



C.S. 27353

PARTITION PLAT NO. 2023-03

AT THE REQUEST OF EVAN LATIMER

IN THE JOSEPH HAMILTON DLC NO. 53,  
LOCATED IN THE SE & SW 1/4 SEC. 8, T. 12 S., R. 4 W., W.M.,  
LINN COUNTY, OREGON

NOTICE OF DECISION FILE NO. PLN-2022-00510, PLN-2022-00511 & PLN-2022-00512  
NOVEMBER 5, 2022

#### SURVEYOR'S CERTIFICATE:

I, BRIAN VANDETTA, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF COUNTY ROAD NO. 118 AND WHICH MARKS THE SOUTHWEST CORNER OF PARCEL 1, LINN COUNTY PARTITION PLAT NO. 2022-96; THENCE SOUTH 1°29'14" WEST ALONG SAID ROAD, 338.93 FEET TO A 1/2" IRON ROD MARKING THE POINT OF CURVATURE AT STATION 89+97.5; THENCE SOUTHERLY 107.34 FEET ALONG A 215.98 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH IS SOUTH 15°44'15" WEST 106.24 FEET, TO A 5/8" IRON ROD AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH HAMILTON DONATION LAND CLAIM NO. 53 AND THE EAST LINE OF SAID COUNTY ROAD; THENCE SOUTH 1°34'19" WEST ALONG SAID CLAIM LINE 121.37 FEET TO THE CENTER OF OWL CREEK; THENCE DOWNSTREAM ALONG THE CENTER OF OWL CREEK THE FOLLOWING THREE COURSES; THENCE NORTH 76°26'40" EAST 276.39 FEET; THENCE NORTH 65°58'40" EAST 190.00 FEET; THENCE NORTH 56°33'40" EAST 222.02 FEET TO A POINT WITNESSED BY A 5/8" IRON ROD WHICH BEARS NORTH 37°21'49" WEST 50.00 FEET; THENCE NORTH 37°21'49" WEST 366.75 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 88°59'15" WEST 364.04 FEET TO THE POINT OF BEGINNING.

#### PARTITION AFFIDAVIT OF CONSENT:

AN AFFIDAVIT OF CONSENT TO PARTITION BY DOUGLAS R. SCHULTZ, TRUST DEED BENEFICIARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN LINN COUNTY DEED DOCUMENT NO. 2022-10610, HAS BEEN RECORDED IN LINN COUNTY DEED RECORDS AS DOCUMENT NO. 2022-18475

#### OWNER'S DECLARATION:

KNOW ALL PERSONS THAT EVAN LATIMER, ASHLEY LATIMER AND KYLE LATIMER ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN. WE HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION WHATSOEVER, A PUBLIC UTILITY EASEMENT AS SHOWN ON PAGE 1.

Evan Latimer  
EVAN LATIMER  
DATE 1/9/23  
Ashley Latimer  
ASHLEY LATIMER  
DATE 1/16/23  
Kyle Latimer  
KYLE LATIMER  
DATE 1-6-2023

#### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF LINN )

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF January, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EVAN LATIMER, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

C. Lynn Compton  
NOTARY SIGNATURE  
NOTARY PUBLIC - OREGON  
(PRINT NAME)  
COMMISSION NO. 998110

MY COMMISSION EXPIRES: March 23, 2024

#### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF LINN )

THIS IS TO CERTIFY THAT ON THIS 6 DAY OF January, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KYLE LATIMER AND ASHLEY LATIMER, IN THE ABOVE CAPACITY, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert  
NOTARY SIGNATURE  
Amanda Albert  
NOTARY PUBLIC - OREGON  
(PRINT NAME)  
COMMISSION NO. 1004109

MY COMMISSION EXPIRES: September 20, 2024

#### APPROVALS:

LINN COUNTY NOTICE OF DECISION PLANING FILE NO. PLN-2022-00510 AND PLN-2022-00511 AND PLN-2022-00512: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PARTITION AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Alma Blos  
LINN COUNTY PLANNING DIRECTOR  
DATE 1/17/23  
James J. Conroy  
LINN COUNTY SURVEYOR  
DATE 1/17/23

#### RECORDER'S STATEMENT:

STATE OF OREGON )  
COUNTY OF LINN )

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS

PLAT NO. 2023-03, ON THIS 17th DAY OF January

2023, AT 1:53 O'CLOCK PM, TARGET SHEET RECORDED IN DEED

RECORDS DOCUMENT NO. 2023-00493

STEVE DRUCKENMILLER BY: Sam M. White DEPUTY  
LINN COUNTY CLERK CLERK

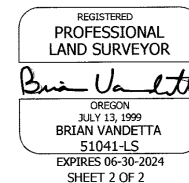
#### ASSESSOR'S STATEMENT:

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF

THE 17th DAY OF JANUARY, 2023.

Christoph Born DEPUTY  
LINN COUNTY TAX COLLECTOR/ASSESSOR

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



**Udell**  
ENGINEERING &  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON  
97355  
PH. (541) 451-5125  
FAX (541) 451-1366  
22-193 LATIMER WHITE OAK