

**SURVEYOR'S CERTIFICATE**

I, KYLE W. LATIMER, 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 DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "UDELL ENG" MARKING THE SOUTHWEST CORNER OF LOT 2, BLOCK 42 OF THE 2ND AMENDED PLAT TO PACIFIC ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 10°45'49" WEST ALONG AN UNNAMED STREET, 310.11 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 79°15'19" EAST 640.63 FEET TO A 3/4" IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT AND THE WEST LINE OF EIGHTH STREET; THENCE SOUTH 10°47'04" EAST ALONG EIGHTH STREET 309.86 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT AND THE NORTH LINE OF AN UNNAMED STREET; THENCE SOUTH 79°14'00" WEST 640.75 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED AREA CONTAINS 4.56 ACRES.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO. 2016-548418, AND BEING LOT 2 OF BLOCK 42 OF THE 2ND AMENDED PLAT OF PACIFIC ADDITION TO MONROE, PER BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. LU-17-026.

THE BOUNDARY OF LOT 2, BLOCK 42 HAS BEEN SURVEYED A NUMBER OF TIMES WITH DIFFERING RESULTS BEGINNING WITH THE ORIGINAL PACIFIC PLAT ADDITION AND HANDLED IN A VARIETY OF WAYS ON SUBSEQUENT SURVEYS: 2ND AMENDED PLAT TO PACIFIC ADDITION, THE CITY MAP OF MONROE, C.S. 5628 (CASWELL), C.S. 7365 (HARMS), C.S. 8815 (PARSONS) AND THE SHADY OAK ESTATES PLAT (LANGTON). THE MONUMENTS SET ON C.S. 7365 THOUGH SHOWN HERE, WHEN FOUND, WERE NOT USED TO RETRACE THE LOT BOUNDARY AS A DISCREPANCY IN THE EAST LINE OF LOT 1 OF THE ORIGINAL PLAT WAS NOT ACCOUNTED FOR AND LIMITED CONTROLLING MONUMENTS WERE RECOVERED AT THE TIME. THE IRON PIPE FOUND AT THE NORTHEAST CORNER WAS HELD, AS IF FIT THE TOWN MAP (C.S. 8203) DIMENSIONS AND ALSO PARSONS' PROPORTIONED LOCATION SHOWN ON C.S. 8815, REASONABLY WELL. THE CITY MAP APPEARS TO HAVE CORRECTED AN ERROR IN THE LENGTH OF THE EAST LINE OF LOT 1, BLOCK 42 AND FITS OVERALL BLOCK DIMENSIONS MORE REASONABLY THAN THE ORIGINAL PLAT DISTANCE AS NOTED ON C.S. 8815, BY PARSONS. THE WEST LINE WAS ESTABLISHED USING MONUMENTS SET ON THE WEST LINE OF THE UNNAMED ROAD ON THE SHADY OAK ESTATES PLAT, WHICH LANGTON ESTABLISHED USING RODS SET BY CASWELL ON C.S. 5628. THE SOUTH LINE OF LOT 2 WAS ESTABLISHED BY HOLDING MONUMENTS SET BY LANGTON AND PARSONS ON THE SOUTH LINE OF THE UNNAMED ROAD (NORTH LINE OF LOT 3). A TITLE REPORT PREPARED BY TICOR TITLE, ORDER NO. 471817066384 REVEALED NO PLOTTABLE ENCUMBRANCES OF RECORD. THE BASIS OF BEARING WAS HELD PER C.S. 8815

**OWNER'S DECLARATION:**

KNOW ALL PERSONS THAT ROSE LANE PROPERTIES LLC IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS WITH EASEMENT AS SHOWN AND DESCRIBED HEREON.

*[Signature]*  
THAD AKINS, *Manager*, ROSE LANE PROPERTIES LLC

**ACKNOWLEDGMENT:**

STATE OF OR }  
                                  } SS  
COUNTY OF Linn }  
THIS IS TO CERTIFY THAT ON THIS 30<sup>th</sup> DAY OF November, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THAD AKINS NAMED IN ABOVE CAPACITY 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.

*Amanda Albert*  
NOTARY SIGNATURE  
**Amanda Albert**  
NOTARY PUBLIC - OREGON  
(PRINT NAME)  
COMMISSION NO. 954293  
MY COMMISSION EXPIRES Sept. 11<sup>th</sup>, 2020

**APPROVALS:**

BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. LU-17-026: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

*[Signature]* 1/24/2018  
PLANNING OFFICIAL, DATE  
BENTON COUNTY COMMUNITY DEVELOPMENT DEPT.

*[Signature]* 1/24/2018  
BENTON COUNTY SURVEYOR, DATE

**RECORDER'S STATEMENT:**

STATE OF OREGON }  
                                  } SS  
COUNTY OF BENTON }  
I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2018-001 IN BENTON COUNTY RECORDS DOCUMENT NO. 2018-544370, ON THIS 24 DAY OF January, 2018, AT 2:18 O'CLOCK PM.

FOR BENTON COUNTY CLERK

**ASSESSOR'S STATEMENT:**

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 30, 2018

*Jami Gray* 12-12-17  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT, DATE

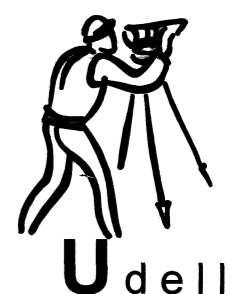
*Mary Foley* 12-12-17  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, DATE  
AUDITING & TAX COLLECTION

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- ⊗ SET 5/8"x30" IRON ROD WITH ALUMINUM CAP STAMPED: UDELL ENG
- CALCULATED POINT
- ( ) DATA OF RECORD PER AS NOTED
- [ ] CALCULATED DATA
- C.S. COUNTY SURVEY
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- R1 C.S. 8815
- R2 SHADY OAK ESTATES
- R3 SECOND AMENDED PLAT TO PACIFIC ADDITION

REFERENCE SURVEYS: PACIFIC ADDITION TO MONROE, 2ND AMENDED PLAT TO PACIFIC ADDITION, CITY MAP OF MONROE, C.S. 5595, C.S. 5628, C.S. 7365, C.S. 8815, SHADY OAK ESTATES

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*Kyle W. Latimer*  
KYLE W. LATIMER



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kyle W. Latimer*  
OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2018  
SHEET 1 OF 1

**ENGINEERING & LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
PH. (541) 451-5125  
FAX (541) 451-1366  
17-202 AKINS

PARTITION PLAT NO. 2018-DD1  
**ROSE LANE PROPERTIES LLC**  
A REPLAT OF  
**LOT 2, BLOCK 42, SECOND AMENDED PLAT TO THE PACIFIC ADDITION TO MONROE**  
IN THE  
**SW 1/4 SEC. 28, T. 14 S., R. 5 W., W.M.**  
**BENTON COUNTY, OREGON**  
NOVEMBER 6, 2017  
LU-17-026

