

CES|NW

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503.968.6655 www.cesnw.com
CESNW PROJ: 3275

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Paul A. Kohn

OREGON
MAY 21, 2013
PAUL A. KOHN
58964PLS

RENEWS: 6/30/19

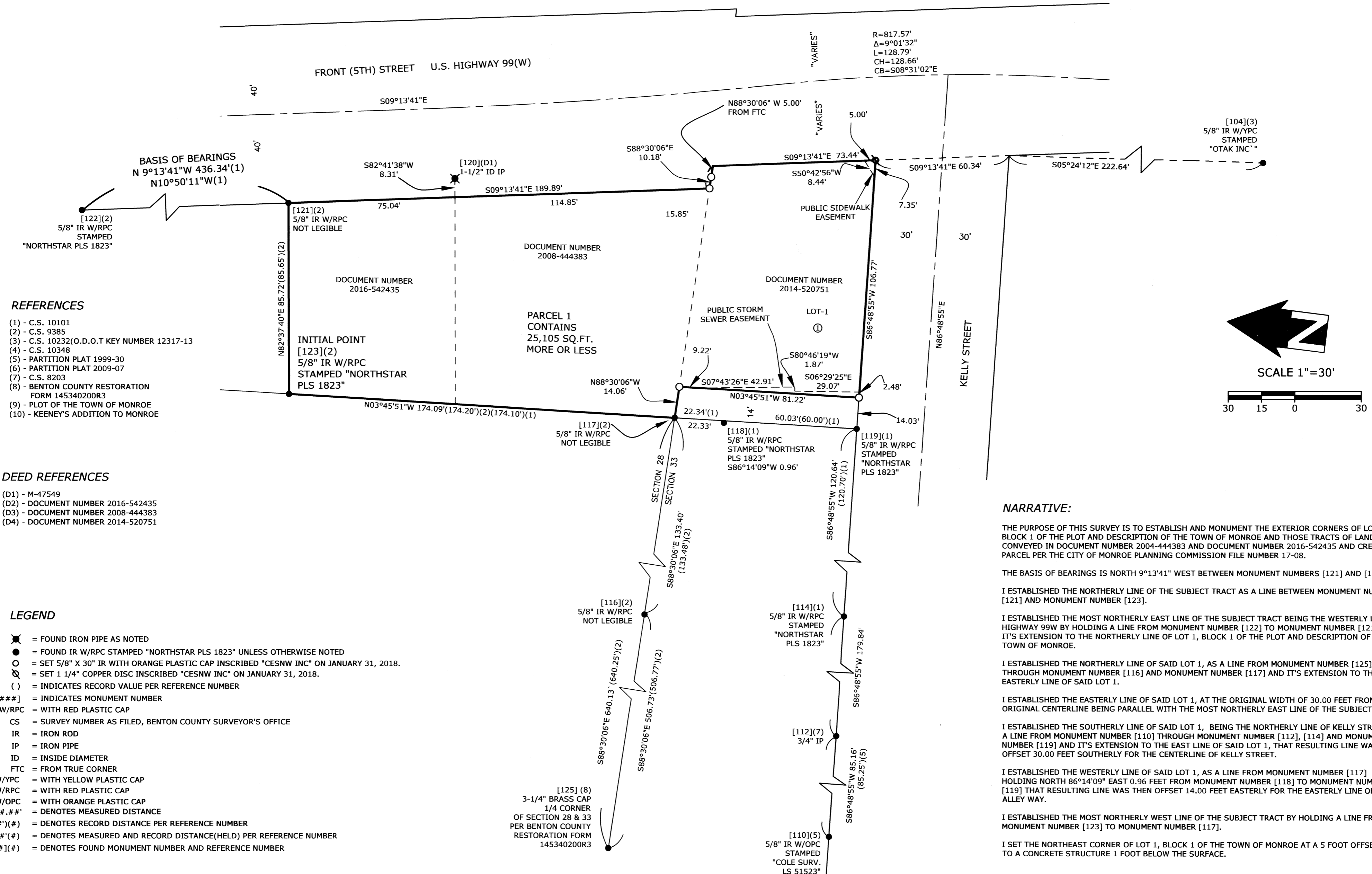
PARTITION PLAT 2018-008

REPLAT OF LOT 1, BLOCK 1, TOWN OF MONROE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE
NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 14 SOUTH, RANGE 5 WEST, OF THE
WILLAMETTE MERIDIAN, CITY OF MONROE
BENTON COUNTY, OREGON

DATE: JANUARY 19, 2018

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Paul A. Kohn
SURVEYOR



REFERENCES

- (1) - C.S. 10101
- (2) - C.S. 9385
- (3) - C.S. 10232(O.D.O.T KEY NUMBER 12317-13)
- (4) - C.S. 10348
- (5) - PARTITION PLAT 1999-30
- (6) - PARTITION PLAT 2009-07
- (7) - C.S. 8203
- (8) - BENTON COUNTY RESTORATION FORM 145340200R3
- (9) - PLOT OF THE TOWN OF MONROE
- (10) - KEENEY'S ADDITION TO MONROE

DEED REFERENCES

- (D1) - M-47549
- (D2) - DOCUMENT NUMBER 2016-542435
- (D3) - DOCUMENT NUMBER 2008-444383
- (D4) - DOCUMENT NUMBER 2014-520751

LEGEND

- ⊗ = FOUND IRON PIPE AS NOTED
- = FOUND IR W/RPC STAMPED "NORTHSTAR PLS 1823" UNLESS OTHERWISE NOTED
- = SET 5/8" X 30" IR WITH ORANGE PLASTIC CAP INSCRIBED "CESNW INC" ON JANUARY 31, 2018.
- ⊙ = SET 1 1/4" COPPER DISC INSCRIBED "CESNW INC" ON JANUARY 31, 2018.
- () = INDICATES RECORD VALUE PER REFERENCE NUMBER
- [###] = INDICATES MONUMENT NUMBER
- W/RPC = WITH RED PLASTIC CAP
- CS = SURVEY NUMBER AS FILED, BENTON COUNTY SURVEYOR'S OFFICE
- IR = IRON ROD
- IP = IRON PIPE
- ID = INSIDE DIAMETER
- FTC = FROM TRUE CORNER
- W/YPC = WITH YELLOW PLASTIC CAP
- W/RPC = WITH RED PLASTIC CAP
- W/OPC = WITH ORANGE PLASTIC CAP
- ###.##' = DENOTES MEASURED DISTANCE
- ###.##'(#) = DENOTES RECORD DISTANCE PER REFERENCE NUMBER
- ###.##'(#) = DENOTES MEASURED AND RECORD DISTANCE(HELD) PER REFERENCE NUMBER
- [###](#) = DENOTES FOUND MONUMENT NUMBER AND REFERENCE NUMBER

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE EXTERIOR CORNERS OF LOT 1, BLOCK 1 OF THE PLOT AND DESCRIPTION OF THE TOWN OF MONROE AND THOSE TRACTS OF LAND CONVEYED IN DOCUMENT NUMBER 2004-444383 AND DOCUMENT NUMBER 2016-542435 AND CREATE ONE PARCEL PER THE CITY OF MONROE PLANNING COMMISSION FILE NUMBER 17-08.

THE BASIS OF BEARINGS IS NORTH 9°13'41" WEST BETWEEN MONUMENT NUMBERS [121] AND [122].

I ESTABLISHED THE NORTHERLY LINE OF THE SUBJECT TRACT AS A LINE BETWEEN MONUMENT NUMBER [121] AND MONUMENT NUMBER [123].

I ESTABLISHED THE MOST NORTHERLY EAST LINE OF THE SUBJECT TRACT BEING THE WESTERLY LINE OF HIGHWAY 99W BY HOLDING A LINE FROM MONUMENT NUMBER [122] TO MONUMENT NUMBER [121] AND IT'S EXTENSION TO THE NORTHERLY LINE OF LOT 1, BLOCK 1 OF THE PLOT AND DESCRIPTION OF THE TOWN OF MONROE.

I ESTABLISHED THE NORTHERLY LINE OF SAID LOT 1, AS A LINE FROM MONUMENT NUMBER [125] THROUGH MONUMENT NUMBER [116] AND MONUMENT NUMBER [117] AND IT'S EXTENSION TO THE EASTERLY LINE OF SAID LOT 1.

I ESTABLISHED THE EASTERLY LINE OF SAID LOT 1, AT THE ORIGINAL WIDTH OF 30.00 FEET FROM THE ORIGINAL CENTERLINE BEING PARALLEL WITH THE MOST NORTHERLY EAST LINE OF THE SUBJECT TRACT.

I ESTABLISHED THE SOUTHERLY LINE OF SAID LOT 1, BEING THE NORTHERLY LINE OF KELLY STREET AS A LINE FROM MONUMENT NUMBER [110] THROUGH MONUMENT NUMBER [112], [114] AND MONUMENT NUMBER [119] AND IT'S EXTENSION TO THE EAST LINE OF SAID LOT 1, THAT RESULTING LINE WAS THEN OFFSET 30.00 FEET SOUTHERLY FOR THE CENTERLINE OF KELLY STREET.

I ESTABLISHED THE WESTERLY LINE OF SAID LOT 1, AS A LINE FROM MONUMENT NUMBER [117] BY HOLDING NORTH 86°14'09" EAST 0.96 FEET FROM MONUMENT NUMBER [118] TO MONUMENT NUMBER [119] THAT RESULTING LINE WAS THEN OFFSET 14.00 FEET EASTERLY FOR THE EASTERLY LINE OF THE ALLEY WAY.

I ESTABLISHED THE MOST NORTHERLY WEST LINE OF THE SUBJECT TRACT BY HOLDING A LINE FROM MONUMENT NUMBER [123] TO MONUMENT NUMBER [117].

I SET THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF THE TOWN OF MONROE AT A 5 FOOT OFFSET DUE TO A CONCRETE STRUCTURE 1 FOOT BELOW THE SURFACE.

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PARTITION PLAT 2018 008

REPLAT OF LOT 1, BLOCK 1, TOWN OF MONROE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE
NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 14 SOUTH, RANGE 5 WEST, OF THE
WILLAMETTE MERIDIAN, CITY OF MONROE
BENTON COUNTY, OREGON

DATE: JANUARY 19, 2018

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APPROVALS

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID
THROUGH JUNE 30, 20 18.

BY: *Lami Prasad* 2-8-18
DIRECTOR, BENTON COUNTY DEPT. ASSESSMENT

BY: *Debbie Bauer* 02-08-2018
BENTON COUNTY TAX COLLECTOR

APPROVED THIS 12th DAY OF FEBRUARY, 2018

J. Gaudin
BENTON COUNTY SURVEYOR

CITY OF MONROE CASE 17-08

APPROVED THIS 5th DAY OF February, 2018

Rich A. Hohnbaum
CITY OF MONROE PLANNING OFFICIAL

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Riverside) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb. 02, 2018
BY STEPHAN AND CAROL GIRARD

Elvia Rodriguez
NOTARY PUBLIC SIGNATURE

ELVIA RODRIGUEZ
NOTARY PUBLIC - PRINT NAME

COMMISSION NO. 2084609

MY COMMISSION EXPIRES: 10-19-18

SURVEYOR'S CERTIFICATE:

I, PAUL ALLEN KOHN HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, AND MARKED WITH PROPER MONUMENTS THE THE PARCEL SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS.

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823"; THENCE NORTH 82°37'40" EAST 85.72 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP THAT IS NOT LEGIBLE BEING AT THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 99(W); THENCE SOUTH 09°13'41" EAST 189.89 FEET ALONG SAID WESTERLY LINE TO A 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CESNW INC."; THENCE SOUTH 88°30'06" EAST 10.18 FEET TO A ~~5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CESNW INC."~~; THENCE SOUTH 09°13'41" EAST 73.44 FEET TO A ~~5/8" IRON ROD WITH ORANGE PLASTIC CAP~~ COPPER DISC STAMPED "CESNW INC." BEING AT THE NORTHERLY LINE OF KELLY STREET; THENCE SOUTH 86°48'55" WEST 106.77 FEET ALONG SAID NORTHERLY LINE TO A 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CESNW INC."; THENCE LEAVING THE NORTHERLY LINE OF KELLY STREET NORTH 03°45'51" WEST 81.22 TO A 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CESNW INC."; THENCE NORTH 88°03'06" WEST 14.06 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP THAT IS NOT LEGIBLE; THENCE NORTH 03° 45'51" WEST 174.09 FEET TO THE INITIAL POINT.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEPHEN AND CAROL GIRARD AND GIRARD INVESTMENTS ONE, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO ONE PARCEL AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. THE DECLARANT ALSO DEDICATES A PORTION OF THE SOUTHWEST CORNER OF PARCEL 1 TO THE PUBLIC FOR A STORM SEWER EASEMENT, A PORTION OF THE SOUTHEAST CORNER FOR A PUBLIC SIDEWALK EASEMENT, ~~AND A PORTION OF THE SOUTHWEST CORNER FOR A PUBLIC SIDEWALK EASEMENT.~~

Stephan Girard
STEPHAN GIRARD

Carol Girard
CAROL GIRARD

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2018 008 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2018-567012 ON THIS 12 DAY OF February, 2018 AT 9:19 O'CLOCK A. M.

[Signature]
FOR BENTON COUNTY CLERK