

PARTITION PLAT No. 2021 - 017  
 A REPLAT OF LOT 3 AND A PORTION OF 4, BLOCK 42  
 PACIFIC ADDITION TO MONROE AND  
 SECOND AMENDED PLAT TO THE PACIFIC ADDN. TO MONROE  
 FOR

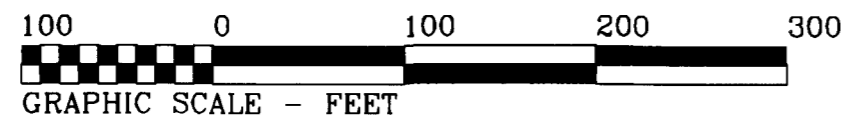
**HENRY and RUBY TORRANCE**

IN THE  
 SW 1/4 OF SECTION 28  
 T 14 S, R 5 W, W.M.  
 CITY OF MONROE  
 BENTON COUNTY, OREGON  
 AUGUST 13, 2021  
 FILE No. PC21-04

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Robert Alan Cook*  
 OREGON  
 JULY 26, 1988  
 ROBERT ALAN COOK  
 2336

RENEWS: 12/31/2021



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

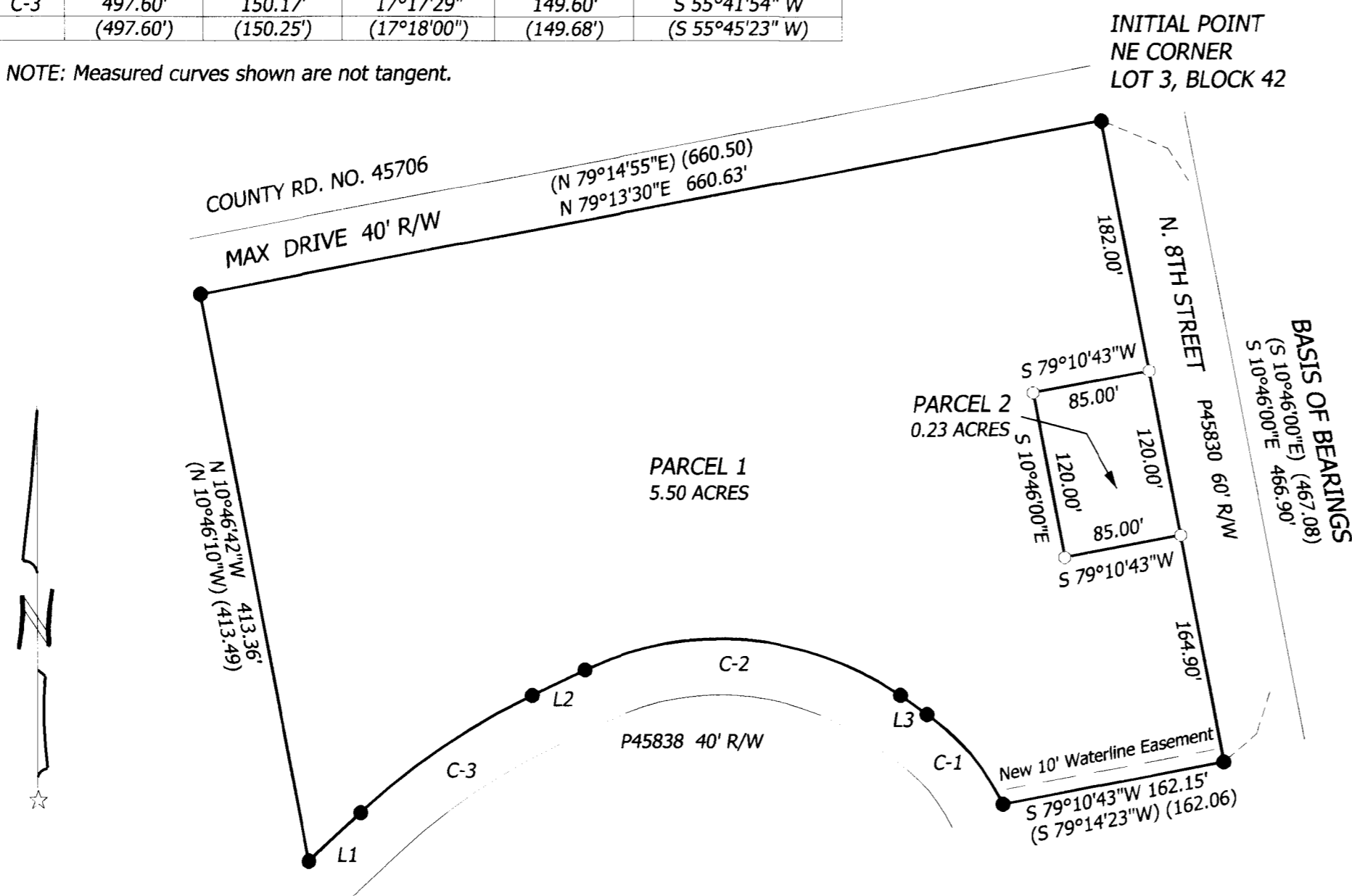
LINE TABLE

Course	Bearing	Distance
L1	S 47°11'07" W (N 47°06'43" E)	51.02' (51.02')
L2	S 64°29'04" W (N 64°24'27" E)	42.29' (42.30')
L3	N 54°56'25" W (S 55°06'38" E)	23.45' (23.40')

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	162.70' (162.70')	85.65' (85.79')	30°09'40" (30°12'37")	84.66' (84.80')	N 40°01'05" W (N 40°00'19" W)
C-2	225.80' (225.80')	238.50' (239.06')	60°31'05" (60°29'00")	227.57'	N 85°21'09" W
C-3	497.60' (497.60')	150.17' (150.25')	17°17'29" (17°18'00")	149.60' (149.68')	S 55°41'54" W (S 55°45'23" W)

NOTE: Measured curves shown are not tangent.



SURVEYOR'S CERTIFICATE

I, Robert Alan Cook, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments defining only the corners of this Partition Plat. The land is described as follows:

All that Land conveyed to Henry I. Torrance by deed recorded as Document M-248599-98, Benton County Deed Records, said Tract lying in the Southwest Quarter of Section 28, Township 14 South, Range 5 West, Willamette Meridian, in the City of Monroe, Benton County, Oregon, and being more specifically described as follows:

Lot 3 and a portion of Lot 4, Block 42, PACIFIC ADDITION TO MONROE, and SECOND AMENDED PLAT TO THE PACIFIC ADDITION TO MONROE, Benton County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the Northeast Corner of said Lot 3; thence S 10°46'00"E 466.90 feet to a 5/8" iron rod; thence S 79°10'43"W 162.15 feet to a 5/8" iron rod; thence along the arc of a 162.70 foot radius curve left (Long Chord = N 40°01'05"W 84.66 feet) 85.65 feet to a 5/8" iron rod; thence N 54°56'25"W 23.45 feet to a 5/8" iron rod; thence along the arc of a 225.80 foot radius curve left (Long Chord = N 85°21'09"W 227.57 feet) 238.50 feet to a 5/8" iron rod; thence S 64°29'04"E 42.29 feet to a 5/8" iron rod; thence along the arc of a 497.60 foot radius curve left (Long Chord = S 55°41'54"W 149.60 feet) 150.17 feet to a 5/8" iron rod; thence S 47°11'07"W 51.02 feet to a 5/8" iron rod; thence N 10°46'42"W 413.36 feet to a 5/8" iron rod; thence N 79°13'30"E 660.63 feet to the point of beginning containing 5.73 acres, more or less.

LEGEND

- .....Found Monument: 5/8" rod and yellow plastic cap per CS 8815, or as noted.
- .....Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".

Data of, or computed from, the following:  
 ( ) ... CS 8815

All monuments found or set are within 1" of the ground surface unless otherwise stated.

NARRATIVE

The purpose of this survey was to divide this property into the two Parcels shown. This parent tract was properly surveyed and monumented in 1994 by CS 8815. I found the monuments per that survey and accepted each position.

DECLARATION

Know all persons by these presents that Henry I. Torrance and Ruby D. Torrance are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby create the 10.00 foot wide Waterline easement as shown

*Henry I. Torrance* *Ruby D. Torrance*  
 Henry I. Torrance Ruby D. Torrance

STATE OF OREGON )  
 S.S.  
 COUNTY OF BENTON )

Signed and attested before me on this 24 day of September, 2021,  
 by Henry I. Torrance and Ruby D. Torrance.

*Christina B. Hazelton*  
 Signature of Notary

*Christina B. Hazelton*  
 Printed name of Notary

Notary Public - State of Oregon

Commission No. 999107

My Commission Expires April 20, 2024

APPROVALS FILE No. PC21-04

*Richard Dyer* 11/24/21  
 City of Monroe Planning Official date

*Jan G. Mando* 11/24/21  
 Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2021

by *Jani L...* 11-4-21  
 Director, Benton County Dept. of Assessment date

*Debbie Brewer* 11-04-2021  
 Benton County Tax Collector date

STATE OF OREGON )  
 S.S.  
 COUNTY OF BENTON )

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2021-017 in the Benton County Deed Records as Document No. 2021-621750 on this 24<sup>th</sup> day of November, 2021, at 3:10 o'clock pm.

*Fa...*  
 Benton County Clerk

**Northstar**  
 SURVEYING

720 NW 4TH ST. CORVALLIS, OR 97330  
 EMAIL: bcook@northstarsurveying.com  
 (541) 757-9050 PROJECT No. 21197