

BK 10 PG 11

GERDING PLACE

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72,
AND LOCATED IN THE NE 1/4 OF SECTION 7,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF PHILOMATH,
BENTON COUNTY, OREGON

FOR: RICHARD L. GERDING, SR. AND
SANDRA L. GERDING

DATE: JUNE 29, 1999

REGISTERED
PROFESSIONAL
LAND SURVEYOR

C. Henry Cole
OREGON
JULY 13/1984
C. HENRY COLE
2088

EXPIRES 12/31/99



COLE
SURVEYING, INC.

C. HENRY COLE, P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

I, C. HENRY COLE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF THE
ORIGINAL SUBDIVISION PLAT.

NOTE 1

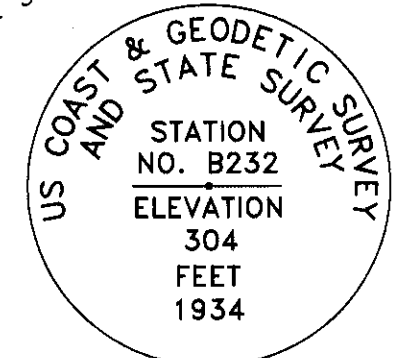
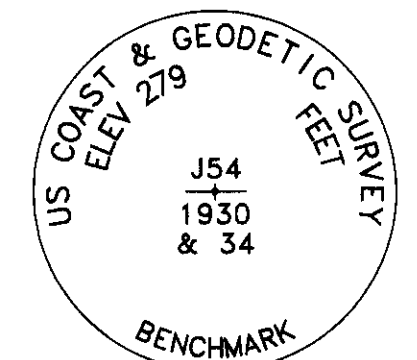
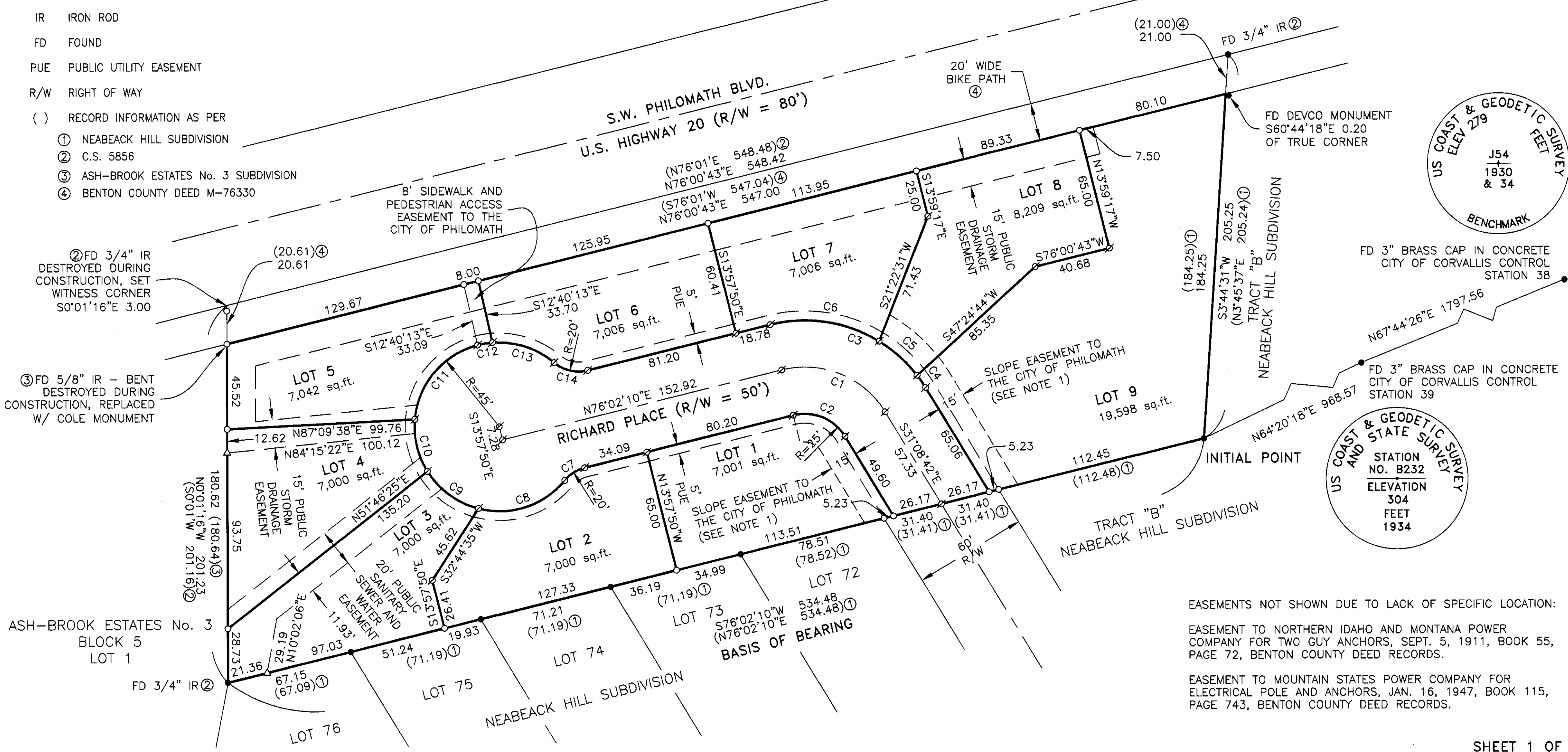
THE SLOPE EASEMENT GRANTS UNTO THE CITY
OF PHILOMATH THE RIGHT TO ENTER UPON
THE DESCRIBED REAL PROPERTY FOR THE
PURPOSE OF CONSTRUCTION AND MAINTAINING
CUT OR FILL SLOPES, INCLUDING, BUT NOT
LIMITED TO, EARTHWORK, REMOVAL OF
VEGETATION, THE CONSTRUCTION OF EROSION
CONTROL MEASURES AND THE CONSTRUCTION
OF SLOPE STABILITY MEASURES.

LEGEND

- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
- ⊘ 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" TO BE POST-MONUMENTED AFTER CONSTRUCTION
- FD 5/8" IR W/ YPC MARKED "DEVCO ENG LS 1496" AS PER THE PLAT OF NEABECK HILL SUBDIVISION, UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- sq.ft. SQUARE FEET
- YPC YELLOW PLASTIC CAP
- C# SEE CURVE TABLE
- IR IRON ROD
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- () RECORD INFORMATION AS PER

C#	Radius	Delta	Length	Bearing	Chord
C1	50.00	72°49'08"	63.55	N 67°33'16" W	59.36
C2	25.00	72°49'08"	31.77	N 67°33'16" W	29.68
C3	75.00	72°49'08"	95.32	N 67°33'16" W	89.03
C4	75.00	6°03'14"	7.92	N 34°10'19" W	7.92
C5	75.00	20°51'45"	27.31	N 47°37'49" W	27.16
C6	75.00	45°54'09"	60.09	N 81°00'46" W	58.49
C7	20.00	36°27'46"	12.73	S 57°48'17" W	12.51
C8	45.00	64°52'11"	50.95	S 72°00'29" W	48.27
C9	45.00	43°41'32"	34.32	N 53°42'39" W	33.49
C10	45.00	36°49'33"	28.92	N 13°27'06" W	28.43
C11	45.00	70°21'30"	55.26	S 40°08'25" W	51.85
C12	45.00	10°12'52"	8.02	S 80°25'36" W	8.01
C13	45.00	45°01'32"	35.36	N 71°57'12" W	34.46
C14	20.00	54°31'24"	19.03	N 76°42'08" W	18.32

SCALE: 1" = 40'



EASEMENTS NOT SHOWN DUE TO LACK OF SPECIFIC LOCATION:
EASEMENT TO NORTHERN IDAHO AND MONTANA POWER COMPANY FOR TWO GUY ANCHORS, SEPT. 5, 1911, BOOK 55, PAGE 72, BENTON COUNTY DEED RECORDS.
EASEMENT TO MOUNTAIN STATES POWER COMPANY FOR ELECTRICAL POLE AND ANCHORS, JAN. 16, 1947, BOOK 115, PAGE 743, BENTON COUNTY DEED RECORDS.

GERDING PLACE

LOCATED IN THE NORRICE P. NEWTON D.L.C. No. 72,
AND LOCATED IN THE NE 1/4 OF SECTION 7,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF PHILOMATH,
BENTON COUNTY, OREGON

FOR: RICHARD L. GERDING, SR. AND
SANDRA L. GERDING

DATE: JUNE 29, 1999

REGISTERED
PROFESSIONAL
LAND SURVEYOR

C. Henry Cole
OREGON
JULY 13, 1984
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COLE
SURVEYING, INC.

I, C. HENRY COLE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF THE
ORIGINAL SUBDIVISION PLAT.

APPROVALS:

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 1999-2000 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME
A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED
TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS
13th DAY OF July, 1999.

BY: *Conrad Smith*
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES
REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE
BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE
HAVE BEEN PAID TO THE DATE OF June 30, 1999.

BY: *Welda Holseth*
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED: *Randy Kula* 7-9-99
CITY OF PHILOMATH PLANNING OFFICIAL DATE

APPROVED: *Paul Vancil* 7-9-99
PUBLIC WORKS SUPERINTENDENT, CITY OF PHILOMATH DATE

APPROVED: *Jay Sesh* 7-13-99
CHAIRPERSON, CITY OF PHILOMATH PLANNING COMMISSION DATE

APPROVED: *Ray Wilson* 7-13-99
BENTON COUNTY SURVEYOR DATE

APPROVED: *Orville R. Adams* 7-14-99
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

RECORDING:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY
RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS,
BOOK 10, PAGE 11, ON THIS 14th DAY OF July,
1999, AT 1:19 O'CLOCK PM.

BY: *Rebecca Cole*
BENTON COUNTY CLERK
Sr. Deputy Clerk

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS
OF THE CITY OF PHILOMATH FILE NUMBER PC99-1.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE INTERIOR NORTH LINE OF NEABECK HILL
SUBDIVISION BETWEEN FOUND MONUMENTS AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

THE THREE 3/4 INCH IRON RODS SET BY C.S. 5856 WERE HELD FOR
THE ORIGINAL SOUTHWEST, NORTHWEST, AND NORTHEAST CORNERS OF THE
PROPERTY. THE SOUTHEAST 3/4 INCH IRON ROD SET BY C.S. 5856 WAS
FOUND ON THE PLAT OF NEABECK HILL SUBDIVISION, BUT THEN
DESTROYED BY CONSTRUCTION AND REPLACED WITH A DEVCO MONUMENT
AT THE ORIGINAL TIED LOCATION. THIS DEVCO MONUMENT WAS HELD FOR
THE ORIGINAL CORNER. THE NORTHWEST 3/4 INCH IRON ROD WAS
DESTROYED BY CONSTRUCTION, AND COULD NOT BE REPLACED AT ITS
ORIGINAL LOCATION DUE TO A CONCRETE PIPE. A WITNESS CORNER WAS
SET 3 FEET ALONG THE WEST LINE. THE BIKE PATH WAS ESTABLISHED BY
OFFSETTING THE NORTH LINE 20 FEET AS PER BENTON COUNTY DEED
M-76330, THEREBY ESTABLISHING THE NORTH LINE OF THE GERDING
PROPERTY. THE INTERSECTION OF THE NORTH LINE OF NEABECK HILL
WITH THE CENTERLINE OF RICHARD PLACE WAS ESTABLISHED AT THE
PROPORTIONATE DISTANCE BETWEEN THE INITIAL POINT AND THE
NORTHWEST CORNER OF LOT 72 OF NEABECK HILL. THIS POINT WAS TO
HAVE BEEN POST-MONUMENTED AS PART OF NEABECK HILL, BUT
POST-MONUMENTATION OF GERDING PLACE WILL OCCUR FIRST, SO THIS
POINT WILL BE SET AS PART OF GERDING PLACE.

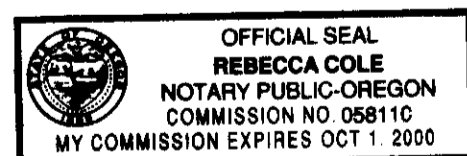
DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT RICHARD L. GERDING, SR.
AND SANDRA L. GERDING ARE THE OWNERS OF THE LAND SHOWN ON THE
ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S
CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED
INTO LOTS, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND
NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "GERDING
PLACE" AND DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION
OR RESTRICTION, THE STREET RIGHT-OF-WAY AS SHOWN, AND DO ALSO
DEDICATE THE EASEMENTS FOR THE PURPOSES AS SHOWN.

Richard L. Gerding, Sr. by
Sandra L. Gerding Attorney in fact
SANDRA L. GERDING WHO HAS POWER OF
ATTORNEY FOR RICHARD L. GERDING, SR.
AS RECORDED IN M-269768-99 AND
M-269769-99

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS



THIS IS TO CERTIFY THAT ON THIS 8th DAY OF June 1999,
BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID
PERSONALLY APPEAR SANDRA L. GERDING FOR HERSELF AND BY POWER OF
ATTORNEY FOR RICHARD L. GERDING, SR., AND WHO, BEING FIRST DULY
SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY
ACKNOWLEDGE SAID INSTRUMENT TO BE OF HER OWN FREE ACT AND DEED.

Rebecca Cole
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: Oct. 1, 2000

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND
MARKED WITH PROPER MONUMENTS THE LOTS AND STREET RIGHTS-OF-WAY SHOWN
ON THE ATTACHED MAP OF "GERDING PLACE", BEING A TRACT OF LAND LOCATED
WITHIN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5
WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, ALSO BEING WITHIN
THE NORRICE P. NEWTON DONATION LAND CLAIM No. 72 AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED AT THE INTERIOR
CORNER OF TRACT "B" OF "NEABECK HILL SUBDIVISION", A SUBDIVISION OF
RECORD IN BENTON COUNTY, OREGON; THENCE ALONG A NORTH LINE OF SAID
"NEABECK HILL SUBDIVISION" SOUTH 76°02'10" WEST 534.48 FEET TO A 3/4 INCH
IRON ROD AT THE NORTHWEST CORNER OF LOT 76 OF SAID "NEABECK HILL
SUBDIVISION", SAID 3/4 INCH IRON ROD ALSO BEING AN ANGLE POINT ON THE
EAST LINE OF LOT 1, BLOCK 5 OF "ASH-BROOK ESTATES No. 3", A SUBDIVISION
OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG SAID EAST LINE OF LOT
1, BLOCK 5 OF "ASH-BROOK ESTATES No. 3" NORTH 0°01'16" WEST 180.62 FEET
TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 1, SAID 5/8
INCH IRON ROD ALSO BEING AT THE SOUTHWEST CORNER OF A 20 FOOT WIDE
STRIP OF LAND DESCRIBED IN BENTON COUNTY DEED RECORD M-76330; THENCE
ALONG THE SOUTH LINE OF SAID 20 FOOT STRIP OF LAND NORTH 76°00'43" EAST
547.00 FEET TO THE SOUTHEAST CORNER OF SAID 20 FOOT STRIP OF LAND, SAID
SOUTHEAST CORNER ALSO BEING AT THE NORTHWEST CORNER OF THE
AFOREMENTIONED TRACT "B" OF "NEABECK HILL SUBDIVISION"; THENCE ALONG THE
WEST LINE OF SAID TRACT "B" SOUTH 3°44'31" WEST 184.25 FEET TO THE POINT
OF BEGINNING, CONTAINING 2.18 ACRES OF LAND, MORE OR LESS.

POST-MONUMENTATION STATEMENT

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF OREGON DO HEREBY CERTIFY THAT THE INTERIOR MONUMENTS
FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS
FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

C. Henry Cole
C. HENRY COLE - PLS 2088

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE
DAY OF _____, 19____, AS INDICATED AND
CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED
WITH THE BENTON COUNTY RECORDS OFFICE AS MICROFILM NO. M-

THIS SUBDIVISION PLAT IS SUBJECT TO A
SUBDIVISION CONSENT AFFIDAVIT EXECUTED
BY ROBERT F. GOTHAM
AS ASST. VICE PRESIDENT
FOR NORTH AMERICAN MORTGAGE COMPANY,
THE RECORDED TRUST DEED BENEFICIARY,
AND RECORDED IN THE BENTON COUNTY
DEED RECORDS AS M- 270167-99