

PARTITION PLAT NO. 2018-013

A REPLAT OF LOTS 1 THROUGH 12, BLOCK 40, 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

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE THE BOUNDARY OF, BLOCK 40, 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 2017-17.

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 40.

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 LINE OF PINE STREET, COINCIDENT WITH THE NORTHERLY LINE OF BLOCK 39.

THE NORTHERLY RIGHT-OF-WAY OF ASH STREET WAS HELD BETWEEN MONUMENTS 77 AND 84, SET PER COUNTY SURVEY 9140. THIS FIT MONUMENTS 81 AND 82. THE NORTHERLY RIGHT-OF-WAY OF SAID ASH STREET WAS OFFSET 60.00 FEET SOUTHERLY TO RE-CREATE THE SOUTHERLY RIGHT-OF-WAY OF SAID ASH STREET COINCIDENT WITH THE NORTHERLY LINE OF BLOCK 43.

TO RECREATE THE 16 FOOT ALLEYWAY IN BLOCK 40 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.

SHEET INDEX:

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

LEGEND:

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



SCALE 1"=60'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Brenda J. James

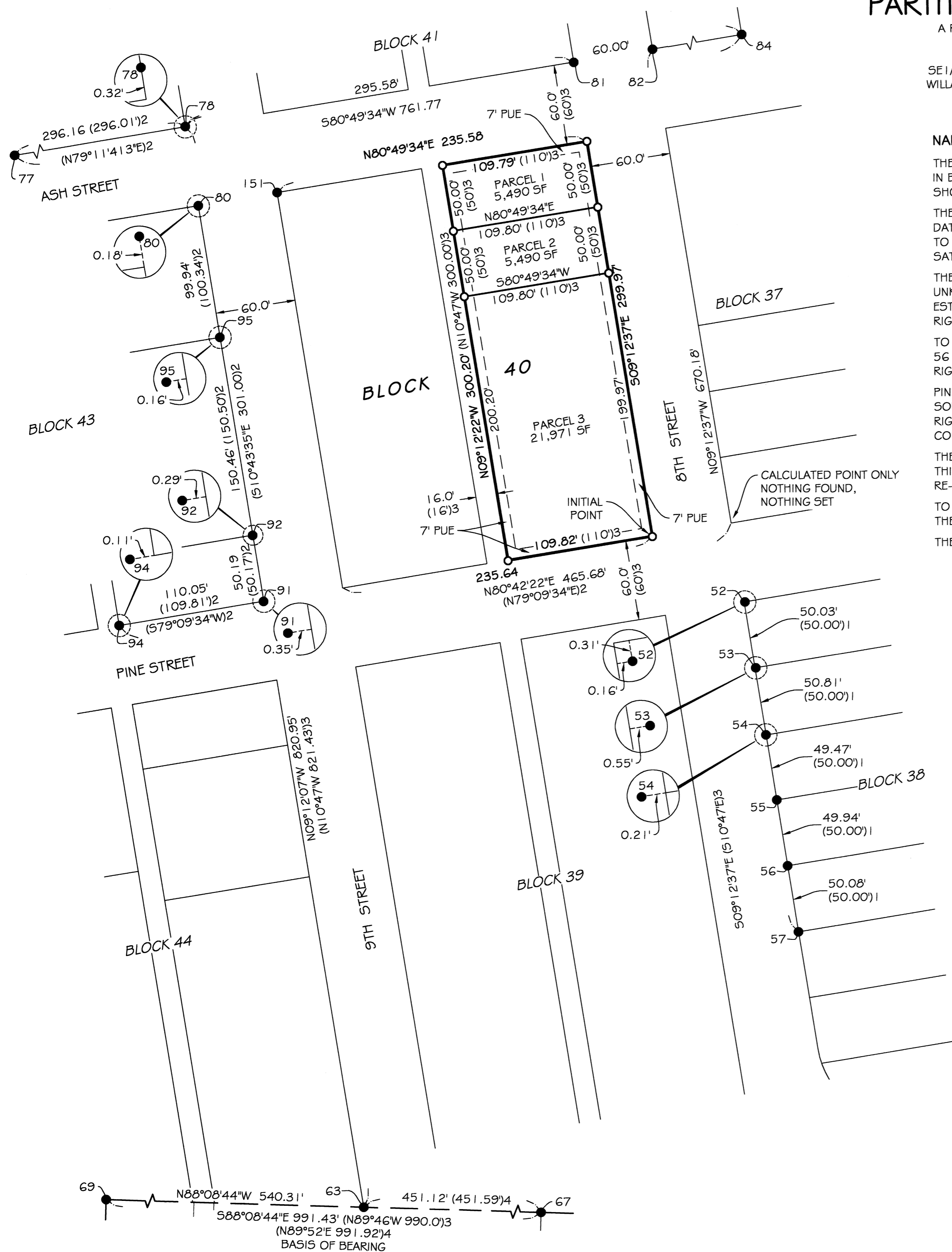
OREGON
 MAY 15, 2012
 BRENDA J. JAMES
 77593

RENEWAL DATE: 6/30/2019

PROJECT DELIVERY GROUP

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

SHEET 1 OF 2



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

PARTITION PLAT NO. 2018-013

A REPLAT OF LOTS 1 THROUGH 12, BLOCK 40, 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 WARRANTY DEED RECORDED IN BENTON COUNTY DOCUMENT NUMBER 2016-541278 AND BEING MORE PARTICULARLY DESCRIBED AS;

LOTS 1 THROUGH 12, BLOCK 40, PACIFIC ADDITION, BOOK OF TOWN PLATS FOR BENTON COUNTY

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 32.951 SQUARE FEET OF LAND, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brenda J. James

OREGON
MAY 15, 2012
BRENDA J JAMES
77593

RENEWAL DATE: 6/30/2019

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
77	1/2" CRIMPED IP, UP 0.40, HELD FOR 10TH STREET RIGHT OF WAY, OU
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
84	5/8" IR W/YPC MARKED "LS 1329", CS 9140
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
151	3/4" IP, BENT WEST, DOWN 0.5', OU

APPROVALS:

THE WITHIN PLAT IS HEREBY APPROVED:

Rich A. Hakalaum 2-27-18
CITY OF MONROE PLANNING OFFICIAL DATE

Joe Manti 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: *Tom By* 2/28/18
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: *for Debbie 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 2018-013 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2018-567552 ON THIS 2 DAY OF March, 2018, AT 10:14 O'CLOCK A, M

[Signature]
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.

Rena Rena Gbanks
NOTARY PUBLIC, STATE OF OREGON

Rena Rena Gbanks
PRINTED NAME

COMMISSION NUMBER 954663

MY COMMISSION EXPIRES 9-22-2020

PROJECT DELIVERY GROUP
PROJECT DELIVERY GROUP, LLC
3772 PORTLAND RD NE
SALEM, OR 97301
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