

TIMBER ESTATES SUBDIVISION

REPLAT OF A PORTION OF FARM LOT 9, BROWN'S ADDITION TO THE CITY OF PHILOMATH
in the
HENRY PENLAND DLC No. 45
SE 1/4 OF SEC. 12 AND THE NE 1/4 OF SEC. 13,
T. 12 S., R. 6 W., W.M.,
CITY OF PHILOMATH, BENTON COUNTY, OREGON

JANUARY 1, 1996

PAGE 1 OF 2

LEGEND

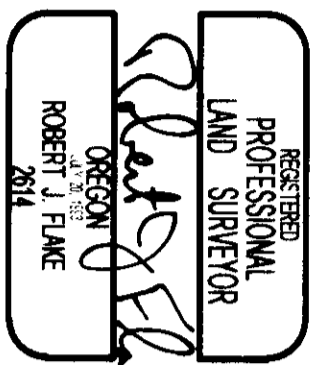
- = Found Monument as described per CS 8943.
- = Set 5/8" x 30" 5/8" Iron Rod with a yellow plastic cap marked PLS 2614.
- ⊕ = Reference Monument. Set 5/8" x 30" Iron Rod with a yellow plastic cap marked PLS 2614 on 25' offset due sewer manhole obstructing actual position.
- ▣ = Post Monumented
- () = Record Bearing and/or Distance per CS 8943.
- P.U.E. = Public Utilities Easement

NARRATIVE

The purpose of this survey is to subdivide the tract of land conveyed per M-194989-95. The boundary of said legal description was surveyed per CS 8943, and this survey agrees with all bearings and/or distances as shown on CS 8943.

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

Robert J. Flake
Robert J. Flake

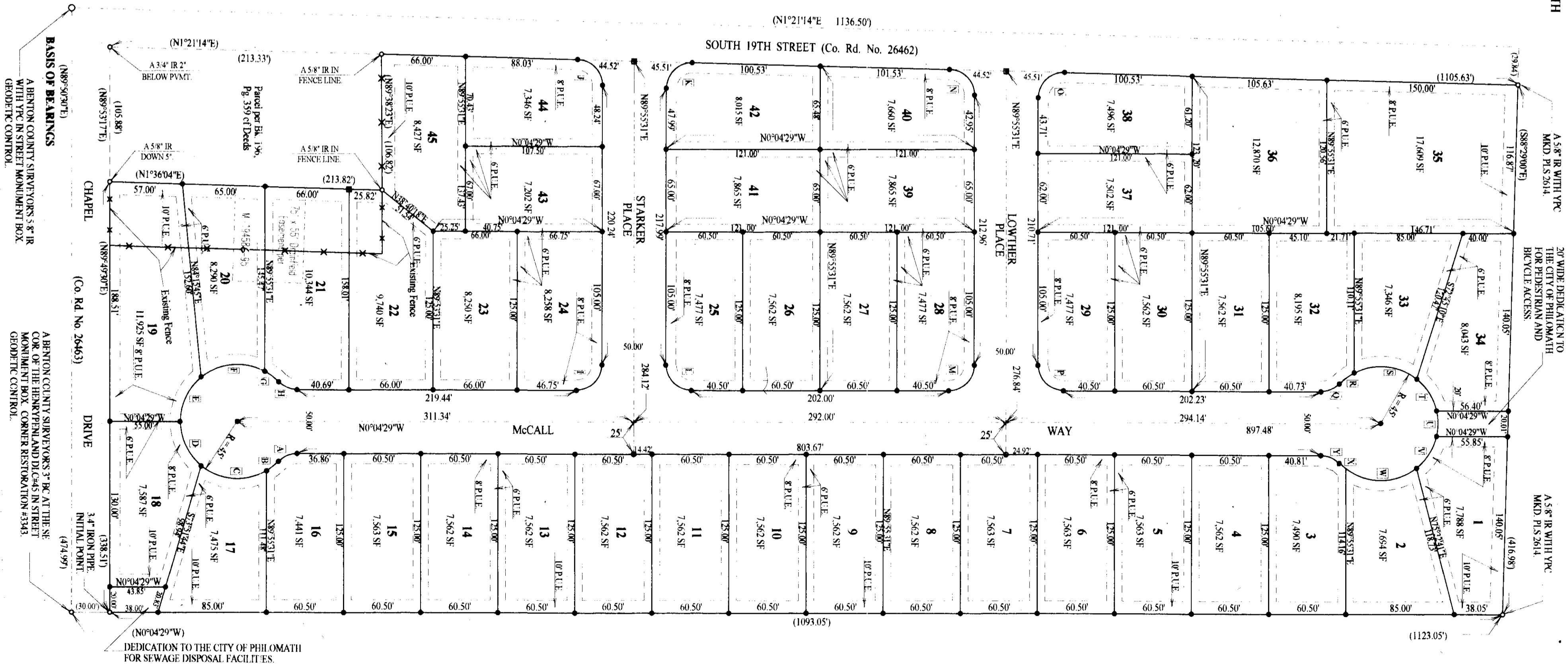


Robert J. Flake
5994 NW Rosewood Dr.
Corvallis, OR 97330
Phone: (541) 745-3434

Renewal Date 12/31/97

Id	Delta	Radius	Arc Length	Chord	Ch. Bearing
A	46°11'14"	20.00'	16.12'	15.69'	S37°00'05"E
B	15°03'35"	45.00'	11.83'	11.79'	S38°43'55"E
C	7°05'26"	15.00'	55.05'	51.08'	S3°50'33"W
D	51°02'13"	45.00'	40.08'	38.77'	S64°24'24"W
E	51°02'13"	45.00'	40.08'	38.77'	S64°53'27"W
F	67°40'28"	45.00'	53.15'	50.12'	N51°20'12"W
G	17°28'52"	45.00'	13.73'	13.67'	S23°01'04"W
H	46°11'14"	20.00'	16.12'	15.69'	S23°01'04"W
I	90°00'00"	20.00'	30.92'	27.93'	N45°04'29"W
J	88°34'17"	20.00'	31.42'	28.63'	N44°21'37"W
K	91°25'43"	20.00'	31.91'	28.63'	N44°53'17"E
L	90°00'00"	20.00'	31.42'	28.28'	N44°54'29"W
M	90°00'00"	20.00'	31.42'	27.93'	N45°04'29"W
N	88°34'17"	20.00'	30.92'	27.93'	N45°04'29"W
O	91°25'44"	20.00'	31.91'	28.63'	N44°21'37"W
P	90°00'00"	20.00'	16.12'	15.69'	N23°01'00'27"W
Q	46°11'14"	20.00'	16.12'	14.55'	N36°52'26"W
R	18°36'33"	45.00'	14.62'	14.55'	N37°04'17"E
S	66°33'27"	45.00'	52.26'	49.37'	N57°09'17"E
T	38°11'50"	45.00'	30.07'	29.45'	N89°53'17"E
U	25°40'45"	45.00'	30.07'	29.45'	S8°08'11"E
V	38°11'50"	45.00'	30.07'	29.45'	S8°56'59"E
W	76°10'54"	45.00'	49.83'	53.52'	S41°37'31"W
X	8°38'27"	45.00'	7.05'	7.04'	N23°01'00'E
Y	46°11'14"	20.00'	16.12'	15.69'	N23°01'00'E

1" = 60'



DRAWING NUMBER
**Timber Estates
Subdivision**
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0754R
POSITION LINE OF PRINT ON THIS LINE

DRAWING NUMBER
2 of 2
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0754R
POSITION LINE OF PRINT ON THIS LINE

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2 of 2
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POSITION LINE OF PRINT ON THIS LINE

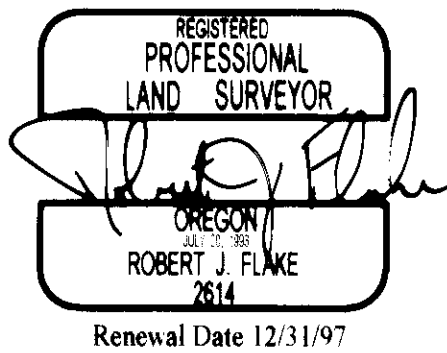
DRAWING NUMBER
**Timber Estates
Subdivision**
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0754R
POSITION LINE OF PRINT ON THIS LINE

TIMBER ESTATES SUBDIVISION
REPLAT OF A PORTION OF FARM LOT 9, BROWN'S ADDITION TO THE CITY OF PHILOMATH

in the
HENRY PENLAND DLC No. 45
SE 1/4 of SEC. 12 and the NE 1/4 of SEC. 13,
T. 12 S., R. 6 W., W.M.,
CITY OF PHILOMATH, BENTON COUNTY, OREGON

JANUARY 1, 1996

PAGE 2 OF 2



Robert J. Flake
5994 NW Rosewood Dr.
Corvallis, OR 97330
Phone: (541) 745-3434

SURVEYOR'S CERTIFICATE

I, Robert J. Flake, 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 Don G. Lowe per M-200281-95, Deed Records of Benton County, lying in the Southeast 1/4 of Section 12 and the Northeast 1/4 of Section 13, T. 12 S., R. 6 W., W.M., City of Philomath, Benton County, Oregon, being more particularly described as follows:

That portion of Farm Lot 9, Brown's Addition to the City of Philomath, described as follows:

Beginning at a 3/4" iron pipe at the southeast corner of said Farm Lot 9; thence South 89° 49' 30" West, 338.51 feet along the south line of said Farm Lot 9 to a 5/8" iron rod at the southeast corner of a parcel of land described per Bk. 196, Pg. 359 of Deeds; thence North 1° 36' 04" East, 213.82 feet along the east line of the above described parcel of land to a 5/8" iron rod at the northeast corner of said parcel of land; thence South 89° 38' 23" West, 106.82 feet along the north line of said parcel of land to a 5/8" iron rod at the northwest corner of said parcel of land which lies in the west line of said Farm Lot 9; thence North 1° 21' 14" East, 892.30 feet along said west line to a 5/8" iron rod at the southeast corner of that parcel of land described per M-19489-95, Deed Records of Benton County; thence South 88° 29' 00" East, 416.98 feet along the south line of the above described parcel of land to a 5/8" iron rod at the southeast corner of said parcel of land which lies on the east line of said Farm Lot 9; thence South 0° 04' 29" East, 1093.05 feet along the east line of said Farm Lot 9 to the point of beginning.

DECLARATION

Know all people by these presents that Peter S. Taylor, Inc. an Oregon Corporation, Iva I. Edwards and Ronald O. Edwards are the recorded owners 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, and dedicated as Timber Estates Subdivision.

We hereby dedicate to the public the streets as shown hereon.

We hereby create the assessments and dedications as shown hereon, for the uses as indicated.

[Signature]
Peter S. Taylor, President

[Signature]
Iva I. Edwards

[Signature]
Ronald O. Edwards

ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
COUNTY OF Benton

This is to certify that on this 26th day of August, 1996, before me, a Notary Public in and for said State and County, did personally appear Peter S. Taylor, whose identity is personally known to me and who by me duly sworn, did say that he is the President of the Peter S. Taylor Corporation, and that said document was signed by him in behalf of said corporation by authority of its bylaws, and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

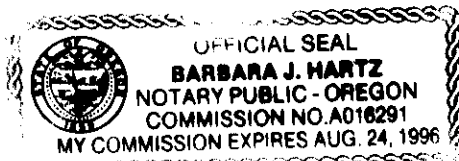


ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
COUNTY OF Benton

This is to certify that on this 24th day of August, 1996, before me, a Notary Public in and for said State and County, did personally appear Iva I. Edwards + Ronald O. Edwards, whose identity is personally known to me and who by me duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

[Signature]
Notary Public



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

[Signature]
Robert J. Flake

APPROVALS

APPROVED *[Signature]* 8/21/96
Public Works Superintendent
City of Philomath
date

APPROVED *[Signature]* 8/20/96
City Planning Official
date

APPROVED *[Signature]* 20 Aug 96
Chairman Philomath Planning Commission
date

APPROVED *[Signature]* 8/27/96
Benton County Board of Commissioners
Chairperson (Acting)
date

APPROVED *[Signature]* 8-27-96
FOR 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 1996 - 1997 tax roll, which became a lien or will become a lien during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid to me this 12 day of August, 1996.

by *[Signature]*
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 12th day of August, 1996.

by *[Signature]*
Benton County Tax Collector

STATE OF OREGON } S.S.
COUNTY OF BENTON

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivisions as Bk. 9, Pg. 47, on this 28th day of August, 1996, at 11:05 o'clock AM.

by *[Signature]*
Benton County Clerk
Sr. Deputy Clerk

POST MONUMENTATION STATEMENTS

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments, 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.

[Signature]
Robert J. Flake
Oregon Registered Land Surveyor No. 2614

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments on the 20th day of September, 1996. An affidavit has been prepared regarding the setting of said monuments and is recorded in Microfilm (M- 219851-96). Deed Records of Benton County.

TIMBER ESTATES SUBDIVISION

REPLAT OF A PORTION OF FARM LOT 9, BROWN'S ADDITION TO THE CITY OF PHILOMATH

in the
HENRY PENLAND DLC No. 45
 SE 1/4 OF SEC. 12 AND THE NE 1/4 OF SEC. 13,
 T. 12 S., R. 6 W., W.M.,
 CITY OF PHILOMATH, BENTON COUNTY, OREGON

JANUARY 1, 1996

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LEGEND

- = Found Monument as described per CS 8943.
- = Set 5/8" x 30" 5/8" Iron Rod with a yellow plastic cap marked PLS 2614.
- ⊕ = Reference Monument. Set 5/8" x 30" Iron Rod with a yellow plastic cap marked PLS 2614 on 25' offset due sewer manhole obstructing actual position.
- ▣ = Post Monumented
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NARRATIVE

The purpose of this survey is to subdivide the tract of land conveyed per M-194989-95. The boundary of said legal description was surveyed per CS 8943, and this survey agrees with all bearings and/or distances as shown on CS 8943.

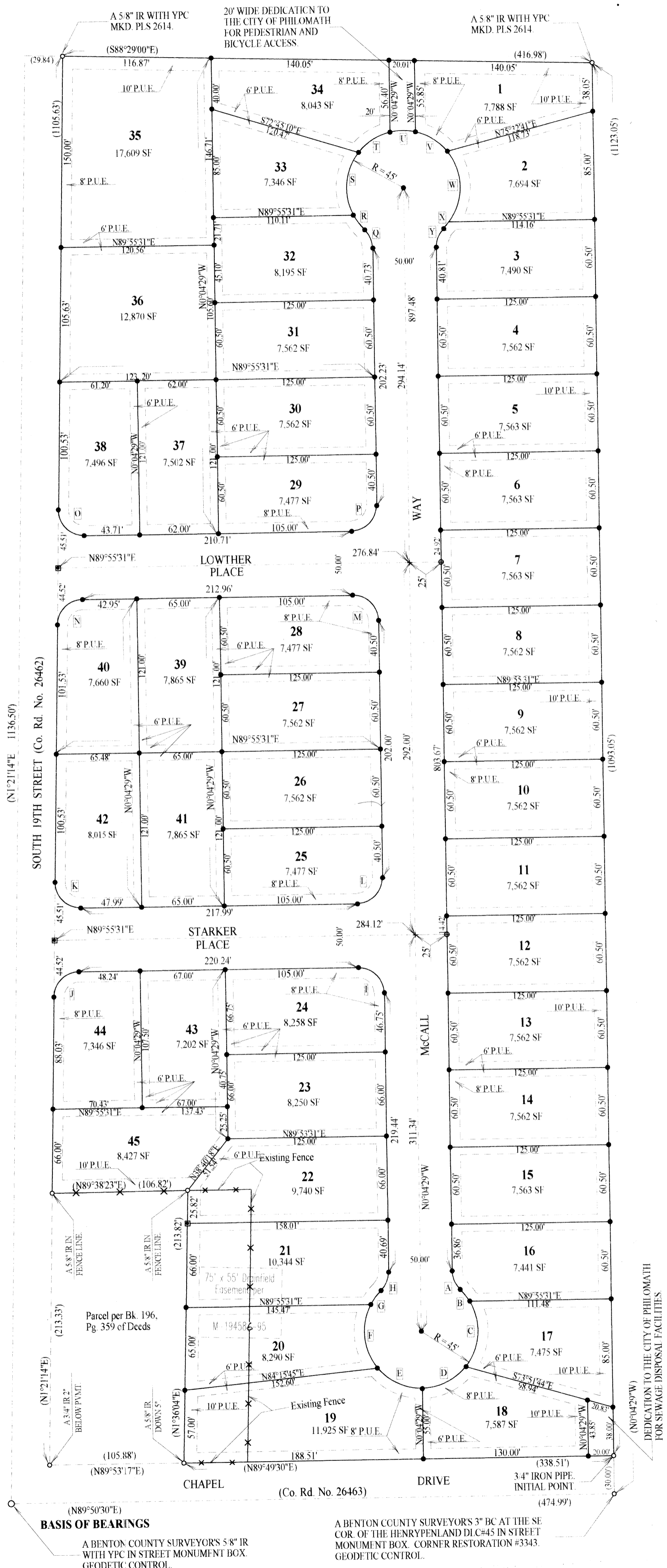
I hereby certify that this drawing is an exact copy of the original plat.

Robert J. Flake
 Robert J. Flake



Robert J. Flake
 5994 NW Rosewood Dr.
 Corvallis, OR 97330
 Phone: (541) 745-3434

Id	Delta	Radius	Arc Length	Chord	Ch. Bearing
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B	15°03'35"	45.00'	11.83'	11.79'	S38°43'56"E
C	70°05'26"	45.00'	55.05'	51.68'	S3°50'35"W
D	51°02'13"	45.00'	40.08'	38.77'	S64°24'24"W
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F	67°40'28"	45.00'	53.15'	50.12'	N5°12'02"W
G	17°28'32"	45.00'	13.73'	13.67'	S37°22'28"W
H	46°11'14"	20.00'	16.12'	15.69'	S23°01'04"W
I	90°00'00"	20.00'	31.42'	28.28'	N45°04'29"W
J	88°34'17"	20.00'	30.92'	27.93'	N45°38'22"E
K	91°25'44"	20.00'	31.91'	28.63'	N44°21'37"W
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S	66°32'27"	45.00'	52.26'	49.37'	N5°37'04"E
T	38°11'50"	45.00'	30.00'	29.45'	N57°59'13"E
U	25°40'45"	45.00'	20.17'	20.00'	N89°55'31"E
V	38°11'50"	45.00'	30.00'	29.45'	S58°08'11"E
W	76°10'34"	45.00'	59.83'	55.52'	S0°56'59"E
X	8°58'27"	45.00'	7.05'	7.04'	S41°37'31"W
Y	46°11'14"	20.00'	16.12'	15.69'	N23°01'08"E



1 of 2

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Timber Estates Subdivision

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Timber Estates Subdivision
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REORDER BY NUMBER 0754P
 POSITION EDGE OF PLAT ON THIS LINE

2 of 2
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REORDER BY NUMBER 0754P
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 T. 12 S., R. 6 W., W.M.,
 CITY OF PHILOMATH, BENTON COUNTY, OREGON

JANUARY 1, 1996

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 Corvallis, OR 97330
 Phone: (541) 745-3434

SURVEYOR'S CERTIFICATE

I, Robert J. Flake, 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:

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Beginning at a 3/4" iron pipe at the southeast corner of said Farm Lot 9, thence South 89° 49' 30" West, 338.51 feet along the south line of said Farm Lot 9 to a 5/8" iron rod at the southeast corner of a parcel of land described per Bk. 196, Pg. 359 of Deeds; thence North 1° 36' 04" East, 213.82 feet along the east line of the above described parcel of land to a 5/8" iron rod at the northeast corner of said parcel of land; thence South 89° 38' 23" West, 106.82 feet along the north line of said parcel of land to a 5/8" iron rod at the northwest corner of said parcel of land which lies in the west line of said Farm Lot 9; thence North 1° 21' 14" East, 892.30 feet along said west line to a 5/8" iron rod at the southeast corner of that parcel of land described per M-19489-95, Deed Records of Benton County; thence South 88° 29' 00" East, 416.98 feet along the south line of the above described parcel of land to a 5/8" iron rod at the southeast corner of said parcel of land which lies on the east line of said Farm Lot 9; thence South 0° 04' 29" East, 1093.05 feet along the east line of said Farm Lot 9 to the point of beginning.

DECLARATION

Know all people by these presents that Peter S. Taylor, Inc. an Oregon Corporation, Iva I. Edwards and Ronald O. Edwards are the recorded owners 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, and dedicated as Timber Estates Subdivision.

We hereby dedicate to the public the streets as shown hereon.

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

Peter S. Taylor, President
 Peter S. Taylor, President

Iva I. Edwards
 Iva I. Edwards

Ronald O. Edwards
 Ronald O. Edwards

ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
 COUNTY OF Benton

This is to certify that on this 26 th day of August, 1996, before me, a Notary Public in and for said State and County, did personally appear Peter S. Taylor, whose identity is personally known to me and who by me duly sworn, did say that he is the President of the Peter S. Taylor Corporation, and that said document was signed by him in behalf of said corporation by authority of its bylaws, and acknowledged to me that said corporation executed the same.

Betty M. Snyder
 Notary Public

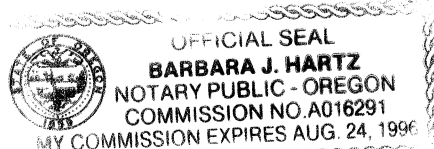


ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
 COUNTY OF Benton

This is to certify that on this 24 th day of August, 1996, before me, a Notary Public in and for said State and County, did personally appear Iva I. Edwards + Ronald O. Edwards, whose identity is personally known to me and who by me duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Barbara J. Hartz
 Notary Public



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

Robert J. Flake
 Robert J. Flake

APPROVALS

APPROVED *David ...* 8/21/96
 Public Works Superintendent
 City of Philomath date

APPROVED *Randy Kyle* 8/20/96
 City Planning Official date

APPROVED *Maggie Swectin* 20 Aug 96
 Chairman Philomath Planning Commission date

APPROVED *Kurt Davis* 8/27/96
 Benton County Board of Commissioners
 Chairperson (Acting) date

APPROVED *Ray Wilson* 8-27-96
 FOR 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 1996 - 1997 tax roll, which became a lien or will become a lien during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid to me this 12 day of August, 1996.

by *Scott M. McKee*
 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 12th day of August, 1996.

by *Clark Ruggles*
 Benton County Tax Collector

STATE OF OREGON } S.S.
 COUNTY OF BENTON

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivisions as Bk. 9, Pg. 47, on this 28th day of August, 1996, at 11:05 o'clock AM.

by *W. J. ...*
 Benton County Clerk Sr. Deputy Clerk

POST MONUMENTATION STATEMENTS

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments, 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.

Robert J. Flake
 Robert J. Flake
 Oregon Registered Land Surveyor No. 2614

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments on the 20th day of SEPTEMBER, 1996. An affidavit has been prepared regarding the setting of said monuments and is recorded in Microfilm (M- 219851-96). Deed Records of Benton County.