PRELIMINARY PLAT

of

PARCEL 3
PARTITION PLAT 1994-022

for

TROY MUIR

in the

NE 1/4 OF SECTION 11, T12S, R6W, W.M.
CITY OF PHILOMATH,
BENTON COUNTY, OREGON

NOVEMBER 22, 2016

SITE ADDRESS

650 NORTH 9TH STREET
PHILOMATH, OR 97370

OWNER

TROY MUIR
PO BOX 1596
PHILOMATH, OR 97370
PHONE: (541) 760-8979

SURVEYOR

JOHN MCGEE, PLS
JD MCGEE, INC.
PO BOX 1472
PHILOMATH, OR 97370
PHONE: (541) 929-4226
FAX: (541) 929-4227

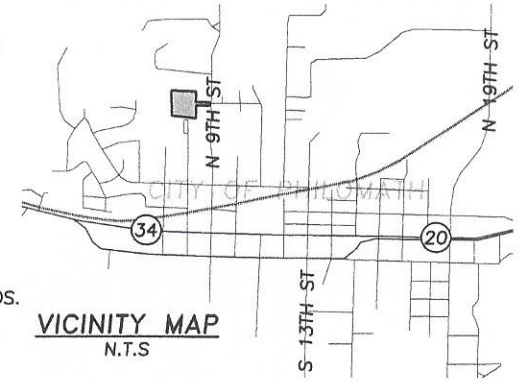
NOTES

PROPOSED PARCELS WILL BE SERVED BY CITY WATER AND CITY SEWER.

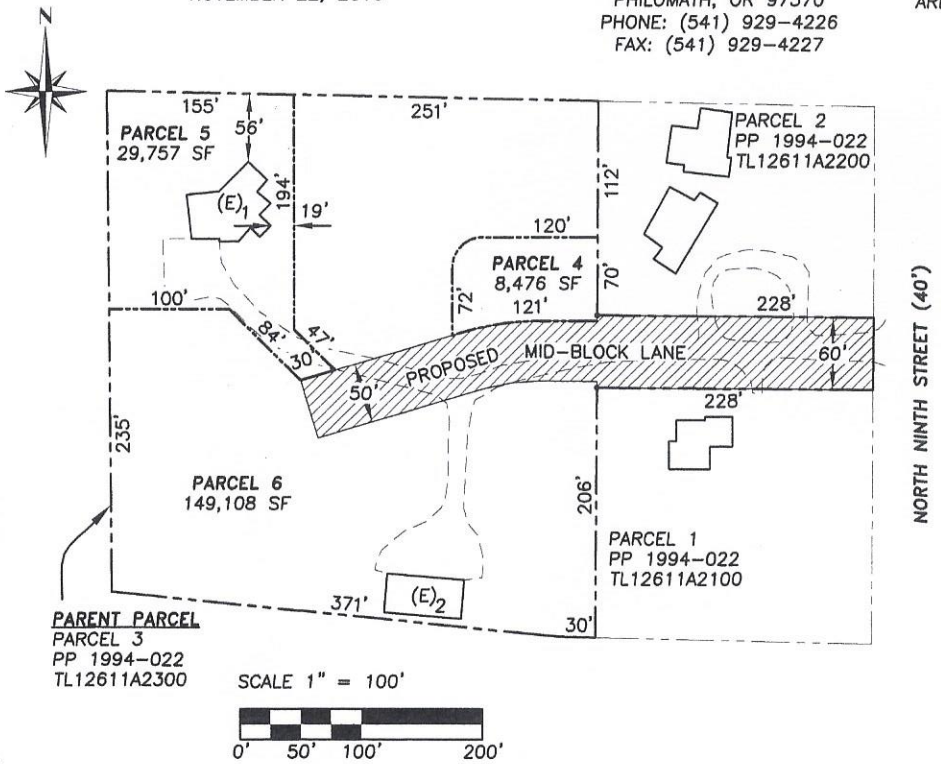
STORM WATER WILL BE CONVEYED TO STORM DRAINS LOCATED IN THE FUTURE STREET DEDICATION, CONNECTING TO PUBLIC STORM DRAIN SYSTEM.

PROPOSED UTILITIES WILL BE LOCATED WITHIN THE 50'-WIDE FUTURE STREET DEDICATION. SIZE, MATERIAL & LOCATION OF PUBLIC UTILITIES WILL CONFORM TO CITY & PUBLIC WORKS DESIGN STANDARDS.

STREET AND UTILITY IMPROVEMENTS WILL PROGRESS AS PARCELS/LOTS ARE DEVELOPED.



VICINITY MAP
N.T.S



PARENT PARCEL
PARCEL 3
PP 1994-022
TL12611A2300

SCALE 1" = 100'

0' 50' 100' 200'

LEGEND

PP	PARTITION PLAT
●	FOUND MONUMENT
	EXISTING PARCEL 3 BOUNDARY
	PROPOSED PARCEL BOUNDARY (SINGLE-FAMILY DWELLING USE)
	EXISTING 15'-WIDE GRAVEL ROAD
(E)1	EXISTING RESIDENTIAL STRUCTURE - 2,775 SF
(E)2	EXISTING SHOP STRUCTURE - 1,680 SF
	PROPOSED RECIPROCAL ACCESS & MAINTENANCE EASEMENT IN FAVOR OF PARCELS 4 & 5, THIS PLAT OVER PARCEL 6, THIS PLAT. MID BLOCK LANE PER PMC 18.35.050 (A) & (C) TO BE RETAINED BY MOST WESTERLY PROPERTY (PARCEL 6, THIS PLAT). FUTURE STREET DEDICATION (50').