

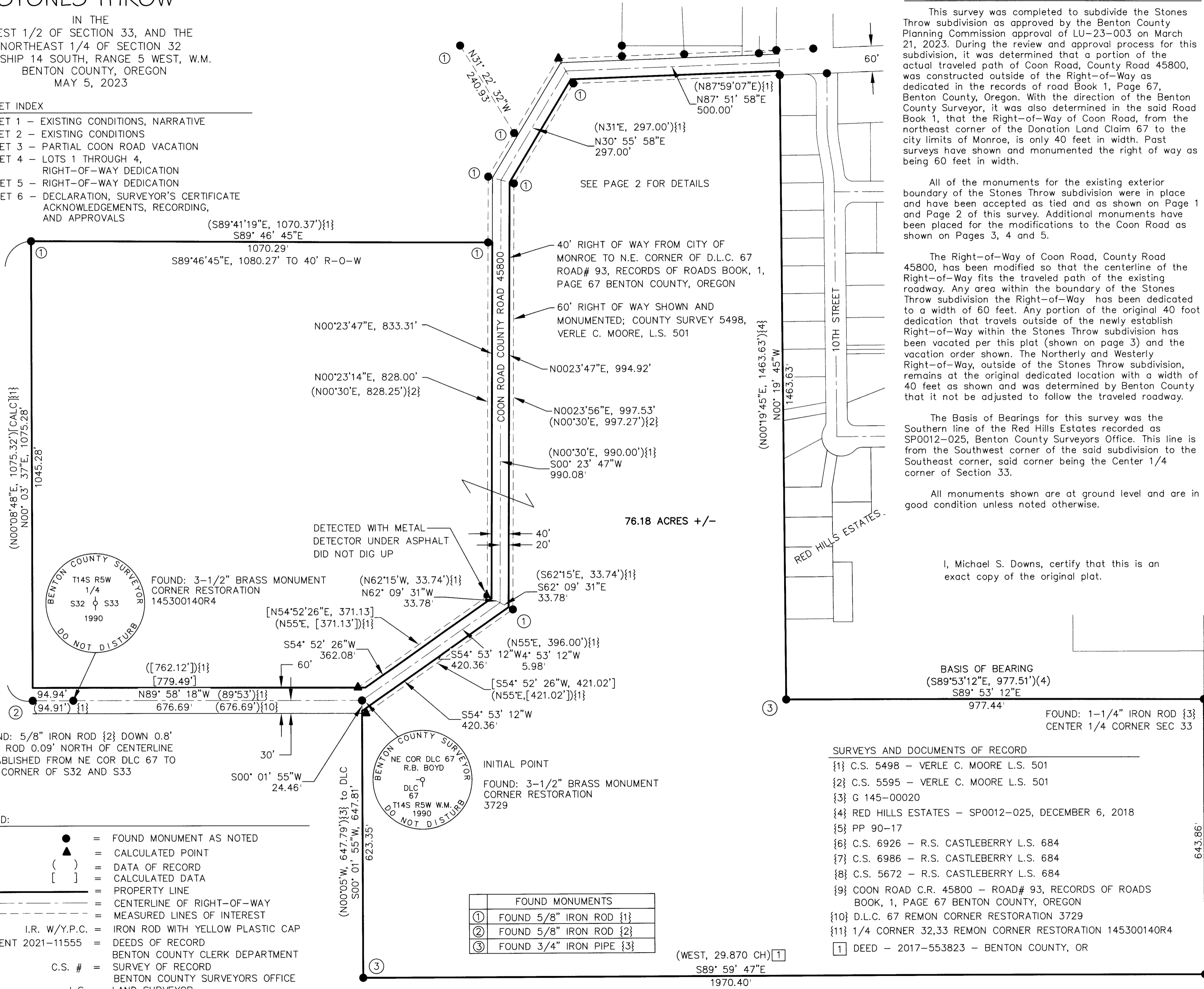
STONES THROW

IN THE
WEST 1/2 OF SECTION 33, AND THE
NORTHEAST 1/4 OF SECTION 32
TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.
BENTON COUNTY, OREGON
MAY 5, 2023

SHEET INDEX

- SHEET 1 - EXISTING CONDITIONS, NARRATIVE
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - PARTIAL COON ROAD VACATION
- SHEET 4 - LOTS 1 THROUGH 4,
RIGHT-OF-WAY DEDICATION
- SHEET 5 - RIGHT-OF-WAY DEDICATION
- SHEET 6 - DECLARATION, SURVEYOR'S CERTIFICATE
ACKNOWLEDGEMENTS, RECORDING,
AND APPROVALS

(S89°41'19"E, 1070.37')^{1}
S89° 46' 45"E
1070.29'
S89°46'45"E, 1080.27' TO 40' R-O-W



76.18 ACRES +/-

NARRATIVE

This survey was completed to subdivide the Stones Throw subdivision as approved by the Benton County Planning Commission approval of LU-23-003 on March 21, 2023. During the review and approval process for this subdivision, it was determined that a portion of the actual traveled path of Coon Road, County Road 45800, was constructed outside of the Right-of-Way as dedicated in the records of road Book 1, Page 67, Benton County, Oregon. With the direction of the Benton County Surveyor, it was also determined in the said Road Book 1, that the Right-of-Way of Coon Road, from the northeast corner of the Donation Land Claim 67 to the city limits of Monroe, is only 40 feet in width. Past surveys have shown and monumented the right of way as being 60 feet in width.

All of the monuments for the existing exterior boundary of the Stones Throw subdivision were in place and have been accepted as tied and as shown on Page 1 and Page 2 of this survey. Additional monuments have been placed for the modifications to the Coon Road as shown on Pages 3, 4 and 5.

The Right-of-Way of Coon Road, County Road 45800, has been modified so that the centerline of the Right-of-Way fits the traveled path of the existing roadway. Any area within the boundary of the Stones Throw subdivision the Right-of-Way has been dedicated to a width of 60 feet. Any portion of the original 40 foot dedication that travels outside of the newly establish Right-of-Way within the Stones Throw subdivision has been vacated per this plat (shown on page 3) and the vacation order shown. The Northerly and Westerly Right-of-Way, outside of the Stones Throw subdivision, remains at the original dedicated location with a width of 40 feet as shown and was determined by Benton County that it not be adjusted to follow the traveled roadway.

The Basis of Bearings for this survey was the Southern line of the Red Hills Estates recorded as SP0012-025, Benton County Surveyors Office. This line is from the Southwest corner of the said subdivision to the Southeast corner, said corner being the Center 1/4 corner of Section 33.

All monuments shown are at ground level and are in good condition unless noted otherwise.

I, Michael S. Downs, certify that this is an exact copy of the original plat.

BASIS OF BEARING
(S89°53'12"E, 977.51')(4)
S89° 53' 12"E
977.44'

FOUND: 1-1/4" IRON ROD {3}
CENTER 1/4 CORNER SEC 33

- LEGEND:
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 - - - = CENTERLINE OF RIGHT-OF-WAY
 - · - · - = MEASURED LINES OF INTEREST
 - I.R. W/Y.P.C. = IRON ROD WITH YELLOW PLASTIC CAP
 - DOCUMENT 2021-11555 = DEEDS OF RECORD
 - C.S. # = BENTON COUNTY CLERK DEPARTMENT SURVEY OF RECORD
 - L.S. = BENTON COUNTY SURVEYORS OFFICE LAND SURVEYOR

FOUND MONUMENTS	
①	FOUND 5/8" IRON ROD {1}
②	FOUND 5/8" IRON ROD {2}
③	FOUND 3/4" IRON PIPE {3}

(WEST, 29.870 CH)^{1}
S89° 59' 47"E
1970.40'

SURVEYS AND DOCUMENTS OF RECORD

- {1} C.S. 5498 - VERLE C. MOORE L.S. 501
- {2} C.S. 5595 - VERLE C. MOORE L.S. 501
- {3} G 145-00020
- {4} RED HILLS ESTATES - SP0012-025, DECEMBER 6, 2018
- {5} PP 90-17
- {6} C.S. 6926 - R.S. CASTLEBERRY L.S. 684
- {7} C.S. 6986 - R.S. CASTLEBERRY L.S. 684
- {8} C.S. 5672 - R.S. CASTLEBERRY L.S. 684
- {9} COON ROAD C.R. 45800 - ROAD# 93, RECORDS OF ROADS BOOK, 1, PAGE 67 BENTON COUNTY, OREGON
- {10} D.L.C. 67 REMON CORNER RESTORATION 3729
- {11} 1/4 CORNER 32,33 REMON CORNER RESTORATION 145300140R4
- [1] DEED - 2017-553823 - BENTON COUNTY, OR

SURVEY FOR STONES THROW - EXISTING CONDITIONS

LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32

T.14S, R.5W, W.M.

BENTON COUNTY, OREGON

SCALE: 1" = 150'

DATE: 05/05/23

DRAWN BY: MSD

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

SHEET 1 OF 6

JOB NUMBER: 22018

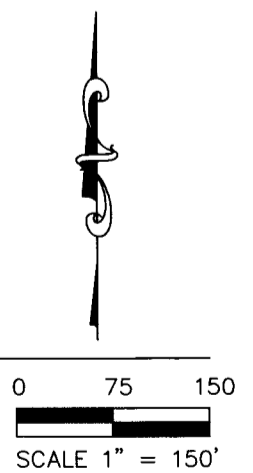
REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Downs

OREGON
SEPTEMBER 10, 2019
MICHAEL S. DOWNS
55018

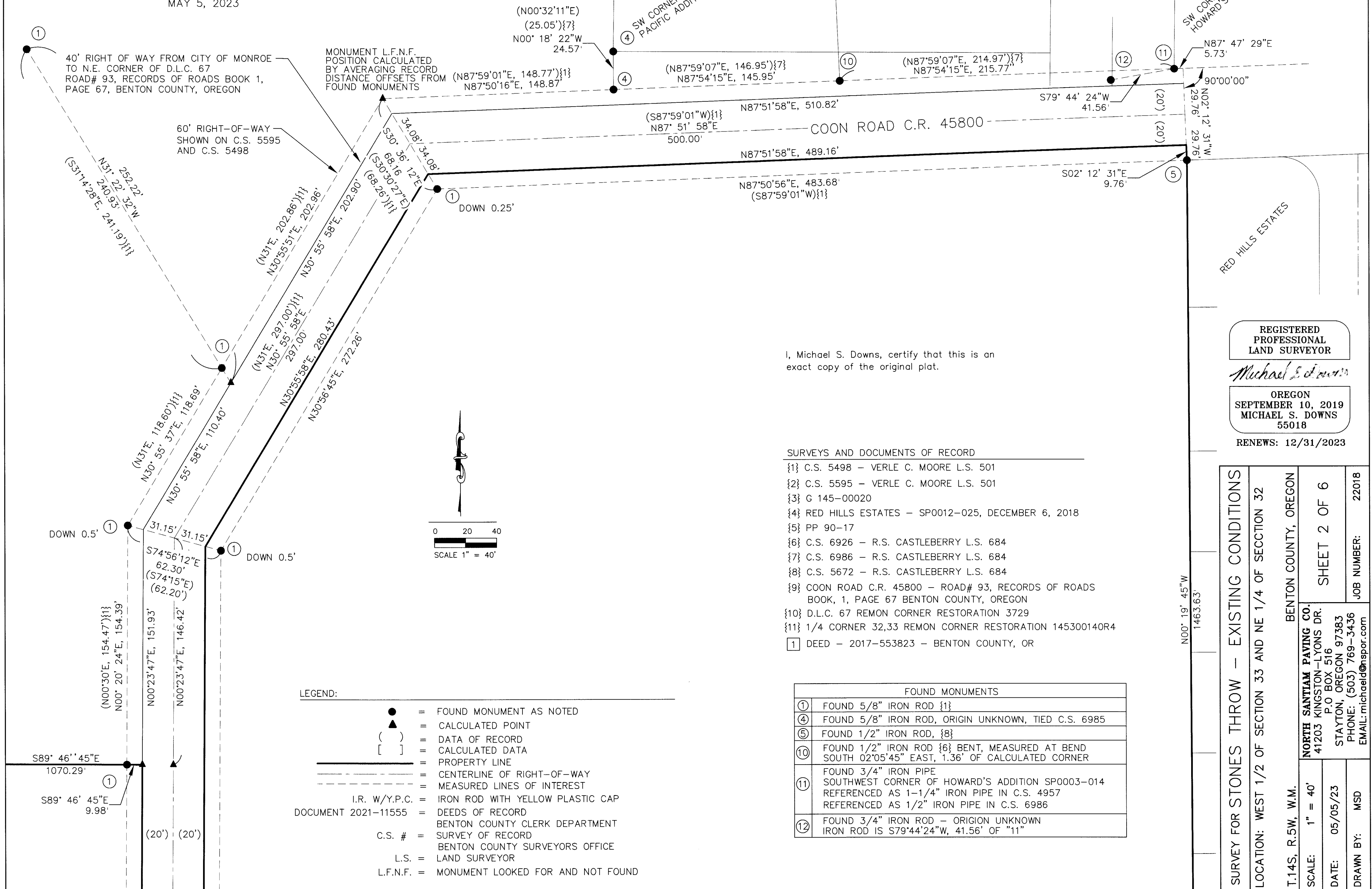
RENEWS: 12/31/2023

(N00°01'E, 644.16')^{3}



STONES THROW

IN THE
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TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.
BENTON COUNTY, OREGON
MAY 5, 2023



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OREGON
SEPTEMBER 10, 2019
MICHAEL S. DOWNS
55018

RENEWS: 12/31/2023

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- [1] DEED – 2017-553823 – BENTON COUNTY, OR

FOUND MONUMENTS

①	FOUND 5/8" IRON ROD {1}
④	FOUND 5/8" IRON ROD, ORIGIN UNKNOWN, TIED C.S. 6985
⑤	FOUND 1/2" IRON ROD, {8}
⑩	FOUND 1/2" IRON ROD {6} BENT, MEASURED AT BEND SOUTH 02°05'45" EAST, 1.36' OF CALCULATED CORNER
⑪	FOUND 3/4" IRON PIPE SOUTHWEST CORNER OF HOWARD'S ADDITION SP0003-014 REFERENCED AS 1-1/4" IRON PIPE IN C.S. 4957 REFERENCED AS 1/2" IRON PIPE IN C.S. 6986
⑫	FOUND 3/4" IRON ROD – ORIGIN UNKNOWN IRON ROD IS S79°44'24"W, 41.56' OF "11"

LEGEND:

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- C.S. # = SURVEY OF RECORD BENTON COUNTY SURVEYORS OFFICE
- L.S. = LAND SURVEYOR
- L.F.N.F. = MONUMENT LOOKED FOR AND NOT FOUND

SURVEY FOR STONES THROW – EXISTING CONDITIONS

LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32

T.14S, R.5W, W.M. BENTON COUNTY, OREGON

SCALE: 1" = 40'

DATE: 05/05/23

DRAWN BY: MSD

SHEET 2 OF 6

JOB NUMBER: 22018

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

STONES THROW

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TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.
BENTON COUNTY, OREGON
MAY 5, 2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Downs

OREGON
SEPTEMBER 10, 2019
MICHAEL S. DOWNS
55018

RENEWS: 12/31/2023

SURVEY FOR STONES THROW - ROAD VACATION

LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32

T.14S, R.5W, W.M.

BENTON COUNTY, OREGON

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

SCALE: AS NOTED

DATE: 05/05/23

DRAWN BY: MSD

SHEET 3 OF 6

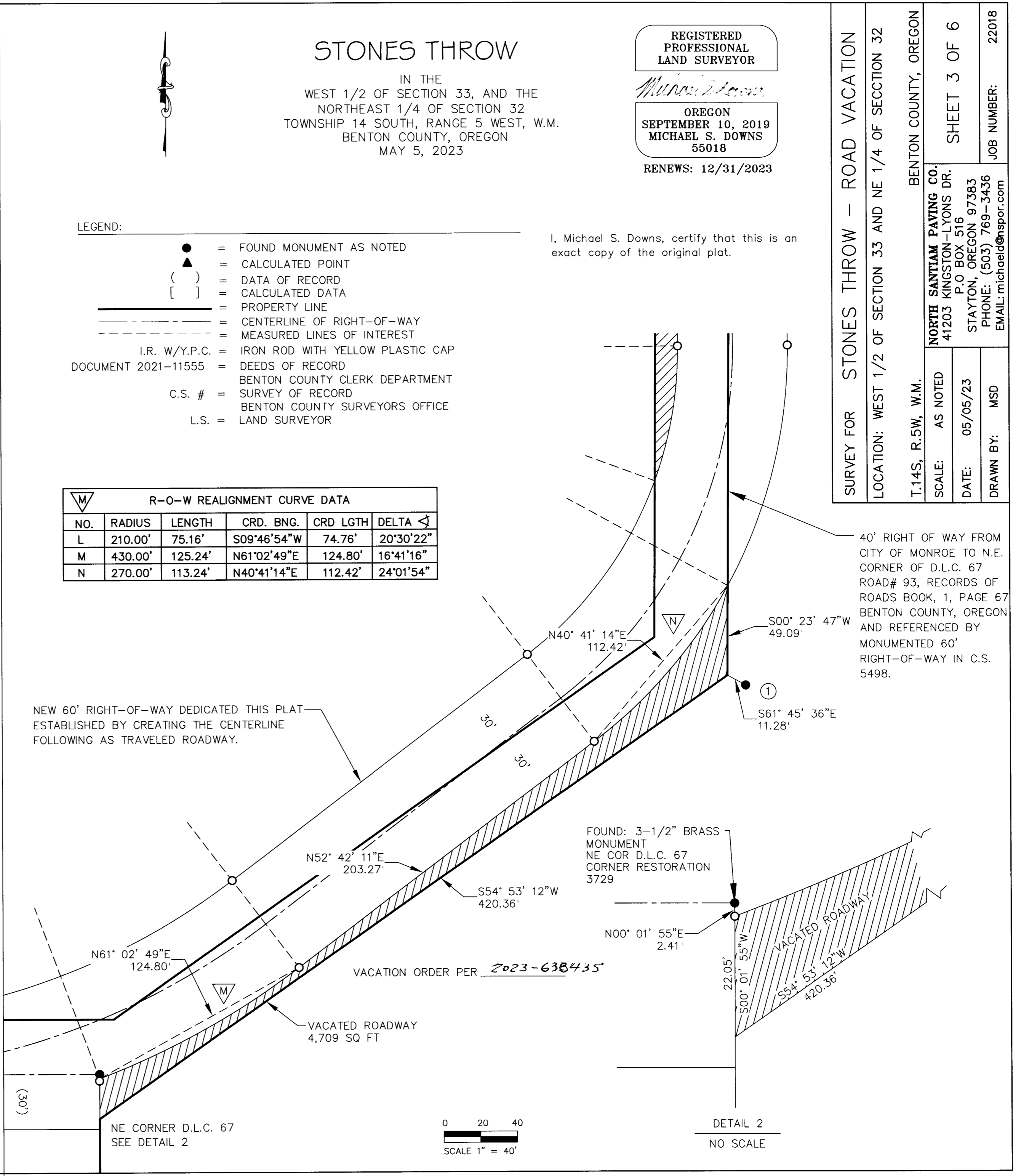
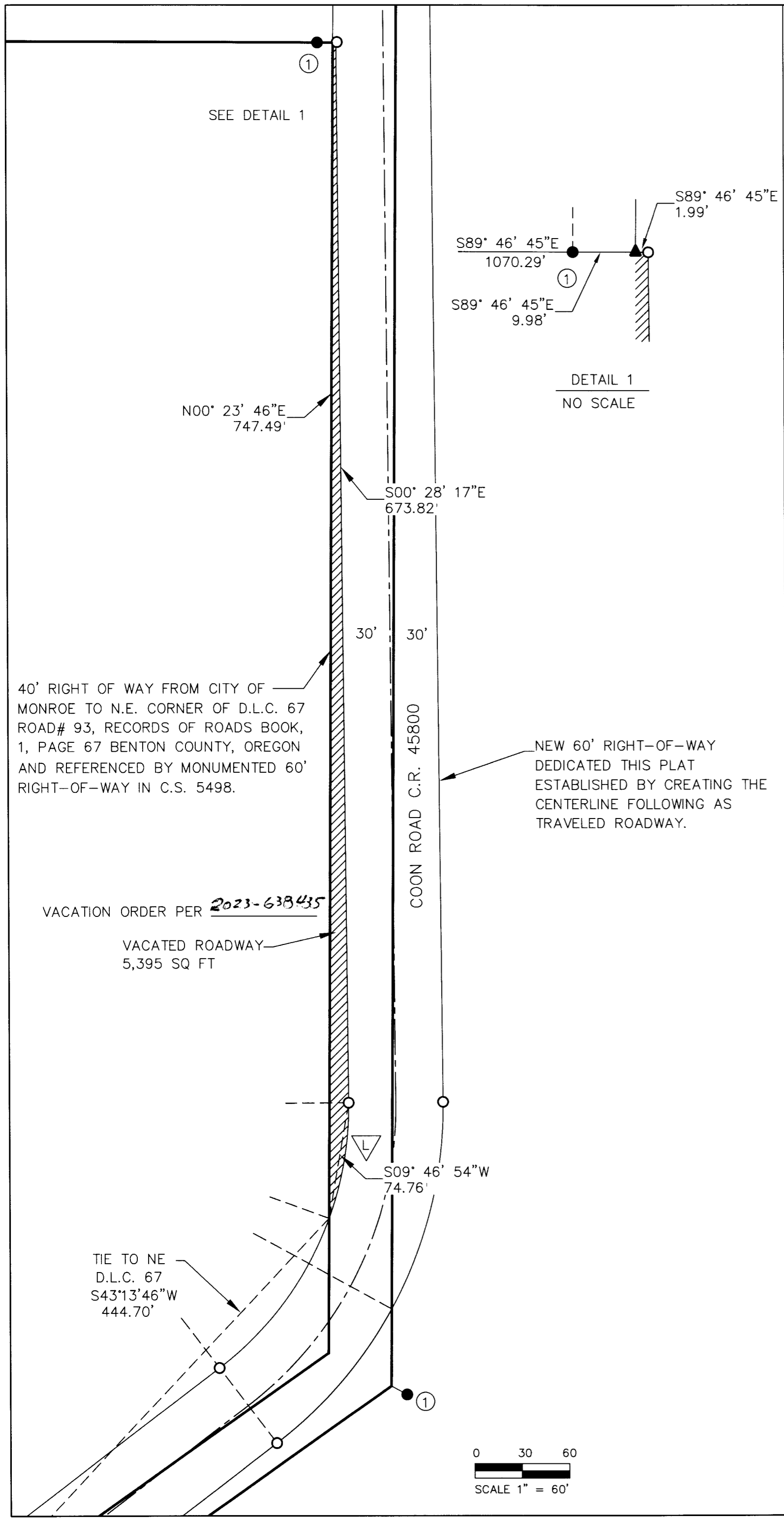
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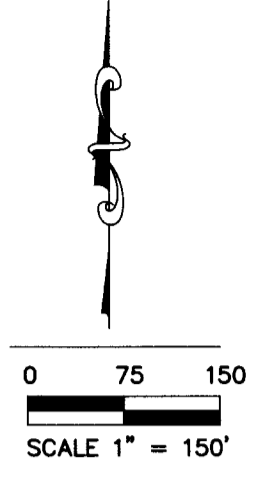
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M	R-O-W REALIGNMENT CURVE DATA				
NO.	RADIUS	LENGTH	CRD. BNG.	CRD LGTH	DELTA Δ
L	210.00'	75.16'	S09°46'54"W	74.76'	20°30'22"
M	430.00'	125.24'	N61°02'49"E	124.80'	16°41'16"
N	270.00'	113.24'	N40°41'14"E	112.42'	24°01'54"



R-O-W REALIGNMENT CURVE DATA					
NO.	RADIUS	LENGTH	CRD. BNG.	CRD LGTH	DELTA Δ
A	370.00'	241.03'	N71°21'56"E	236.80'	39°19'31"
B	400.00'	260.58'	N71°21'56"E	256.00'	35°15'00"
C	430.00'	125.24'	N61°02'49"E	124.80'	16°41'16"
D	210.00'	194.89'	N26°06'57"E	187.97'	53°10'28"
E	240.00'	222.74'	N26°06'57"E	214.83'	53°10'28"
F	270.00'	250.58'	N26°06'57"E	241.68'	53°10'28"
G	200.00'	191.13'	N26°54'24"E	183.94'	54°45'21"
H	170.00'	162.46'	N26°54'24"E	156.35'	54°45'21"
J	340.00'	193.10'	N70°32'55"E	190.44'	32°31'40"
K	310.00'	175.99'	N70°32'55"E	173.64'	32°31'40"



STONES THROW

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TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.
BENTON COUNTY, OREGON
MAY 5, 2023

SURVEY FOR STONES THROW

LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32

T.14S, R.5W, W.M. BENTON COUNTY, OREGON

SCALE: 1" = 150'

DATE: 05/05/23

DRAWN BY: MSD

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael S. Downs

OREGON
SEPTEMBER 10, 2019
MICHAEL S. DOWNS
55018

RENEWS: 12/31/2023

SHEET 4 OF 6

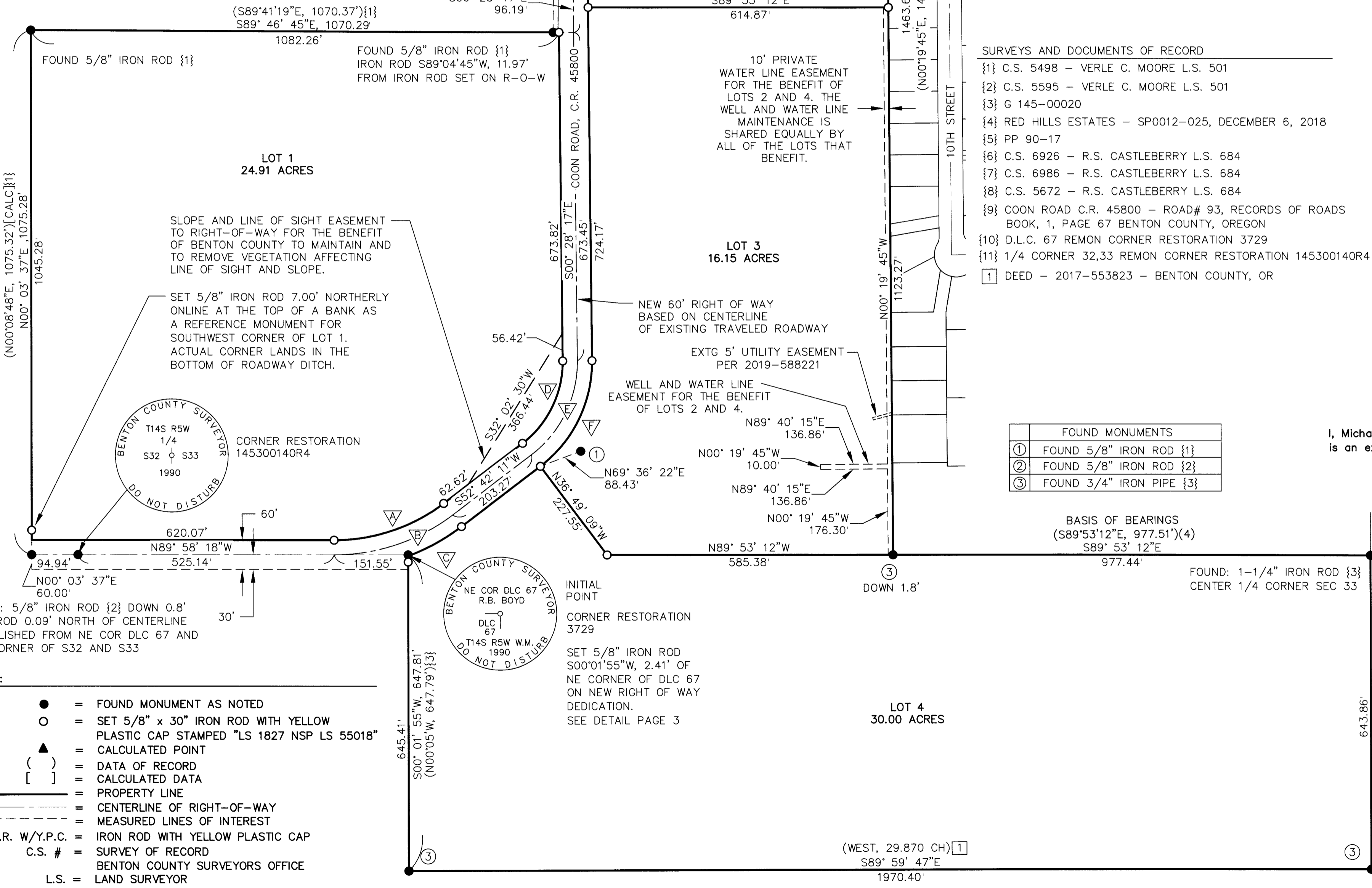
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CONTACT: NORTH SANTIAM PAVING CO.
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 - {3} G 145-00020
 - {4} RED HILLS ESTATES - SP0012-025, DECEMBER 6, 2018
 - {5} PP 90-17
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 - {11} 1/4 CORNER 32,33 REMON CORNER RESTORATION 145300140R4
- 1** DEED - 2017-553823 - BENTON COUNTY, OR

FOUND MONUMENTS	
①	FOUND 5/8" IRON ROD {1}
②	FOUND 5/8" IRON ROD {2}
③	FOUND 3/4" IRON PIPE {3}

BASIS OF BEARINGS
(S89°53'12"E, 977.51')(4)
S89°53'12"E
977.44'

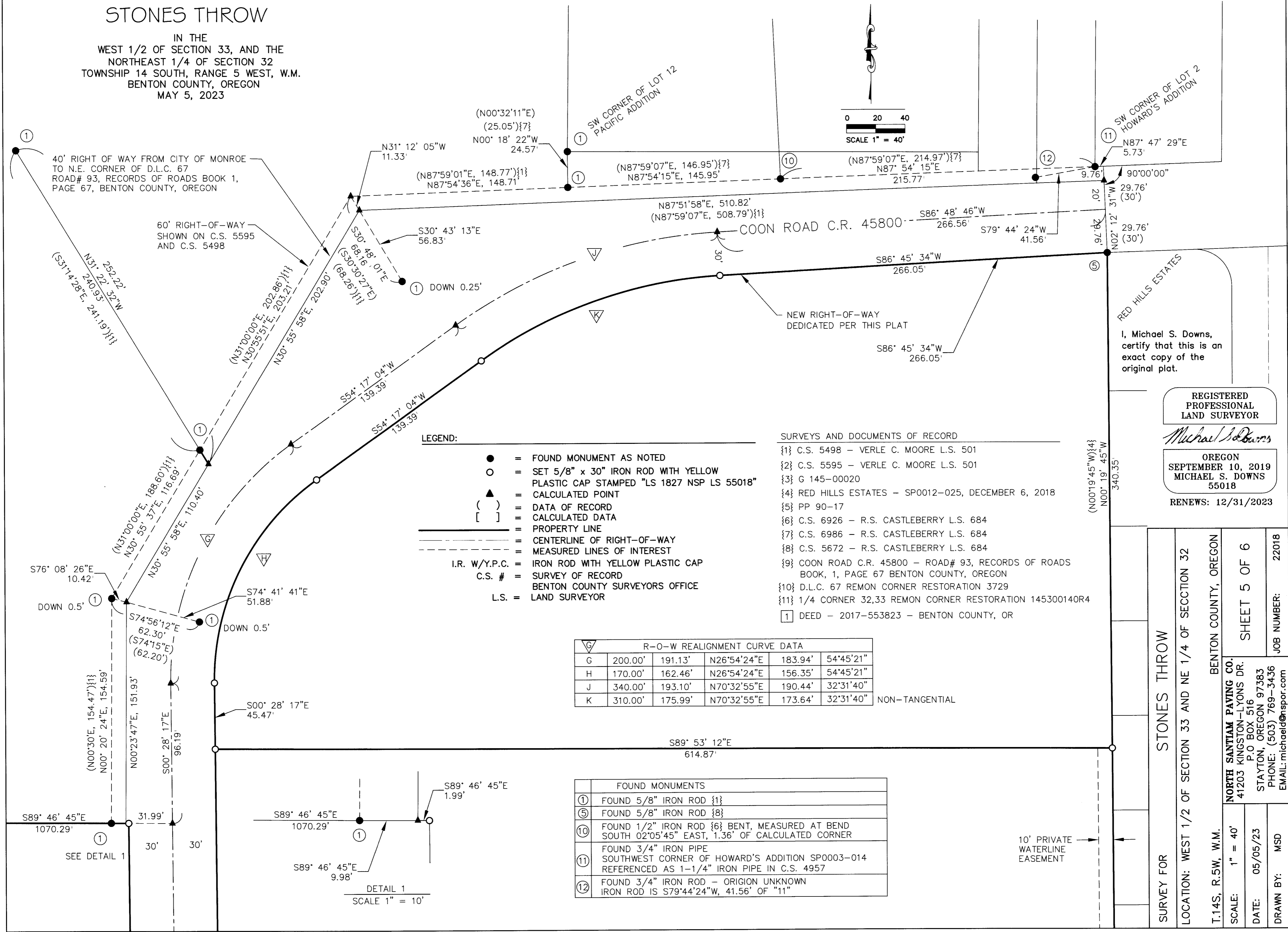


- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1827 NSP LS 55018"
 - ▲ = CALCULATED POINT
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I, Michael S. Downs, certify that this is an exact copy of the original plat.

STONES THROW

IN THE
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TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.
BENTON COUNTY, OREGON
MAY 5, 2023

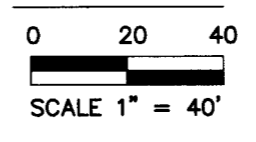


40' RIGHT OF WAY FROM CITY OF MONROE TO N.E. CORNER OF D.L.C. 67 ROAD# 93, RECORDS OF ROADS BOOK 1, PAGE 67, BENTON COUNTY, OREGON

60' RIGHT-OF-WAY SHOWN ON C.S. 5595 AND C.S. 5498

SW CORNER OF LOT 12 PACIFIC ADDITION

SW CORNER OF LOT 2 HOWARD'S ADDITION



RED HILLS ESTATES
I, Michael S. Downs,
certify that this is an
exact copy of the
original plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Downs

OREGON
SEPTEMBER 10, 2019
MICHAEL S. DOWNS
55018

RENEWS: 12/31/2023

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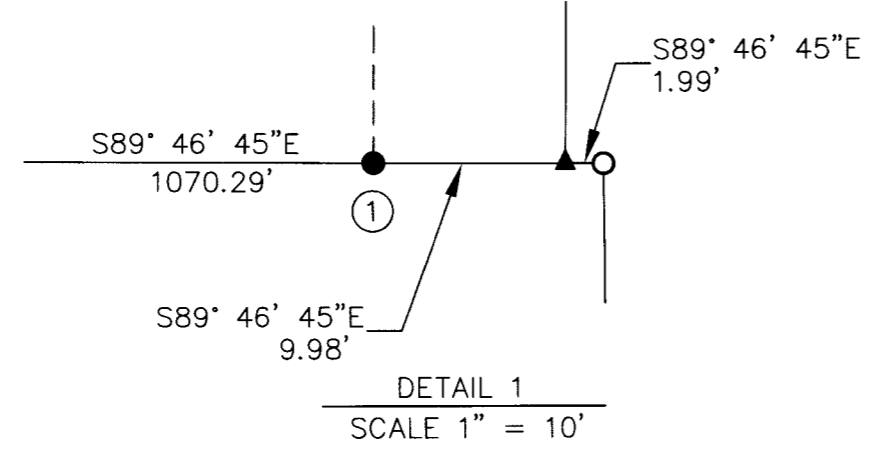
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K	310.00'	175.99'	N70°32'55"E	173.64'	32°31'40"

NON-TANGENTIAL

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⑤	FOUND 5/8" IRON ROD {8}
⑩	FOUND 1/2" IRON ROD {6} BENT, MEASURED AT BEND SOUTH 02°05'45" EAST, 1.36' OF CALCULATED CORNER
⑪	FOUND 3/4" IRON PIPE SOUTHWEST CORNER OF HOWARD'S ADDITION SP0003-014 REFERENCED AS 1-1/4" IRON PIPE IN C.S. 4957
⑫	FOUND 3/4" IRON ROD - ORIGIN UNKNOWN IRON ROD IS S79°44'24"W, 41.56' OF "11"



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PHONE: (503) 769-3436
EMAIL: michael@spor.com

SHEET 5 OF 6

JOB NUMBER: 22018

SURVEYOR'S CERTIFICATE:

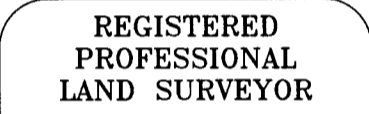
I, Michael S. Downs, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the land represented on the attached map.

A parcel located in the West 1/2 of Section 33, and the Northeast 1/4 of Section 32, Township 14 South, Range 5 West of the Willamette Meridian, Benton County, Oregon, being described more particularly as follows;

Beginning at the Northeast Corner of R.B. Boyd Donation Land Claim 67, thence N89°58'18"W, along the centerline of Coon Road, County Road 45800, 771.63 feet; thence leaving said centerline of Coon Road, N00°03'37"E, 1075.28 feet; thence S89°46'45"E, 1100.27 feet to the centerline of said Coon Road; thence N00°23'47"E, along said centerline of Coon Road 146.42 feet; thence N30°55'58"E, along said centerline of Coon Road 297.00 feet; thence N87°51'58"E, along said centerline of Coon Road 500.00 feet; thence leaving said centerline of Coon Road, S02°12'31"E, 29.76 feet to the Northwest Corner of Red Hill Estates Subdivision, recorded at Benton County Surveyors office as SP0012-025; thence S00°19'45"E along the westerly line of said Red Hills Estates 1463.63 feet to the Southwest corner of said Red Hill Estates; thence S89°53'12"E along the Southerly line of said Red Hills Estates 977.44 feet to the Southeasterly corner; thence S00°00'17"W 643.86 feet; thence N89°59'47"W 1970.40 feet; thence N00°01'55"E 647.81 feet to the Point of Beginning containing 76.18 acres more or less.

Michael S. Downs

Michael S. Downs Registered Land Surveyor No. 55018 License expires December 31, 2023



Michael S. Downs

OREGON SEPTEMBER 10, 2019 MICHAEL S. DOWNS 55018

RENEWS: 12/31/2023

I, Michael S. Downs, certify that this is an exact copy of the original plat.

STONES THROW IN THE WEST 1/2 OF SECTION 33, AND THE NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M. BENTON COUNTY, OREGON MARCH 27, 2023

Table with survey details: SURVEY FOR STONES THROW, LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32, T.14S, R.5W, W.M. BENTON COUNTY, OREGON, SCALE: NONE, DATE: 05/05/23, DRAWN BY: MSD, NORTH SANTIAM PAVING CO. 41203 KINGSTON-LYONS DR. P.O BOX 516 STAYTON, OREGON 97383 PHONE: (503) 769-3436 EMAIL: michaeld@nspon.com, SHEET 6 OF 6, JOB NUMBER: 22018

DECLARATION:

Know all people by these present that Kimberly Kay Scofield, Robert Vance Stone, Victor Allen Stone, Valerie Anne Swarerty and Jerrey Jay Stone, each as to an undivided one-fifth (1/5) interest as tenants in common are the owners of the land represented on the subdivision map, and more particularly described in the Surveyor's Certificate hereon, and has caused the same to be subdivided and platted into lots, 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 the Right-of-Way of Coon Road, County Road Number 45800 to Benton County as shown for the public.

In witness whereof we set our hands and seals this 17th day of May 2023,

Kimberly Kay Scofield 1/5 interest as tenant in common.

ACKNOWLEDGEMENT State of Oregon))SS County of Lane) OFFICIAL STAMP APRIL NICOLE DOUMA NOTARY PUBLIC-OREGON COMMISSION NO. 1004713 MY COMMISSION EXPIRES OCTOBER 08, 2024

This is to certify that on this 17th day of May 2023, that Kimberly Kay Scofield, having a 1/5 interest as tenants in common, 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.

Notary Signature April Douma Printed Name of Notary Notary Public for Oregon Commission No. 1004713

My Commission expires 8th day October 2024 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

In witness whereof we set our hands and seals this 17th day of May 2023,

Jeffrey Jay Stone 1/5 interest as tenant in common.

ACKNOWLEDGEMENT State of Oregon))SS County of Lane) OFFICIAL STAMP APRIL NICOLE DOUMA NOTARY PUBLIC-OREGON COMMISSION NO. 1004713 MY COMMISSION EXPIRES OCTOBER 08, 2024

This is to certify that on this 17th day of May 2023, that Jeffrey Jay Stone, having a 1/5 interest as tenants in common, 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.

Notary Signature April Douma Printed Name of Notary Notary Public for Oregon Commission No. 1004713

My Commission expires 8th day October 2024 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

In witness whereof we set our hands and seals this 19th day of May 2023,

Valerie Anne Swagerty 1/5 interest as tenant in common.

ACKNOWLEDGEMENT State of Oregon))SS County of Lane) OFFICIAL STAMP SARAH ALIESHA AUSTIN NOTARY PUBLIC-OREGON COMMISSION NO. 1026989 MY COMMISSION EXPIRES AUGUST 04, 2026

This is to certify that on this 19th day of May 2023, that Valerie Anne Swagerty, having a 1/5 interest as tenants in common, 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.

Notary Signature Sarah Aliesha Austin Printed Name of Notary Notary Public for Oregon Commission No. 1026989

My Commission expires August 04 2026 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

In witness whereof we set our hands and seals this 19th day of May 2023,

Robert Vance Stone 1/5 interest as tenant in common.

ACKNOWLEDGEMENT State of Oregon))SS County of Lane) OFFICIAL STAMP SARAH ALIESHA AUSTIN NOTARY PUBLIC-OREGON COMMISSION NO. 1026989 MY COMMISSION EXPIRES AUGUST 04, 2026

This is to certify that on this 19th day of May 2023, that Robert Vance Stone, having a 1/5 interest as tenants in common, 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.

Notary Signature Sarah Aliesha Austin Printed Name of Notary Notary Public for Oregon Commission No. 1026989

My Commission expires August 04 2026 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

APPROVALS: LU-23-003

BY: Chair, Benton County Planning Commission 6/20/23 Date:

BY: Benton County Engineer 7/21/2023 Date:

All taxes, fees, assessments and other charges provided by ORS 92.095 have been paid through June 30, 2023.4

BY: Director, Benton County Department of Assessment 6/8/2023 Date:

BY: Benton County Tax Collector 6/8/2023 Date:

BY: Benton County Surveyor 7/21/2023 Date:

BY: Chair, Benton County Board of Commissioners 7/25/23 Date:

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. 2023-683436

on this day of 25th July 2023 at 11:46 o' Clock AM BY: Benton County Clerk

In witness whereof we set our hands and seals this 17 day of May 2023,

Victor Allen Stone 1/5 interest as tenant in common.

ACKNOWLEDGEMENT State of Oregon))SS County of Lane) OFFICIAL STAMP APRIL NICOLE DOUMA NOTARY PUBLIC-OREGON COMMISSION NO. 1004713 MY COMMISSION EXPIRES OCTOBER 08, 2024

This is to certify that on this 17th day of May 2023, that Victor Allen Stone, having a 1/5 interest as tenants in common, 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.

Notary Signature April Douma Printed Name of Notary Notary Public for Oregon Commission No. 1004713

My Commission expires 8th day October 2024 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)