

# RED HILLS ESTATES PHASE 2

A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT 90-17  
IN THE NW 1/4, OF SECTION 33, TOWNSHIP 14 SOUTH,  
RANGE 5 WEST, W.M.  
CITY OF MONROE, BENTON COUNTY, OREGON  
JUNE 18, 2020

### SHEET INDEX

- SHEET 1 - PLAT BOUNDARY
- SHEET 2 - SUBDIVISION PLAT, LEGEND
- SHEET 3 - NARRATIVE, DECLARATION, APPROVALS AND ACKNOWLEDGEMENTS

### FOUND MONUMENT TABLE

LTR.	DESCRIPTION
A	FOUND 1/2" IRON ROD (2)
B	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
C	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
D	FOUND 1-1/4" IRON PIPE (1)
E	FOUND 1-1/4" X 1-1/4" ANGLE IRON (1)
F	FOUND 1-1/4" IRON ROD (1)
G	FOUND 3/4" IRON PIPE, 2.0' BELOW GROUND SURFACE (1)
H	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
I	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
J	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
K	FOUND ALUMINUM CAP LULAY (4)
L	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
M	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
N	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)
O	FOUND 5/8" IRON ROD W/Y.P.C. LULAY (4)

### (1) BENTON COUNTY SURVEYS REFERENCED

- 1 HARDCOPY 14-5-00020 - WILHELM AND SONS
- 2 C.S. 5672 - CASTLEBERRY - APRIL 1974
- 3 PP 90-17 - SPRINGER - APRIL 30, 1990
- 4 RED HILLS SUBDIVISION PLAT SP0012-025, DECEMBER 6, 2018

### LEGEND:

- = FOUND MONUMENT AS DESCRIBED IN TABLE
- (N56°45'56") (45.65') = DATA OF RECORD
- - - - - = EASEMENT BOUNDARY
- IR W/Y.P.C. = IRON ROD WITH YELLOW PLASTIC CAP

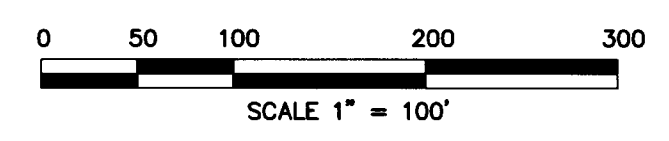
THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

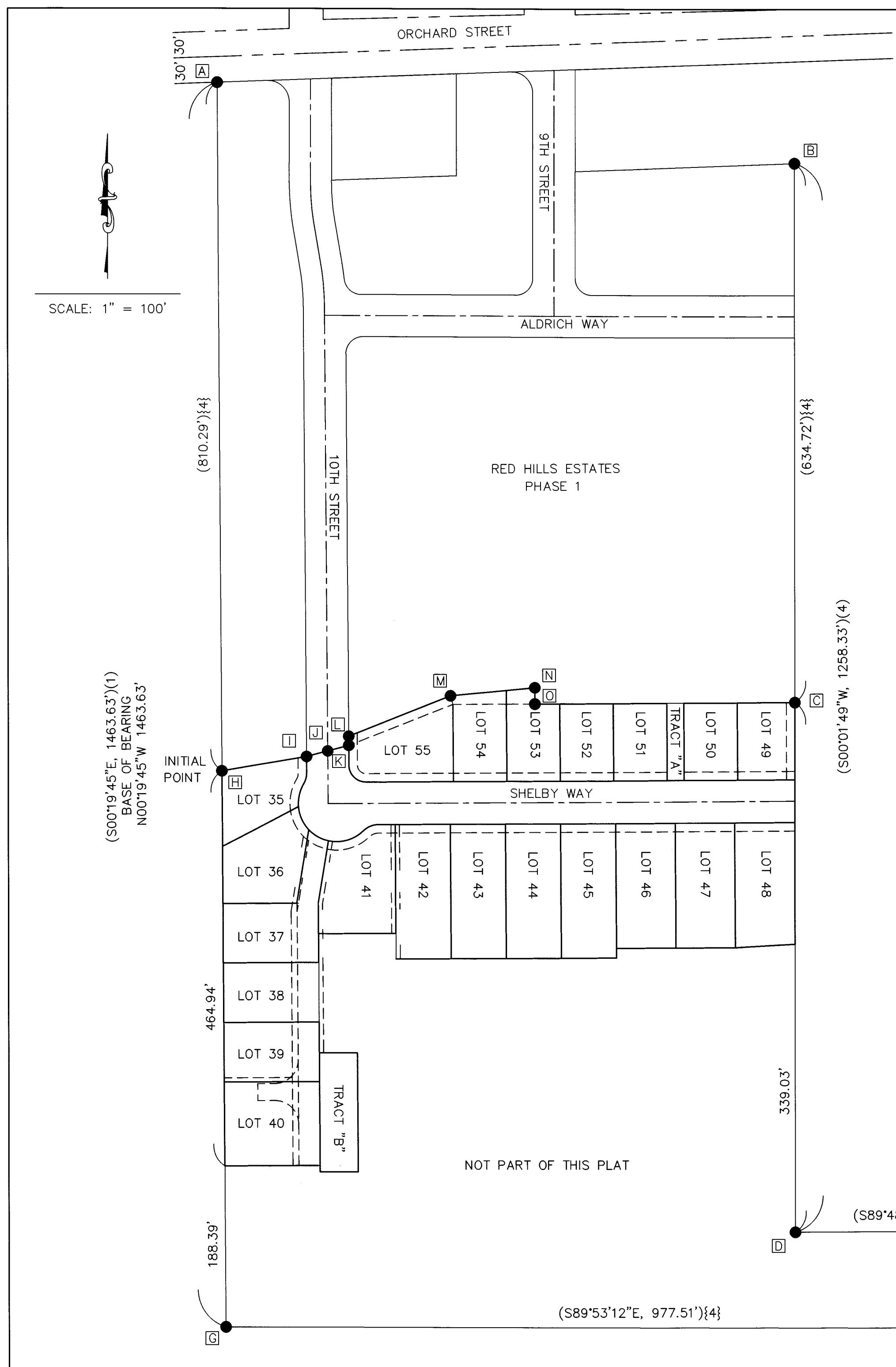
*William J. Lulay*

OREGON  
JULY 13, 1979  
**WILLIAM J. LULAY**  
1827

EXPIRATION DATE: 12/31/2020

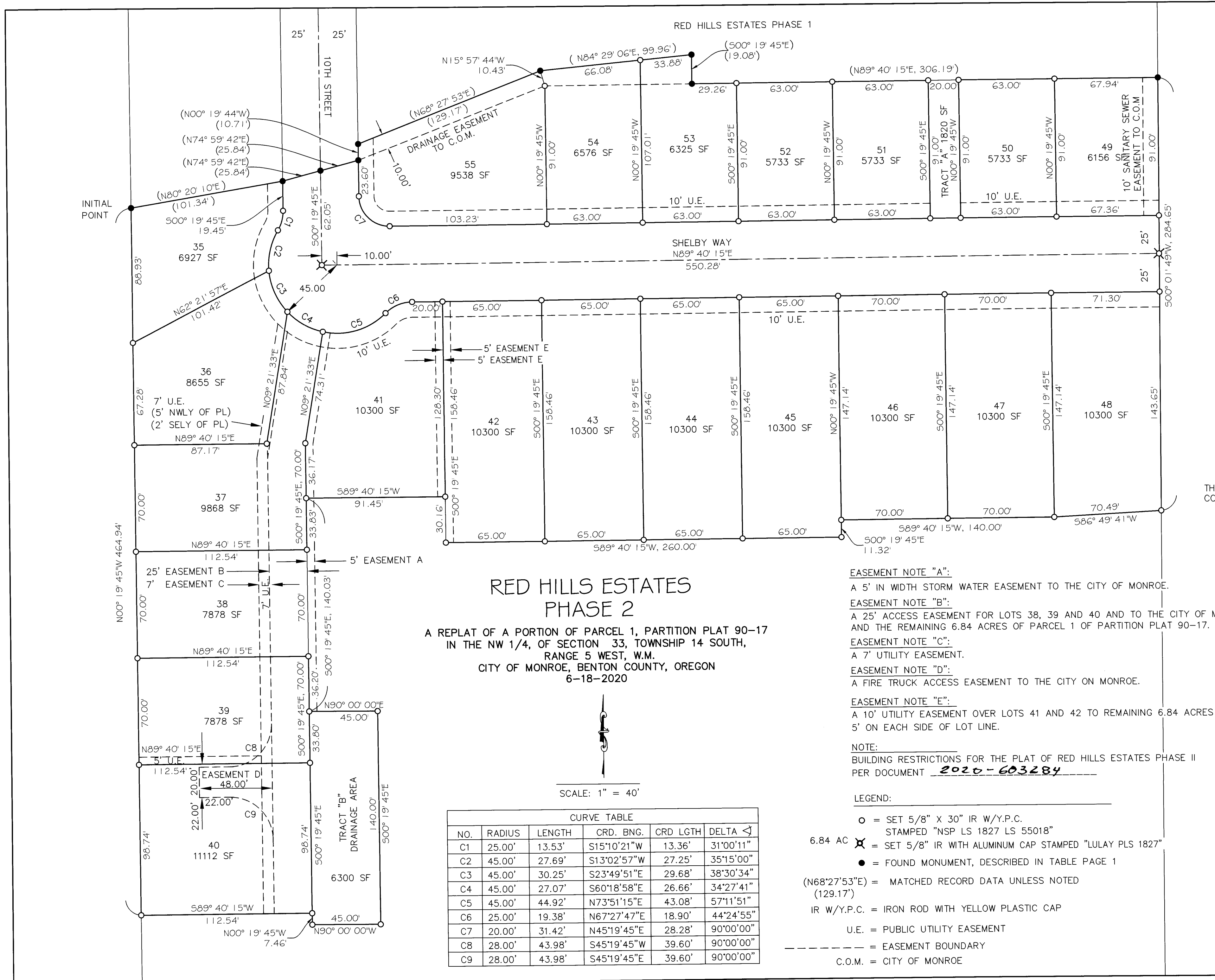


SURVEY FOR		Red Hills Estates Phase 2	
LOCATION:		NW 1/4, SEC. 33, T.14S., R.5W.	
		MONROE BENTON COUNTY, OREGON	
SCALE:	1" = 100'	NORTH SANTIAM PAVING CO. 41203 KINGSTON-LYONS DR. P.O. BOX 516 STAYTON, OREGON 97383 PHONE: (503) 769-3436 EMAIL: blulay@nspar.com	SHEET 1 OF 3
DATE:	10/19/2020		
DRAWN BY:	MSD		JOB NUMBER: 7076



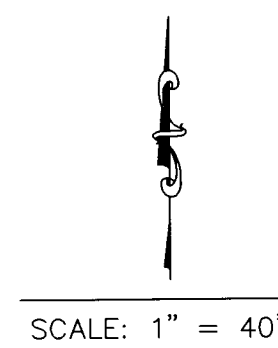
SCALE: 1" = 100'





### RED HILLS ESTATES PHASE 2

A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT 90-17  
IN THE NW 1/4, OF SECTION 33, TOWNSHIP 14 SOUTH,  
RANGE 5 WEST, W.M.  
CITY OF MONROE, BENTON COUNTY, OREGON  
6-18-2020



CURVE TABLE					
NO.	RADIUS	LENGTH	CRD. BNG.	CRD LGTH	DELTA $\Delta$
C1	25.00'	13.53'	S15°10'21"W	13.36'	31°00'11"
C2	45.00'	27.69'	S13°02'57"W	27.25'	35°15'00"
C3	45.00'	30.25'	S23°49'51"E	29.68'	38°30'34"
C4	45.00'	27.07'	S60°18'58"E	26.66'	34°27'41"
C5	45.00'	44.92'	N73°51'15"E	43.08'	57°11'51"
C6	25.00'	19.38'	N67°27'47"E	18.90'	44°24'55"
C7	20.00'	31.42'	N45°19'45"E	28.28'	90°00'00"
C8	28.00'	43.98'	S45°19'45"W	39.60'	90°00'00"
C9	28.00'	43.98'	S45°19'45"E	39.60'	90°00'00"

**EASEMENT NOTE "A":**  
A 5' IN WIDTH STORM WATER EASEMENT TO THE CITY OF MONROE.

**EASEMENT NOTE "B":**  
A 25' ACCESS EASEMENT FOR LOTS 38, 39 AND 40 AND TO THE CITY OF MONROE FIRE DISTRICT AND THE REMAINING 6.84 ACRES OF PARCEL 1 OF PARTITION PLAT 90-17.

**EASEMENT NOTE "C":**  
A 7' UTILITY EASEMENT.

**EASEMENT NOTE "D":**  
A FIRE TRUCK ACCESS EASEMENT TO THE CITY ON MONROE.

**EASEMENT NOTE "E":**  
A 10' UTILITY EASEMENT OVER LOTS 41 AND 42 TO REMAINING 6.84 ACRES 5' ON EACH SIDE OF LOT LINE.

**NOTE:**  
BUILDING RESTRICTIONS FOR THE PLAT OF RED HILLS ESTATES PHASE II  
PER DOCUMENT 2020-603284

**LEGEND:**

- = SET 5/8" X 30" IR W/Y.P.C. STAMPED "NSP LS 1827 LS 55018"
- 6.84 AC ✕ = SET 5/8" IR WITH ALUMINUM CAP STAMPED "LULAY PLS 1827"
- = FOUND MONUMENT, DESCRIBED IN TABLE PAGE 1
- (N68°27'53"E) = MATCHED RECORD DATA UNLESS NOTED (129.17')
- IR W/Y.P.C. = IRON ROD WITH YELLOW PLASTIC CAP
- U.E. = PUBLIC UTILITY EASEMENT
- = EASEMENT BOUNDARY
- C.O.M. = CITY OF MONROE

**Red Hills Estates Phase 2**

SURVEY FOR: **Red Hills Estates Phase 2**

LOCATION: **NW 1/4, SEC. 33, T.14S., R.5W. MONROE BENTON COUNTY, OREGON**

SCALE: **1" = 40'**

DATE: **10/19/2020**

DRAWN BY: **MSD**

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*William J. Lulay*

**OREGON**  
JULY 13, 1979  
**WILLIAM J. LULAY**  
1827

EXPIRATION DATE: **12/31/2020**

**NORTH SANTIAM PAVING CO.**  
41203 KINGSTON-LYONS DR.  
P.O. BOX 516  
STAYTON, OREGON 97383  
PHONE: (503) 769-3436  
EMAIL: blulay@nspor.com

**SHEET 2 OF 3**

**JOB NUMBER: 7076**

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

# RED HILLS ESTATES PHASE 2

A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT 90-17  
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CITY OF MONROE, BENTON COUNTY, OREGON  
JUNE 18, 2020

### NARRATIVE

This survey was completed to subdivide a portion of Parcel 1 of Partition Plat 90-17 dated April 30, 1990 per the City of Monroe Notice of Decision letter dated March 1, 2018. The basis of bearing for this survey is the Westerly Line of Parcel 1 of Partition Plat 90-17. All of the measured and set monuments from the Phase 1 of the Red Hills Subdivision Plat were accepted as measured.

### SURVEYOR'S CERTIFICATE:

I, William J. Lulay, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the land represented on the attached map.

A portion of Parcel 1 of Partition Plat 90-17, located in the Northwestern portion of Section 33, Township 14 South, Range 5 West of the Willamette Meridian, City of Monroe, Benton County, Oregon;

Being described more particularly as follows;

Beginning at a 5/8" Iron Rod at the Southwest corner of Tract B of the Red Hill Subdivision Plat, SP 0012-25, Benton County Surveyors office, said Iron Rod being South 00°19'45" East along the Westerly line of said Partition Plat 90-17 810.29 feet;  
Thence along the Southerly boundary of said Subdivision Plat SP0012-025 as follows:

- North 80°20'10" East, 101.34 feet;
- North 74°59'42" East 25.84 feet;
- North 74°59'42" East 25.84 feet;
- North 00°19'44" West 10.71 feet;
- North 68°27'53" East 129.17 feet;
- North 84°29'06" East 99.96 feet;
- South 00°19'45" East 19.08 feet;
- North 89°40'15" East 306.19 feet to the Easterly line of said Partition Plat 90-17;
- Thence South 00°01'49" West along said Easterly line of said Partition Plat 284.65 feet;
- Thence South 86°49'41" West 70.49 feet;
- Thence South 89°40'15" West 140.00 feet;
- Thence South 00°19'45" East 11.32 feet;
- Thence South 89°40'15" West 260.00 feet;
- Thence North 00°19'45" West 30.16 feet;
- Thence South 89°40'15" West 91.45 feet;
- Thence South 00°19'45" East 140.03 feet;
- Thence North 90°00'00" East 45.00 feet;
- Thence South 00°19'45" East 140.00 feet;
- Thence North 90°00'00" West 45.00 feet;
- Thence North 00°19'45" West 7.46 feet;
- Thence South 89°40'15" West 112.54 feet to the Westerly line of said Partition Plat 90-17;
- Thence North 00°19'45" West along the Westerly line of said Partition Plat 90-17 464.94 feet to the Point of Beginning and containing 5.07 acres more or less.

*William J. Lulay*

William J. Lulay  
Registered Land Surveyor No. 1827  
License expires December 31, 2020

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*William J. Lulay*  
OREGON  
JULY 13, 1979  
WILLIAM J. LULAY  
1827

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EXPIRATION DATE: 12-31-2020

### DECLARATION:

Know all people by these present that the R Hill Development, LLC, is the owner of the land represented on the subdivision map, and more particularly described in the Surveyor's Certificate heron, and has caused the same to be subdivided and platted into lots and tracts, in accordance with Chapter 92 of the Oregon Revised Statutes, as shown hereon, and does hereby grant all easements as shown or noted, and does hereby dedicate Tract "A" and Tract "B" to the City of Monroe as owner, and does hereby dedicate the Right of Way for 10th Street, and Shelby Way as shown to the public.

In witness whereof we set our hands and seals this 20<sup>th</sup> day of OCTOBER, 2020.

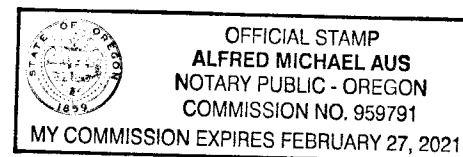
*Ronald R. Bochler*  
Ronald R. Bochler,  
Managing Member, R Hill Development LLC

### ACKNOWLEDGEMENT

State of Oregon )  
                          )SS  
County of Benton )

This is to certify that on this 20<sup>th</sup> day of October, 2020, that Ronald R. Bochler, Managing Member of R Hill Development LLC did acknowledge before me a notary for the said state and county, that they are the persons named in the forgoing instrument and who acknowledged said instrument to be their voluntary act and deed.

*Alfred Michael Aus*  
Notary Signature  
Alfred Michael Aus  
Notary Public for OREGON (print)  
Commission No. 959791  
My Commission expires 02-27-2021



### APPROVALS:

All taxes, fees, assessments and other charges provided by ORS 92.095 have been paid through June 30, 2020.

BY: *[Signature]* 11-3-2020  
Director, Benton County Department of Assessment Date

BY: *[Signature]* 11-3-2020  
Benton County Tax Collector Date

Approved this 30 day of Oct, 2020  
City of Monroe Engineer

BY: *[Signature]*

Approved this 29 day of Oct., 2020  
City of Monroe Administrator

BY: *[Signature]*

Approved this 3<sup>rd</sup> day of NOVEMBER, 2020  
Benton County Surveyor

BY: *[Signature]*

Approved this 10<sup>th</sup> day of November, 2020  
Chair, Benton County Board of Commissioners

BY: *[Signature]*

### ACKNOWLEDGEMENT

State of Oregon )  
                          )SS  
County of Benton )

I do hereby certify that this subdivision plat was received and duly recorded by me in

the Benton County Deed Records as Document No. 2020-603283

on this 12<sup>th</sup> day of NOV, 2020 at 9:07 O' Clock AM.

BY: *[Signature]*  
Benton County Clerk

SURVEY FOR		Red Hills Estates Phase 2	
LOCATION:		NW 1/4, SEC. 33, T.14S., R.5W.	
		MONROE BENTON COUNTY, OREGON	
SCALE:	NONE	NORTH SANTIAM PAVING CO. 41203 KINGSTON-LYONS DR. P.O BOX 516 STAYTON, OREGON 97383 PHONE: (503) 769-3436 EMAIL: blulay@nspr.com	SHEET 3 OF 3
DATE:	10/19/2020		
DRAWN BY:	MSD		
		JOB NUMBER:	7076