

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO RESOLVE THE BOUNDARIES OF LOTS 1 THRU 18, BLOCK 39, PACIFIC ADDITION, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 34, RECORD OF PLATS FOR BENTON COUNTY, OREGON, AND TO PARTITION SAID LOTS INTO THE PARCELS SHOWN HEREON IN ACCORDANCE WITH THE CITY OF MONROE NOTICE OF DECISION FILE NUMBER 2017-11.

THE BASIS OF BEARING IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601), NORTH AMERICAN DATUM 83(2011) EPOCH 2010.000. A BEARING OF NORTH 88°08'44" WEST WAS HELD ALONG THE SOUTH LINE PACIFIC ADDITION TO MONROE BETWEEN MONUMENTS 67 AND 69. SAID BEARING WAS DETERMINED BY GEODETIC QUALITY GLOBAL NAVIGATION SATELLITE POSITIONING SYSTEM (GNSS) OBSERVATION ON MARCH 9, 2016.

THE WESTERLY RIGHT-OF-WAY OF 9TH STREET WAS HELD BETWEEN MONUMENT 78 SET IN 1954 AND MONUMENT 63, ORIGIN UNKNOWN. THIS RESOLUTION FIT THE RECORD DISTANCE PER CS 8203 BETWEEN MONUMENT 69 AND 63 VERY WELL. THE ESTABLISHED WESTERLY RIGHT-OF-WAY OF 9TH STREET WAS OFFSET 60 FEET EASTERLY TO RE-CREATE THE EASTERLY RIGHT-OF-WAY OF SAID 9TH STREET COINCIDENT WITH THE WESTERLY LINE OF BLOCK 39.

TO RE-CREATE THE EASTERLY RIGHT-OF-WAY OF 8TH STREET, COINCIDENT WITH THE WESTERLY LINE OF BLOCK 38 MONUMENTS 55, 56 AND 57 WERE HELD. THAT LINE WAS OFFSET 60.00 FEET WESTERLY, WHICH FIT MONUMENT 81 ON THE NORTHERLY RIGHT-OF-WAY OF ASH STREET.

PINE STREET WAS ESTABLISHED BY HOLDING MONUMENTS SET ALONG THE NORTHERLY RIGHT-OF-WAY COINCIDENT WITH THE SOUTHERLY LINE OF BLOCK 43, PER PARTITION PLAT 2017-012. THAT LINE WAS EXTENDED EASTERLY. THE NORTHERLY RIGHT-OF-WAY OF PINE STREET WAS OFFSET 60 FEET SOUTHERLY TO CREATE THE SOUTHERLY RIGHT-OF-WAY OF PINE STREET, COINCIDENT WITH THE NORTHERLY LINE OF BLOCK 39.

THE SOUTHERLY LINE OF BLOCK 39 WAS HELD BETWEEN MONUMENT 69 AND MONUMENT 67 PER PACIFIC ADDITION.

TO RECREATE THE 16 FOOT ALLEYWAY IN BLOCK 39 I HELD A LINE FROM THE MIDPOINT OF THE NORTHERLY LINE OF SAID BLOCK TO THE MIDPOINT OF THE SOUTHERLY LINE OF SAID BLOCK. THAT LINE WAS OFFSET 8.00 FEET EASTERLY AND WESTERLY.

THE PARCELS WERE CREATED AT THE CLIENTS REQUEST.

**PARTITION PLAT NO. 2018-010**

A REPLAT OF LOTS 1 THROUGH 18, BLOCK 39, PACIFIC ADDITION FOR PACIFIC NATIONAL DEVELOPMENT, INC. LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 28 TOWNSHIP 14 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF MONROE, BENTON COUNTY, OREGON NOVEMBER 30, 2017

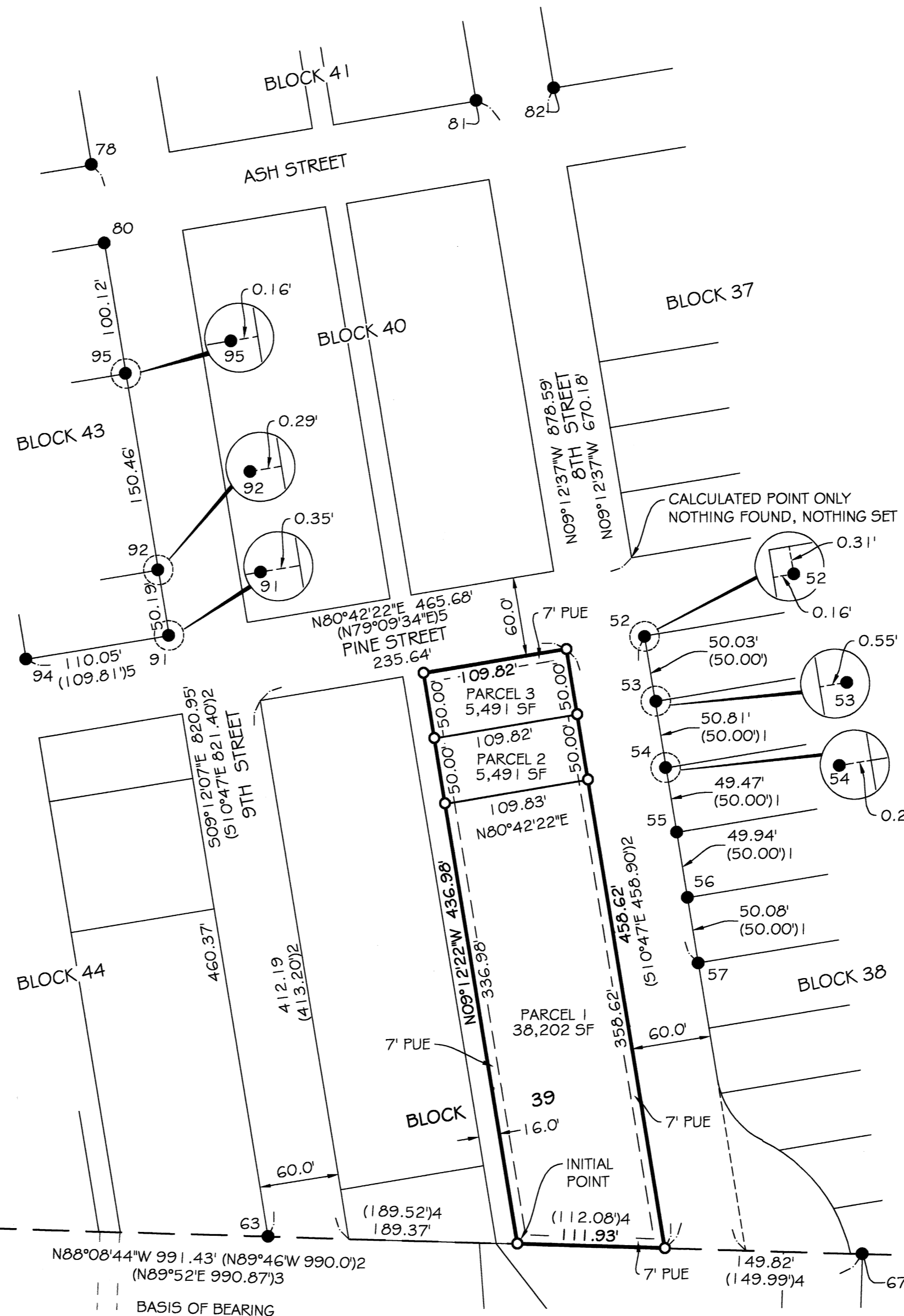
**SHEET INDEX:**

SHEET 1	BOUNDARY, PARCELS, LEGEND, MONUMENT TABLE
SHEET 2	APPROVALS & SIGNATURES

**LEGEND:**

- DENOTES A FOUND MONUMENT AS NOTED
- DENOTES A SET MONUMENT. 5/8" BY 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP"
- ( ) 1 DATA OF RECORD, CS 9088
- ( ) 2 DATA OF RECORD, PACIFIC ADDITION VOLUME 3, PAGE 34
- ( ) 3 DATA OF RECORD, G14500028
- ( ) 4 DATA OF RECORD, CS 8203
- ( ) 5 DATA OF RECORD, PARTITION PLAT 2017-012
- BCCR BENTON COUNTY CORNER RESTORATION
- PLAT PACIFIC ADDITION
- W/YPC WITH YELLOW PLASTIC CAP
- W/RPC WITH RED PLASTIC CAP
- PP PARTITION PLAT
- CS BENTON COUNTY SURVEY
- IR IRON ROD
- IP IRON PIPE, OUTSIDE DIAMETER
- V VOLUME
- P PAGE
- OU ORIGIN UNKNOWN

MONUMENT TABLE	
POINT NO.	DESCRIPTION
52	5/8" IR W/UNREADABLE YPC, CS 9088
53	5/8" IR W/NO CAP, DOWN 0.30, CS 9088
54	5/8" IR W/UNREADABLE YPC, DOWN 0.20, CS 9088
55	5/8" IR W/YPC MARKED "LS 1329", DOWN 0.60, CS 9088
56	5/8" IR W/YPC MARKED "LS 1329", CS 9088
57	5/8" IR W/YPC MARKED "LS 1329", DOWN 0.80, CS 9008
63	5/8" IR W/NO CAP, HELD FOR 9TH STREET RIGHT OF WAY, OU
67	3-1/4" BRASS CAP, BCCR 145340200R3
69	1/2" IP, G14500028
78	1" IP, DOWN 0.30, HELD FOR NINTH STREET RIGHT OF WAY, CS 2578
80	3/4" IP, HELD FOR 9TH STREET RIGHT OF WAY, OU
81	5/8" IR W/YPC MARKED "SPRINGER LS 1102", CS 9295
82	1" IR, CS 7692
91	5/8" IR W/RPC MARKED "NORTH STAR SURVEYING", PP 2017-012
92	5/8" IR W/RPC MARKED "NORTH STAR SURVEYING", PP 2017-012
94	5/8" IR W/RPC MARKED "NORTH STAR SURVEYING", PP 2017-012
95	5/8" IR W/RPC MARKED "NORTH STAR SURVEYING", PP 2017-012



SCALE 1"=80'

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Brenda J James*  
 OREGON  
 MAY 15, 2012  
 BRENDA J JAMES  
 77593

RENEWAL DATE: 6/30/2019  
 I, BRENDA J. JAMES, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

**PROJECT DELIVERY GROUP**  
 PROJECT DELIVERY GROUP, LLC  
 3772 PORTLAND RD NE  
 SALEM, OR 97301  
 503-364-4004  
 PROJECT NO. 16008  
 SHEET 1 OF 2

PARTITION PLAT NO. 2018-010

A REPLAT OF LOTS 1 THROUGH 18, BLOCK 39, PACIFIC ADDITION FOR PACIFIC NATIONAL DEVELOPMENT, INC. LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 28 TOWNSHIP 14 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF MONROE, BENTON COUNTY, OREGON NOVEMBER 30, 2017

SURVEYORS CERTIFICATE:

I, BRENDA J. JAMES, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS REFERENCED HEREON, THE BOUNDARY OF WHICH IS DESCRIBED AS;

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF MONROE, BENTON COUNTY, OREGON, BEING A PORTION OF THE LAND DESCRIBED IN BENTON COUNTY WARRANTY DEED RECORDED IN BENTON COUNTY DOCUMENT NUMBER 2016-541278 AND BEING MORE PARTICULARLY DESCRIBED AS;

LOTS 1 THROUGH 18, BLOCK 39, PACIFIC ADDITION, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 34, RECORD OF PLATS FOR BENTON COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.13 ACRES OF LAND, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Brenda J. James

OREGON MAY 15, 2012 BRENDA J. JAMES 77593

RENEWAL DATE: 6/31/2019

APPROVALS:

THE WITHIN PLAT IS HEREBY APPROVED:

Rick A. Hohnbaum 2-27-18 CITY OF MONROE PLANNING OFFICIAL DATE

J. G. Gandy 3-2-18 BENTON COUNTY SURVEYOR DATE

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

BY: Janie Loran 2/28/18 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: Debbe Bauer 02-28-2018 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

STATE OF OREGON ) )SS COUNTY OF BENTON )

I, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2018-010 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2018-567549 ON THIS 2 DAY OF March, 2018 AT 9:56 O'CLOCK A.M.

BENTON COUNTY CLERK

DECLARATION:

KNOWN ALL PERSONS BY THESE PRESENTS THAT PACIFIC NATIONAL DEVELOPMENT INC, BEING THE OWNER OF THE LAND AS DESCRIBED IN THE ABOVE SURVEYORS CERTIFICATE AND DESIRING OF THE SAID LAND TO BE DIVIDED INTO PARCELS, HAVE CAUSED THE LAND TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

I HEREBY GRANT THE 7 FOOT PUBLIC UTILITY EASEMENT AS SHOWN.

BY: Serge Serdev SERGE SERDEV, PRESIDENT PACIFIC NATIONAL DEVELOPMENT INC

STATE OF OREGON ) )SS COUNTY OF MARION )

ON THIS 21st DAY OF February 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, THE ABOVE NAMED SERGE SERDEV, PRESIDENT OF PACIFIC NATIONAL DEVELOPMENT INC, WHO ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

Raina Rene White NOTARY PUBLIC, STATE OF OREGON

Raina Rene Gubanks PRINTED NAME

COMMISSION NUMBER 954663

MY COMMISSION EXPIRES 9-22-2020



PROJECT DELIVERY GROUP, LLC 3772 PORTLAND RD NE SALEM, OR 97301 503-364-4004 PROJECT NO. 16008

I BRENDA J. JAMES, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.