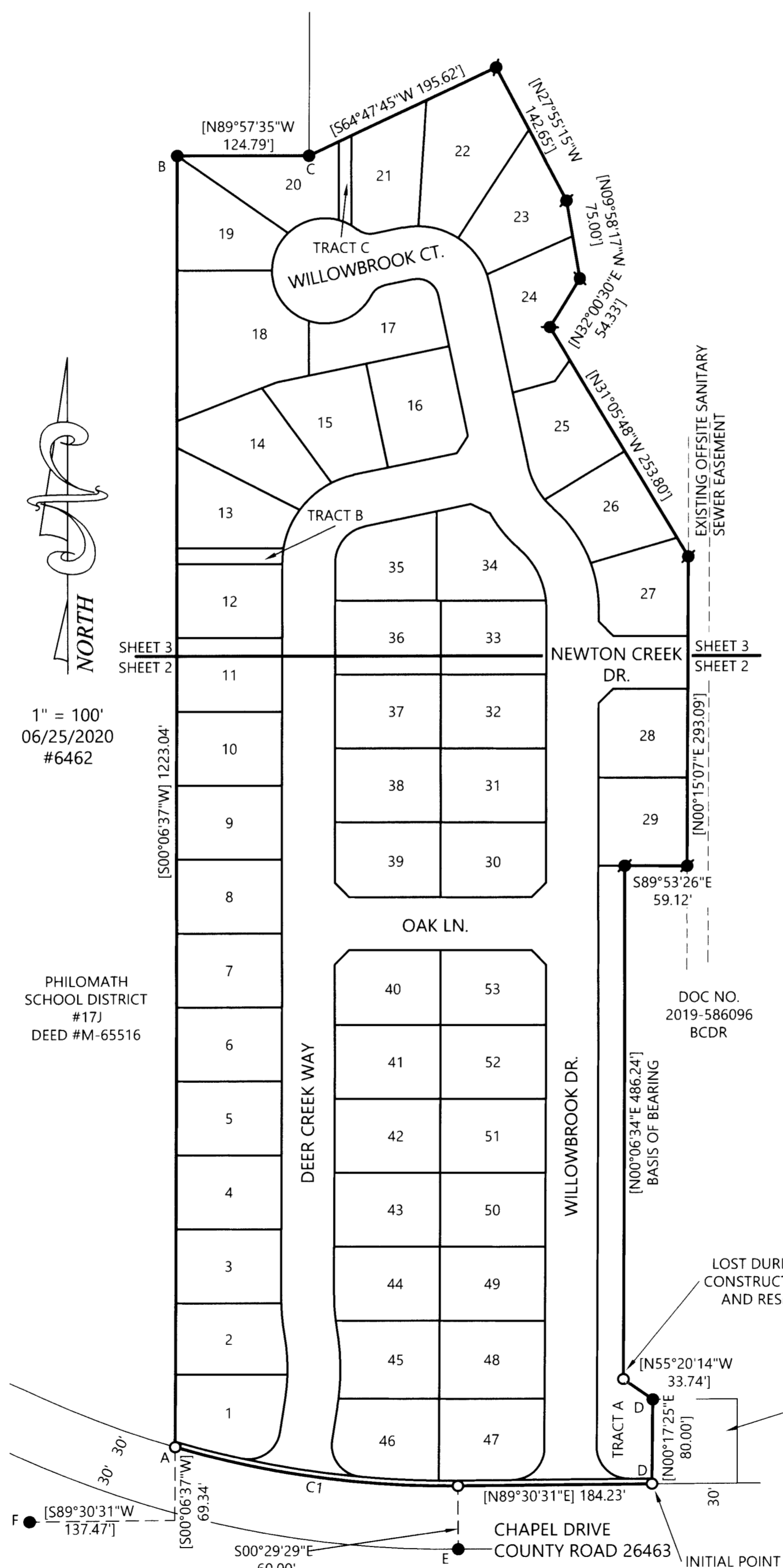


# NEWTON CREEK ESTATES

EXHIBIT D OF DOCUMENT NUMBER 2019-586097  
IN THE SW 1/4 SEC. 7, & THE NW 1/4 SEC 18, T. 12 S., R. 5 W., W.M.  
CITY OF PHILOMATH, BENTON COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



- NOTES:
- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- = FOUND MONUMENT, SEE TABLE
  - = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG." PER CS 10972
  - = SET 5/8" X 30" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG."
  - = SET 5/8" X 30" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG." IN A CENTERLINE MONUMENT BOX

MONUMENT TABLE

A	5/8" IRON ROD PER CS 6058, 0.13' NORTH ON LINE FROM RIGHT OF WAY. LOST DURING CONSTRUCTION AND RESET
B	5/8" IRON ROD PER CS 6058
C	3/4" IRON ROD TIED IN CS 6058
D	5/8" W/YPC SCRIBED "BARKER PLS 636" PER CS 7802
E	1/2" IRON ROD, BENT, TIED IN CS 10448
F	3" BRASS CAP AT THE NW CORNER OF THE ELIJAH LIGGETT DLC NO. 52 PER CORNER RESTORATION NO. 3181, HELD

- [ ] = RECORD AND MEASURED DATA PER CS 10972
- CS = BENTON COUNTY SURVEY RECORD
- BCDR = BENTON COUNTY DEED RECORD
- W/YPC = WITH YELLOW PLASTIC CAP
- IP = IRON PIPE
- IR = IRON ROD
- P. = PAGE
- V. = VOLUME
- R. = REEL
- UE = EASEMENT FOR PUBLIC UTILITIES
- SDE = STORM DRAIN EASEMENT
- PVT = PRIVATE
- RAD = RADIUS
- S.S. = SANITARY SEWER
- S.D. = STORM DRAIN

REFERENCE SURVEYS  
CS 6058  
CS 7802  
CS 10448  
CS 10972

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*Robert D. Hamman*  
ROBERT D. HAMMAN

PARCEL A  
PARTITION FILE 85-47  
CS 7802

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*  
OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

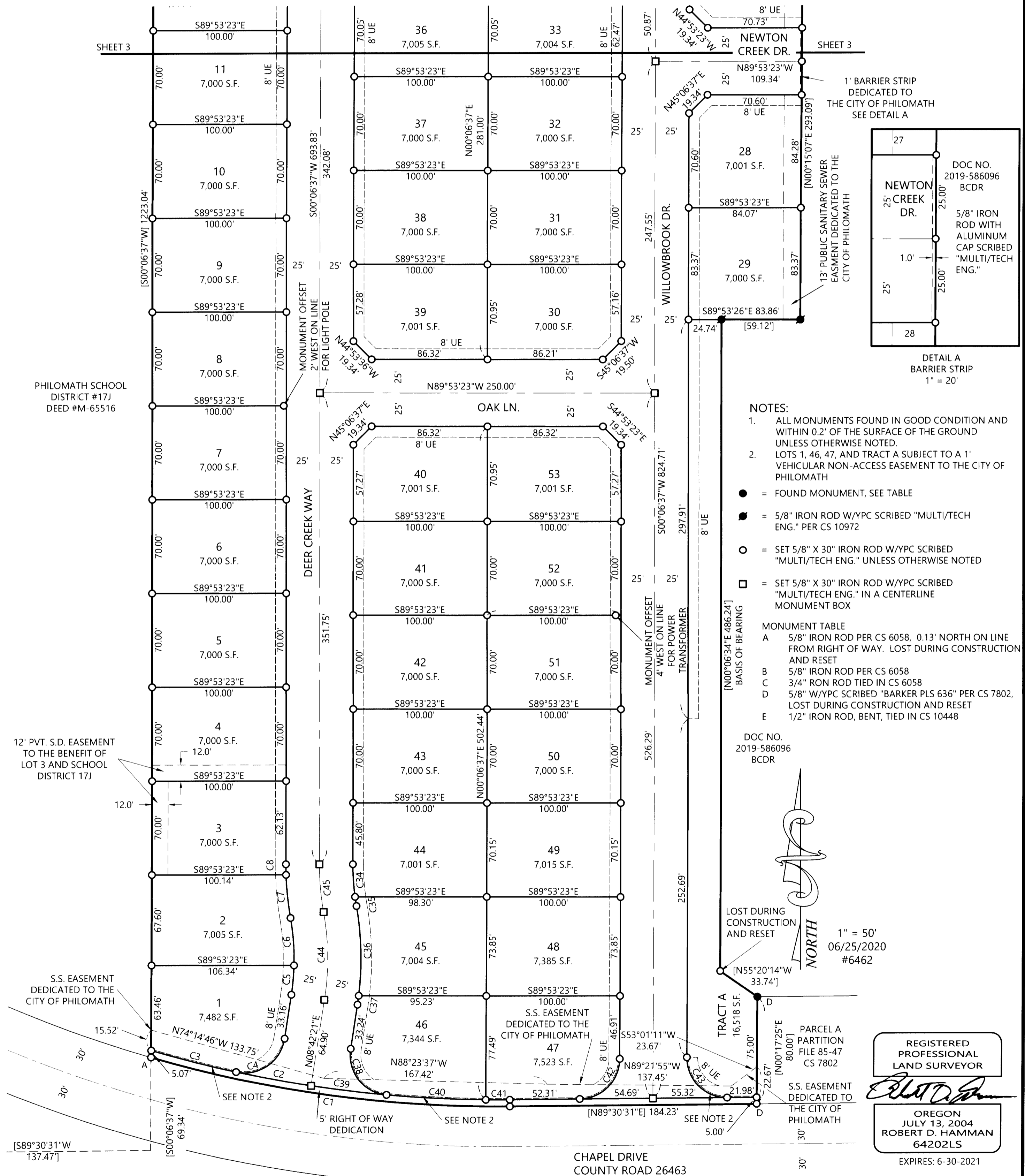
EXPIRES: 6-30-2021

- SHEET INDEX
- OVERVIEW
  - LOTS
  - LOTS & CURVE TABLE
  - SIGNATURE PAGE

# NEWTON CREEK ESTATES

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CITY OF PHILOMATH, BENTON COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



**NOTES:**

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- LOTS 1, 46, 47, AND TRACT A SUBJECT TO A 1' VEHICULAR NON-ACCESS EASEMENT TO THE CITY OF PHILOMATH

- = FOUND MONUMENT, SEE TABLE
- = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG." PER CS 10972
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**MONUMENT TABLE**

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| D | 5/8" W/YPC SCRIBED "BARKER PLS 636" PER CS 7802, LOST DURING CONSTRUCTION AND RESET                  |
| E | 1/2" IRON ROD, BENT, TIED IN CS 10448  |

DOC NO.  
2019-586096  
BCDR



1" = 50'  
06/25/2020  
#6462

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2021

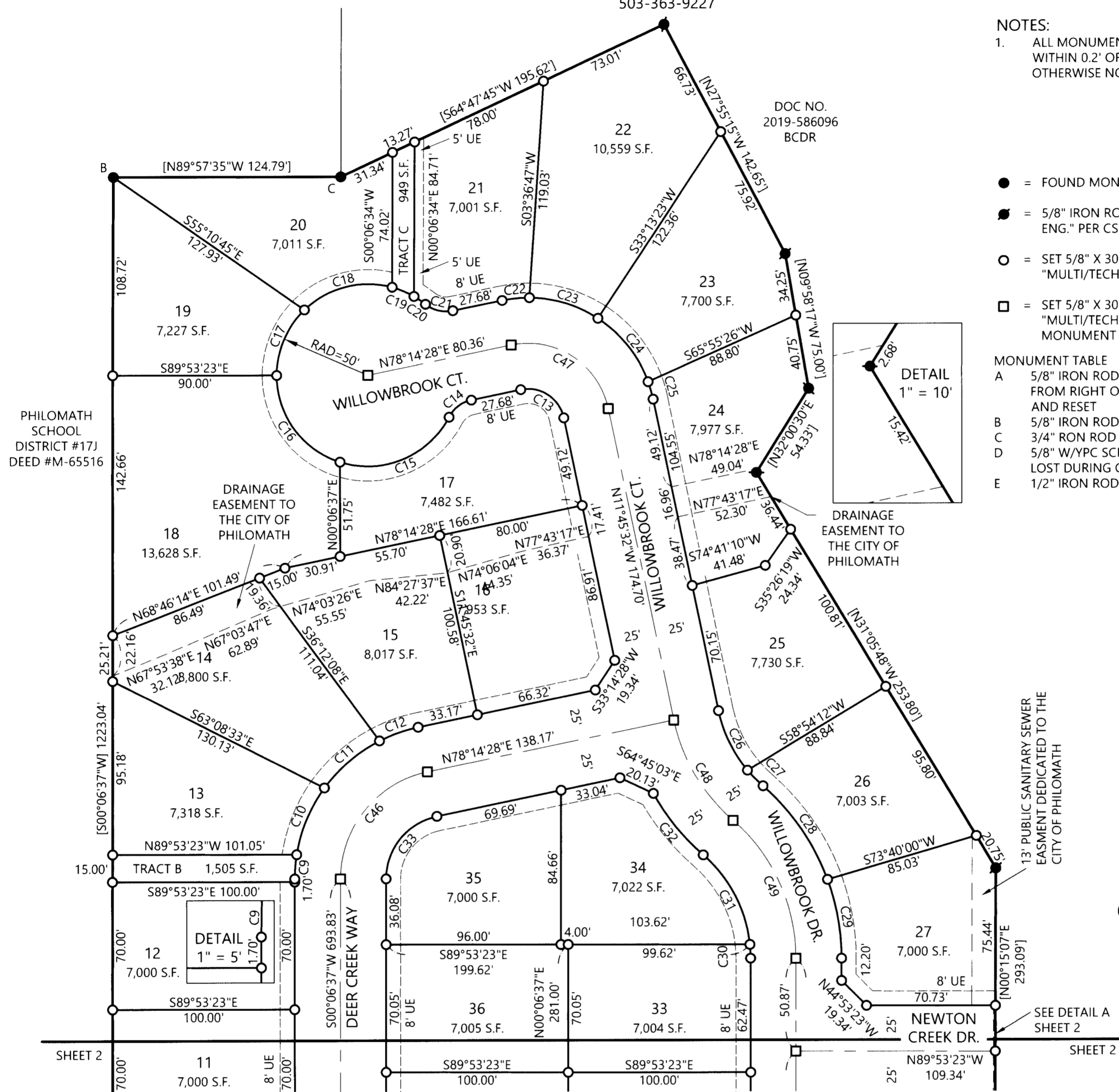
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT  
COPY OF THE ORIGINAL PLAT

*Robert D. Hamman*  
ROBERT D. HAMMAN

# NEWTON CREEK ESTATES

## EXHIBIT D OF DOCUMENT NUMBER 2019-586097 IN THE SW 1/4 SEC. 7, & THE NW 1/4 SEC 18, T. 12 S., R. 5 W., W.M. CITY OF PHILOMATH, BENTON COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



NOTES:  
1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

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E	1/2" IRON ROD, BENT, TIED IN CS 10448



1" = 50'  
06/25/2020  
#6462

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	924.93'	16°49'09"	271.51'	S82°07'52"E	270.54'
C2	919.93'	3°32'41"	56.91'	S79°28'59"E	56.90'
C3	919.93'	4°04'46"	65.50'	N75°40'16"W	65.49'
C4	30.00'	93°35'00"	49.00'	S55°29'51"W	43.73'
C5	175.00'	7°12'28"	22.01'	S5°06'07"W	22.00'
C6	175.00'	11°38'44"	35.57'	S4°19'29"E	35.51'
C7	225.00'	8°15'12"	32.41'	S6°01'15"E	32.38'
C8	225.00'	2°00'16"	7.87'	S0°53'31"E	7.87'
C9	85.00'	9°00'15"	13.36'	S4°36'45"W	13.34'
C10	85.00'	26°57'46"	40.00'	S22°35'45"W	39.63'
C11	85.00'	26°57'46"	40.00'	S49°33'31"W	39.63'
C12	85.00'	15°12'04"	22.55'	S70°38'26"W	22.49'
C13	20.00'	90°00'00"	31.42'	S56°45'32"E	28.28'
C14	18.00'	50°46'34"	15.95'	N52°51'11"E	15.43'
C15	50.00'	80°22'03"	70.13'	N67°38'55"E	64.52'
C16	50.00'	72°16'41"	63.07'	S36°01'43"E	58.97'
C17	50.00'	45°50'12"	40.00'	S23°01'43"W	38.94'
C18	50.00'	59°22'29"	51.81'	S75°38'03"W	49.53'
C19	50.00'	14°56'47"	13.04'	N67°12'19"W	13.01'
C20	50.00'	8°44'57"	7.64'	N55°21'27"W	7.63'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C21	18.00'	50°46'34"	15.95'	N76°22'15"W	15.43'
C22	70.00'	12°14'29"	14.96'	S84°21'42"W	14.93'
C23	70.00'	32°44'26"	40.00'	N73°08'50"W	39.46'
C24	70.00'	36°49'59"	45.00'	N38°21'38"W	44.23'
C25	70.00'	8°11'06"	10.00'	N15°51'05"W	9.99'
C26	75.00'	28°03'32"	36.73'	N25°47'18"W	36.36'
C27	75.00'	9°15'12"	12.11'	N44°26'41"W	12.10'
C28	125.00'	28°56'41"	63.15'	N34°35'56"W	62.48'
C29	125.00'	20°14'13"	44.15'	N10°00'29"W	43.92'
C30	75.00'	5°47'54"	7.59'	S2°47'20"E	7.59'
C31	75.00'	43°23'00"	56.79'	S27°22'47"E	55.44'
C32	125.00'	20°02'25"	43.72'	S39°03'05"E	43.50'
C33	35.00'	78°07'50"	47.73'	N39°10'32"E	44.11'
C34	175.00'	7°59'54"	24.43'	N3°53'20"W	24.41'
C35	175.00'	2°15'35"	6.90'	N9°01'04"W	6.90'
C36	225.00'	17°08'31"	67.32'	N1°34'36"W	67.07'
C37	225.00'	1°42'42"	6.72'	N7°51'01"E	6.72'
C38	30.00'	93°30'12"	48.96'	N38°02'45"W	43.70'
C39	919.93'	3°32'31"	56.87'	S83°01'35"E	56.86'
C40	919.93'	4°37'19"	74.21'	N87°06'30"W	74.19'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C41	919.93'	1°07'18"	18.01'	N89°58'48"W	18.01'
C42	30.00'	89°23'54"	46.81'	S44°48'34"W	42.20'
C43	30.00'	90°36'06"	47.44'	S45°11'26"E	42.65'
C44	200.00'	18°51'13"	65.81'	N0°43'15"W	65.51'
C45	200.00'	10°15'28"	35.81'	S5°01'07"E	35.76'
C46	60.00'	78°07'50"	81.82'	S39°10'32"W	75.62'
C47	45.00'	90°00'00"	70.69'	N56°45'32"W	63.64'
C48	100.00'	37°18'45"	65.12'	S30°24'55"E	63.98'
C49	100.00'	49°10'54"	85.84'	N24°28'50"W	83.23'

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Robert D. Hamman*  
ROBERT D. HAMMAN

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2021

# NEWTON CREEK ESTATES

EXHIBIT D OF DOCUMENT NUMBER 2019-586097  
IN THE SW 1/4 SEC. 7, & THE NW 1/4 SEC 18, T. 12 S., R. 5 W., W.M.  
CITY OF PHILOMATH, BENTON COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

### SURVEYOR'S CERTIFICATE


I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS NEWTON CREEK ESTATES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

EXHIBIT D OF DOCUMENT NUMBER 2019-586098 BENTON COUNTY DEED RECORDS, BETTER DESCRIBED AS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD LOCATED AT THE SOUTHWEST CORNER OF PARCEL A, AS RECORDED IN PARTITION FILE 85-47, BENTON COUNTY SURVEY RECORD 7802, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID PARCEL A NORTH 00°17'25" EAST 80.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 55°20'14" WEST 33.74 FEET; THENCE NORTH 00°06'34" EAST 486.24 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°53'26" EAST 59.12 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°15'07" EAST 293.09 FEET TO A 5/8" IRON ROD; THENCE NORTH 31°05'48" WEST 253.80 FEET TO A 5/8" IRON ROD; THENCE NORTH 32°00'30" EAST 54.33 FEET TO A 5/8" IRON ROD; THENCE NORTH 09°58'17" WEST 75.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 27°55'15" WEST 142.65 FEET TO A 5/8" IRON ROD; THENCE SOUTH 64°47'45" WEST 195.62 FEET; THENCE NORTH 89°57'35" WEST 124.79 FEET TO A 3/4" IRON ROD; THENCE SOUTH 00°06'37" WEST 1223.04 FEET TO THE NORTH RIGHT OF WAY LINE OF CHAPEL DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO CALLS: 271.51 FEET ALONG A 924.93 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 82°07'52" EAST 270.54 FEET); NORTH 89°30'31" EAST 184.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.64 ACRES MORE OR LESS.


### APPROVALS AND ACCEPTANCE OF DEDICATION


  
CITY OF PHILOMATH PLANNING OFFICIAL  
PLANNING DECISION PC18-11  
9/18/20  
DATE

  
BENTON COUNTY SURVEYOR  
9/30/2020  
DATE

  
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS  
10/1/20  
DATE


ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE 6-30-2021

  
BENTON COUNTY TAX COLLECTOR  
9-24-2020  
DATE

  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT  
9-24-2020  
DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2021

  
ROBERT D. HAMMAN PLS 64202LS  
DATE OF SURVEY: 6/25/2020

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

  
ROBERT D. HAMMAN

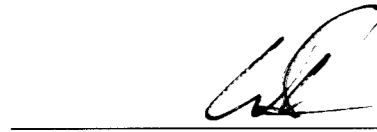
### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE INTO LOTS, STREET AND EASEMENTS AS SHOWN HEREON THE PROPERTY RECORDED IN DOCUMENT NUMBER 2019-586096, EXHIBIT D, BENTON COUNTY DEED DOCUMENTS, AND ALLOWED BY THE CITY OF PHILOMATH BY PLANNING DECISION PC18-11. THE BASIS OF BEARING IS ALONG THE EAST LINE PER COUNTY SURVEY 10972. ORIGINAL CONTROL WAS RECOVERED AND CHECKED FOR THIS PLAT AND THE OUTER MONUMENTS HELD, EXCEPT ON THE FRONTAGE OF CHAPEL DRIVE.

SINCE MY BOUNDARY SURVEY, THE BENTON COUNTY SURVEY DEPARTMENT PERFORMED A ROUTE SURVEY OF CHAPEL DRIVE AND RECOVERED MONUMENT E. I HAVE ADJUSTED THE LOCATION OF THE POINT OF CURVATURE OF CHAPEL DRIVE ACCORDINGLY.

### DECLARATION

KNOW ALL PERSON BY THESE PRESENTS THAT MILLERSBURG LAND & DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS, TRACTS, AND STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS NEWTON CREEK ESTATES. WE HEREBY DEDICATE TO THE PUBLIC THE STREETS AND GRANT EASEMENTS SHOWN HEREON, AND DEDICATE TO THE CITY OF PHILOMATH TRACTS A, B, C, AND THE BARRIER STRIP TRACT SHOWN AT THE EAST END OF MAPLE DRIVE. WE HEREBY CREATE A UTILITY EASEMENT AS SHOWN ALONG THE PUBLIC RIGHT OF WAY 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, AND A VEHICULAR NON-ACCESS EASEMENT ALONG CHAPEL DRIVE AS SHOWN, UNDER THE SOLE CONTROL OF THE CITY OF PHILOMATH.

  
WILLIAM B. BUSSE, MEMBER  
MILLERSBURG LAND & DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY CORPORATION

STATE OF OREGON }  
COUNTY OF MARION } S.S.

ON THIS 17<sup>th</sup> DAY OF Sept., 2020, WILLIAM B. BUSSE, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

  
NOTARY SIGNATURE


Brian M Grenz  
NOTARY PRINT NAME

COMMISSION NO. 967959

MY COMMISSION EXPIRES: October 22, 2021

STATE OF OREGON }  
COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2020-601276 ON THIS 1<sup>st</sup> DAY OF October, 2020 AT 2:19 O'CLOCK P.M

  
BENTON COUNTY CLERK

### PLAT NOTES

COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN INSTRUMENT 2020-600597 BENTON COUNTY DEED RECORDS.

SEWER EASEMENT RECORDED IN INSTRUMENT 2020-600596 BENTON COUNTY DEED RECORDS.

STORM CHANNEL EASEMENT RECORDED IN INSTRUMENT 2020-600595 BENTON COUNTY DEED RECORDS.