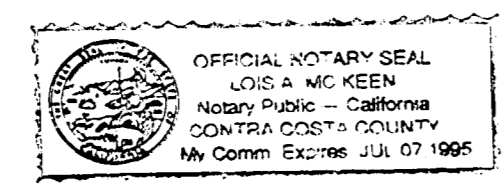
Herman Dykstra, Trustee
Herman Dykstra, Trustee
Anna E. Dykstra, Trustee
Anna E. Dykstra, Trustee

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Contra Costa) S.S.

This is to certify that on this 17th day of August, 1994, before me, a Notary Public in and for said State and County, did personally appear Herman Dykstra and Anna E. Dykstra, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed on behalf of The 1985 Dykstra Living Trust, and acknowledged to me that they executed said instrument freely and voluntarily.

Lois A. McKeen
Notary Public



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

I hereby certify that this drawing is an exact copy of the original plat.

Theodore J. Langton
Theodore J. Langton

APPROVALS

- APPROVED *Dick Clark* 8/19/94
Public Works Superintendent
City of Philomath date
- APPROVED *Harry L. Nathan* 8/22/94
City Planning Official date
- APPROVED *Bob Cut* 8/22/94
Chairman Philomath Planning Commission date
- APPROVED *Tamela Orta* 8/22/94
Benton County Board of Commissioners date
Chairperson
- APPROVED *Ray Wilson* 9-30-94
Benton County Surveyor date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1994-1995 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 19th day of AUGUST, 1994.

by *Ben Garrett*
Benton County Assessor

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision that are now due and payable have been paid to me this 21st day of August, 1994.

by *Mary K. O'Leary - Assist. Finance Director*
Benton County Tax Collector

STATE OF OREGON)
COUNTY OF BENTON) S.S.

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivisions as 9-27 on this 30 day of September, 1994, at 1:15 o'clock P.M.

by *John W. Duke*
Benton County Clerk

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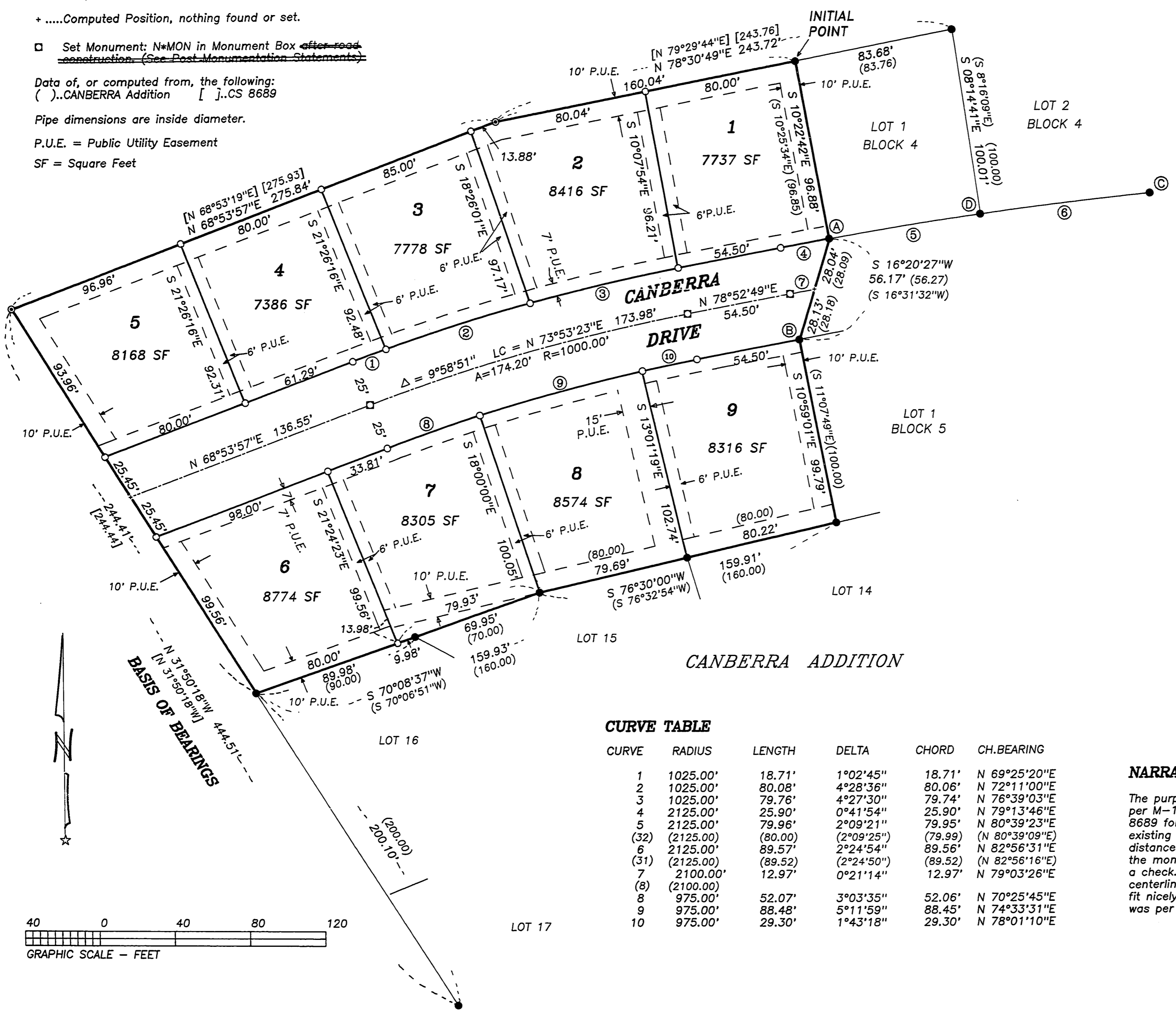
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LEGEND

-Found Monument: 5/8" iron rod or as noted.
 - ⊙Found monument: 5/8" iron rod with a yellow plastic cap stamped "K&D ENG. LS 1630".
 -Set Monument: N*MON = 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823".
 - +Computed Position, nothing found or set.
 - Set Monument: N*MON in Monument Box after road construction. (See Post Monumentation Statements).
- Data of, or computed from, the following:
() ..CANBERRA Addition [] ..CS 8689
- Pipe dimensions are inside diameter.
P.U.E. = Public Utility Easement
SF = Square Feet



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore J. Langton
OREGON
JULY 15, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/94

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

I hereby certify that this drawing is an exact copy of the original plat.

Theodore J. Langton
Theodore J. Langton

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	1025.00'	18.71'	1°02'45"	18.71'	N 69°25'20"E
2	1025.00'	80.08'	4°28'36"	80.06'	N 72°11'00"E
3	1025.00'	79.76'	4°27'30"	79.74'	N 76°39'03"E
4	2125.00'	25.90'	0°41'54"	25.90'	N 79°13'46"E
5	2125.00'	79.96'	2°09'21"	79.95'	N 80°39'23"E
(32)	(2125.00)	(80.00)	(2°09'25")	(79.99)	(N 80°39'09"E)
6	2125.00'	89.57'	2°24'54"	89.56'	N 82°56'31"E
(31)	(2125.00)	(89.52)	(2°24'50")	(89.52)	(N 82°56'16"E)
7	2100.00'	12.97'	0°21'14"	12.97'	N 79°03'26"E
(8)	(2100.00)				
8	975.00'	52.07'	3°03'35"	52.06'	N 70°25'45"E
9	975.00'	88.48'	5°11'59"	88.45'	N 74°33'31"E
10	975.00'	29.30'	1°43'18"	29.30'	N 78°01'10"E

NARRATIVE

The purpose of this survey is to subdivide the tract of land as conveyed per M-164575-93. Said legal description matches the information from CS 8689 for "Tract 1" shown thereon. I computed the centerline for the existing portion of Canberra Drive by intersecting the record radius distances from the proportioned centerline point between (A) and (B), and the monument at (C). The monument at (D) fit this computed curve nicely as a check. By inspection the monument at (B) would control the end of the centerline curve. All of the monuments from Canberra Addition, and CS 8689, fit nicely so I held all of these positions. The remainder of the design was per my client's requests.

