


FOUND MONUMENT TABLE	
LTR.	DESCRIPTION
A	FOUND 1/2" IRON ROD (2)
B	FOUND 1-1/2" IRON PIPE (1)
C	FOUND 5/8" IRON ROD
D	FOUND 3-1/4" BRASS MONUMENT BENTON CO. (6)
E	FOUND 3-1/4" BRASS MONUMENT BENTON CO. (7)
F	METAL DETECTED MONUMENT UNDER ASPHALT, DID NOT DIG UP
G	FOUND 5/8" IRON ROD (5)
H	FOUND 5/8" IRON ROD (5)
I	FOUND 5/8" IRON ROD (5)
J	FOUND 5/8" IRON ROD (5)
K	FOUND 5/8" IRON ROD (5)
L	FOUND 5/8" IRON ROD (5)
M	FOUND 5/8" IRON ROD (5)
N	FOUND 5/8" IRON ROD (5)
O	FOUND 1/2" IRON ROD (8)
P	FOUND PINCHED 3/4" IRON ROD
Q	FOUND PINCHED 1-1/4" IRON PIPE S.E. COR LOT 12, PACIFIC ADDITION
R	FOUND 1-1/4" ALUMINUM CAP - LULAY (4)
S	FOUND 1-1/4" ALUMINUM CAP - 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
5	C.S. 5498 - VERLE MOORE - MARCH 1973
6	BENTON COUNTY CORNER RESTORATION - 145300140R4
7	BENTON COUNTY CORNER RESTORATION - 145867010H
8	C.S. 6926 - CASTLEBERRY MARCH 1979

LEGEND:	
	= FOUND MONUMENT AS DESCRIBED IN TABLE
	= TAX LOT 300 BOUNDARY LINE
	= NEIGHBOR PROPERTY LINE
	= EXISTING RIGHT OF WAY
	= EXISTING CENTERLINE
	= EXISTING EASEMENT
	= EXISTING AC LIMITS OF COON ROAD

CITY OF MONROE, CITY LIMITS
(S89°53'12"E, 977.51')(4)
BASE OF BEARING
S89° 53' 12"E
977.44'

- GENERAL NOTES:
- THE EXISTING SOILS ON SITE ACCORDING TO THE USDA SOIL CONSERVATION SERVICE INFORMATION ARE:
A: DUPEE SILT LOAM
B: HOLCOMB SILT LOAM
C: SANTIAM SILT LOAM
D: WILLAKENZIE LOAM
 - THE LOCATION OF THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (ZONE AE OR A) AS OF JANUARY 9, 2023.



NORTH SANTIAM PAVING COMPANY
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CONSTRUCTION • ENGINEERING • SURVEYING

SUBDIVISION APPLICATION
"STONES THROW"

CITY OF MONROE
BENTON COUNTY, OREGON
NW/SW 1/4 SEC 33 T14S R5W WM TAX MAP 14533B TAX LOT 300

EXISTING CONDITIONS

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY.

PLOT DATE:
1/17/2023

REVISIONS:

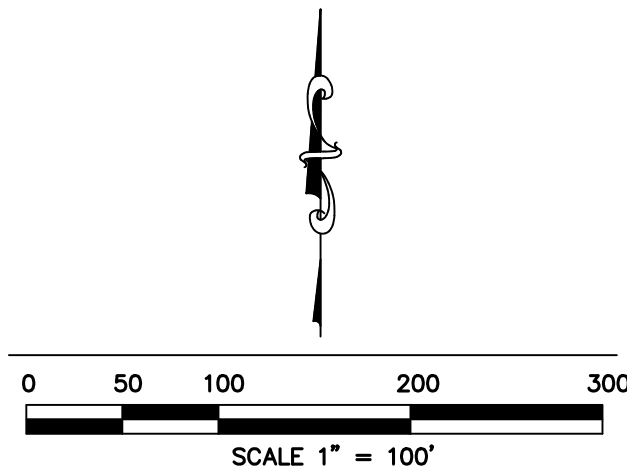
DRAWN BY:
LDW

CHECKED BY:
LDW

JOB No:
22018

SCALE:
1" = 150'

SHEET
C1



GENERAL:

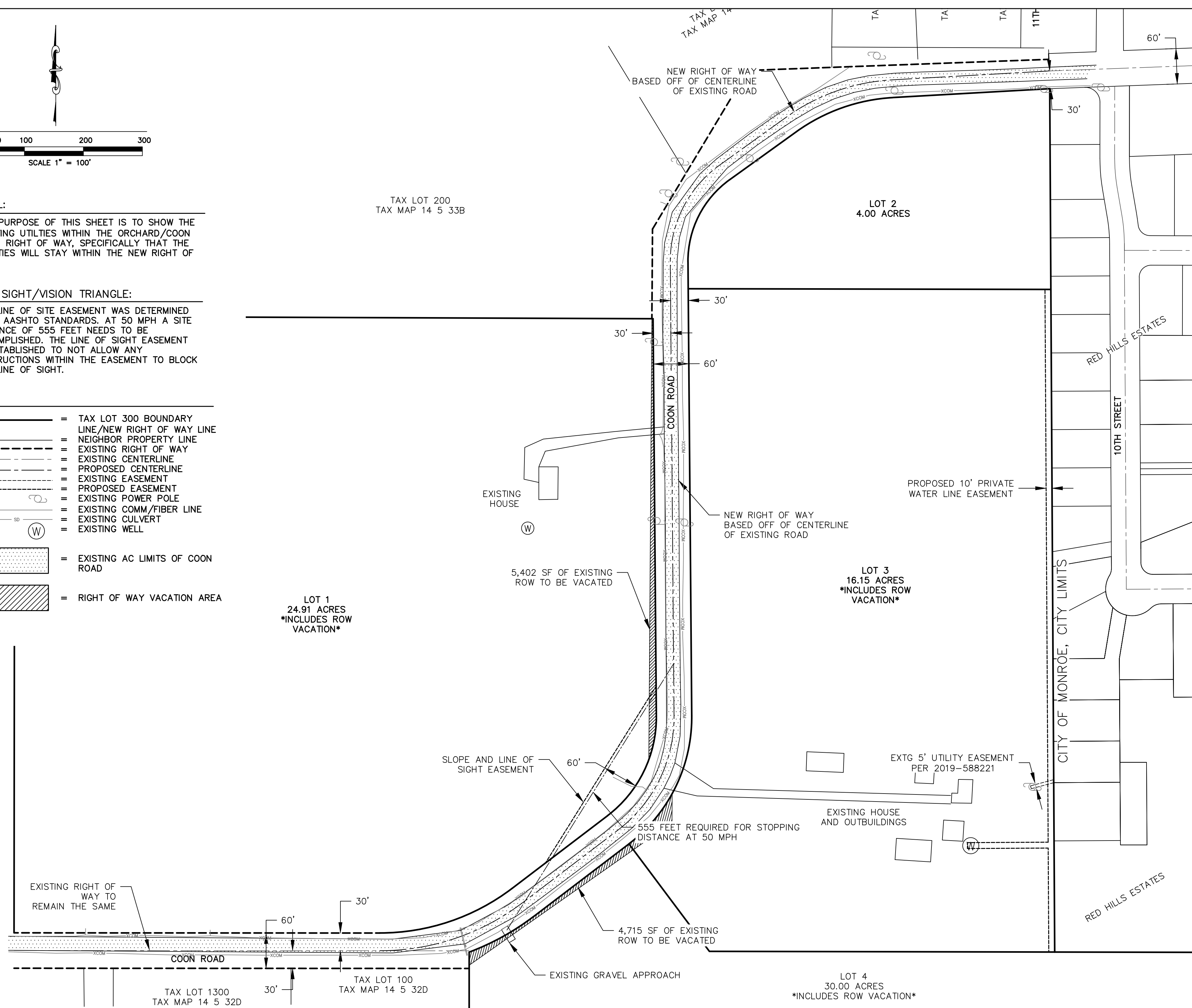
1. THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING UTILITIES WITHIN THE ORCHARD/COON ROAD RIGHT OF WAY, SPECIFICALLY THAT THE UTILITIES WILL STAY WITHIN THE NEW RIGHT OF WAY.

LINE OF SIGHT/VISION TRIANGLE:

1. THE LINE OF SITE EASEMENT WAS DETERMINED FROM AASHTO STANDARDS. AT 50 MPH A SITE DISTANCE OF 555 FEET NEEDS TO BE ACCOMPLISHED. THE LINE OF SIGHT EASEMENT IS ESTABLISHED TO NOT ALLOW ANY OBSTRUCTIONS WITHIN THE EASEMENT TO BLOCK THE LINE OF SIGHT.

LEGEND:

	= TAX LOT 300 BOUNDARY LINE/NEW RIGHT OF WAY LINE
	= NEIGHBOR PROPERTY LINE
	= EXISTING RIGHT OF WAY
	= EXISTING CENTERLINE
	= PROPOSED CENTERLINE
	= EXISTING EASEMENT
	= PROPOSED EASEMENT
	= EXISTING POWER POLE
	= EXISTING COMM/FIBER LINE
	= EXISTING CULVERT
	= EXISTING WELL
	= EXISTING AC LIMITS OF COON ROAD
	= RIGHT OF WAY VACATION AREA



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SUBDIVISION APPLICATION
"STONES THROW"

CITY OF MONROE
BENTON COUNTY, OREGON
NW/4 SW 1/4 SEC 33 T14S R5W WM TAX MAP 14533B TAX LOT 300

**PROPOSED
CONDITIONS
COON ROAD**

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PLOT DATE:
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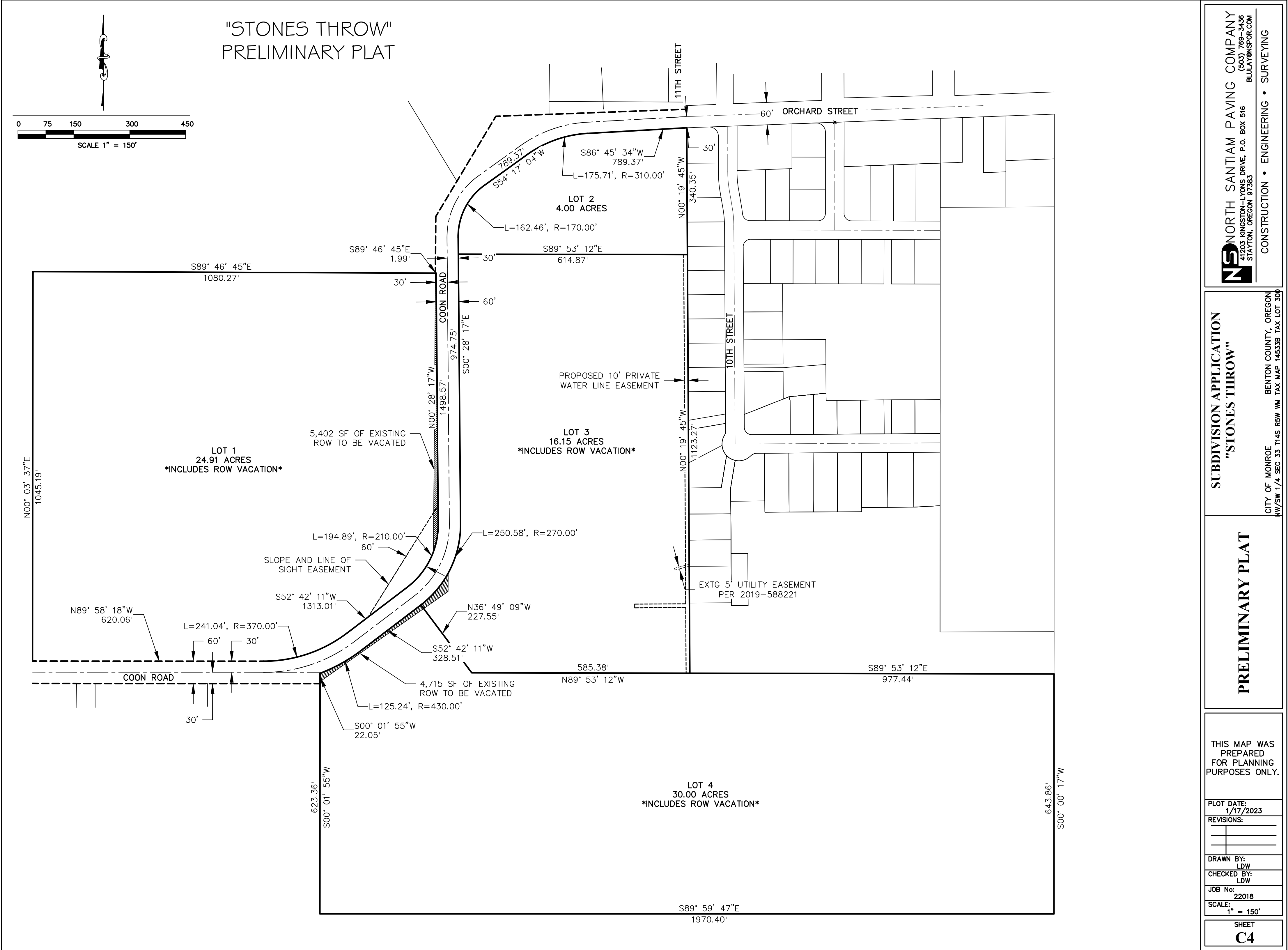
DRAWN BY:
LDW

CHECKED BY:
LDW

JOB No:
22018

SCALE:
1" = 100'

SHEET
C3



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"STONES THROW"

CITY OF MONROE
BENTON COUNTY, OREGON
NW/SW 1/4 SEC 33 T14S R5W WM TAX MAP 14533B TAX LOT 300

PRELIMINARY PLAT

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JOB No:
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SCALE:
1" = 150'

SHEET
C4