

CS  
1'  
1)

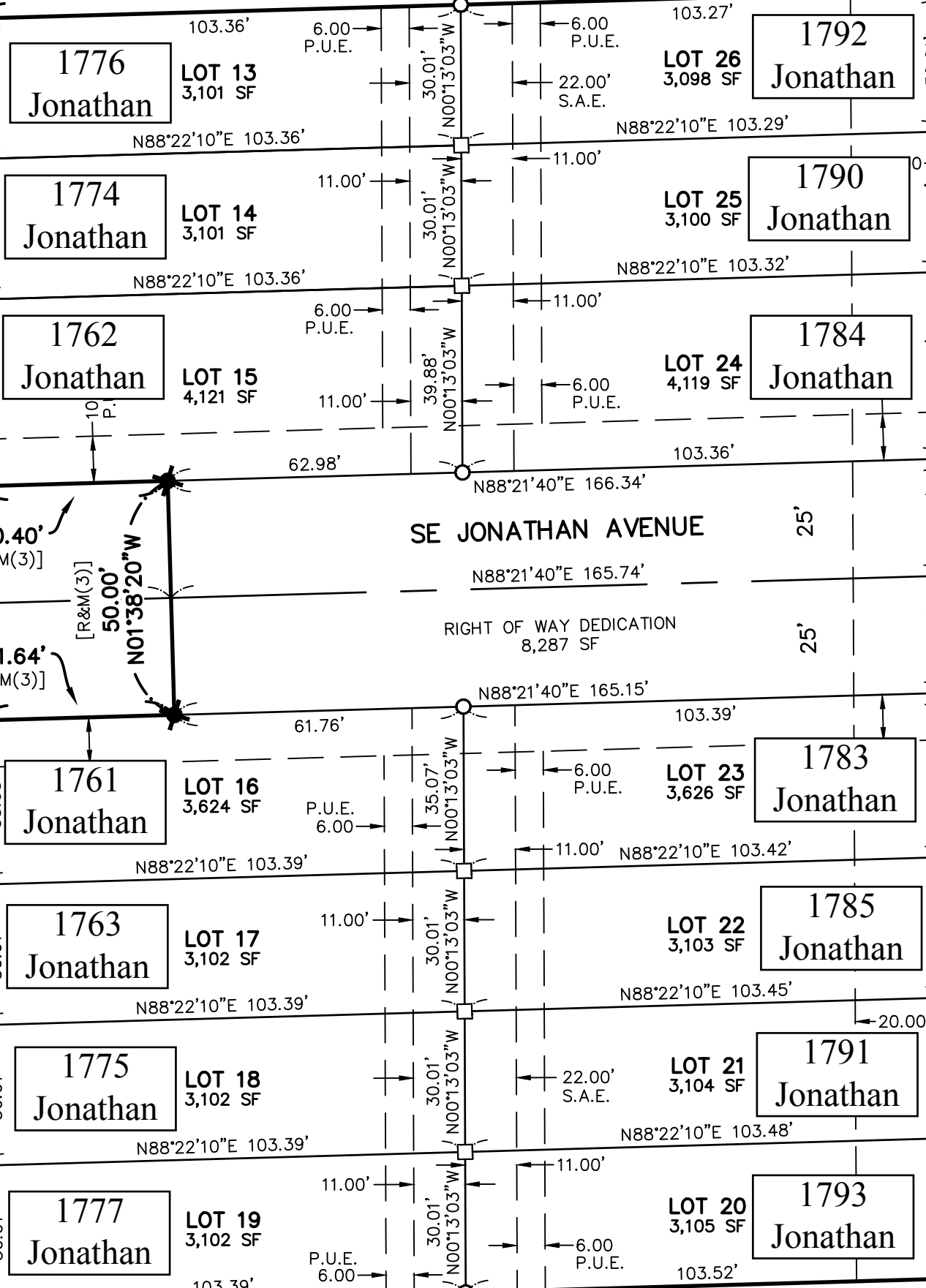
A

B

RAILROAD  
WAY

[R&M(3)]  
N88°22'10"E 206.63'

INITIAL POINT



20.00' ACCESS EASEMENT  
B.385, P.2025

S00°16'26"E 275.00'  
[N00°16'49"W 275.00'(1)]  
[R&M(3)]

20.00' ACCESS EASEMENT  
B.385, P.2025

R&B KAUER PROPERTIES, LLC  
BOOK 371, PAGE 1874

S88°22'10"W 206.91'  
[R&M(3)]

# APPLEGATE CROSSING PHASE 2

A REPLAT OF TRACT C OF "APPLEGATE CROSSING"  
IN THE SE 1/4 OF SECTION 34, T.7S., R.5W., W.M.  
CITY OF DALLAS, POLK COUNTY, OREGON

DATE: OCTOBER 15, 2020

## APPROVALS

\_\_\_\_\_  
PLANNING DIRECTOR, CITY OF DALLAS  
SUBDIVISION FILE NO. SUB-18-06

DATE \_\_\_\_\_

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR, CITY OF DALLAS

DATE \_\_\_\_\_

\_\_\_\_\_  
POLK COUNTY SURVEYOR

DATE \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON - POLK COUNTY  
BOARD OF COUNTY COMMISSIONERS

DATE \_\_\_\_\_

\_\_\_\_\_  
POLK COUNTY ASSESSOR

DATE \_\_\_\_\_

TAXES AND ASSESSMENTS ON THE PROPERTY DESCRIBED IN THE  
SURVEYOR'S CERTIFICATE, AS PROVIDED BY ORS 92.095, HAVE BEEN  
PAID IN FULL THROUGH \_\_\_\_\_

\_\_\_\_\_  
POLK COUNTY TAX COLLECTOR

DATE \_\_\_\_\_

STATE OF OREGON }  
COUNTY OF POLK } SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS  
RECEIVED FOR RECORDING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT  
\_\_\_\_ O'CLOCK \_\_\_\_ M., AND RECORDED IN THE BOOK OF SUBDIVISION  
PLATS. IT IS FURTHER RECORDED IN POLK COUNTY DEED RECORDS IN REEL  
\_\_\_\_ AT PAGE \_\_\_\_.

BY: \_\_\_\_\_  
POLK COUNTY CLERK

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT STEVE BENNETT  
CONSTRUCTION, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE  
SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THIS SUBDIVISION  
PLAT TO BE PREPARED AND THE LAND TO BE PLATTED INTO LOTS AS  
SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF  
THE OREGON REVISED STATUTES, AND HEREBY DEDICATES ADDITIONAL  
RIGHT OF WAY AS SHOWN TO THE PUBLIC FOR PUBLIC USE AND  
HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON.

\_\_\_\_\_  
STEVE BENNETT, MEMBER  
STEVE BENNETT CONSTRUCTION, LLC

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF \_\_\_\_\_ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
BY STEVE BENNETT, AS MEMBER OF  
STEVE BENNETT CONSTRUCTION, LLC

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTES

- 1) THIS SUBDIVISION PLAT IS SUBJECT TO THE CONDITIONS OF  
APPROVAL PER CITY OF DALLAS PLANNING COMMISSION FILE  
#SUB-18-06.
- 2) LOTS 15, 16, 23 AND 24 ARE SUBJECT TO A 10.00 FOOT PUBLIC  
UTILITY EASEMENT ALONG SE JONATHAN AVENUE AS SHOWN.
- 3) ALL LOTS ARE SUBJECT TO A 22.00 FOOT SHARED ACCESS  
EASEMENT AS SHOWN FOR THE BENEFIT OF ALL LOTS.
- 4) ALL LOTS ARE SUBJECT TO 6.00 FOOT PUBLIC UTILITY  
EASEMENTS ALONG THE SHARED ACCESS EASEMENT AS SHOWN.
- 5) A RESTRICTIVE COVENANT FOR SUBJECT PROPERTY HAS BEEN  
RECORDED IN DOCUMENT NUMBER 2018-003666.
- 6) A NON-REMONSTRANCE AGREEMENT FOR SUBJECT PROPERTY HAS  
BEEN RECORDED IN DOCUMENT NUMBER 2018-003667.
- 7) AN AFFIDAVIT OF CONSENT FROM WILLAMETTE COMMUNITY BANK,  
FOR THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT  
NUMBER \_\_\_\_\_, HAS BEEN RECORDED IN DOCUMENT  
NUMBER \_\_\_\_\_, POLK COUNTY DEED RECORDS.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TRACT C OF  
"APPLEGATE CROSSING", POLK COUNTY PLAT RECORDS, INTO LOTS AS  
SHOWN PER CITY OF DALLAS PLANNING COMMISSION FILE #SUB-18-06.

FOR MY BASIS OF BEARINGS, I HELD NORTH 88°22'10" EAST BETWEEN  
FOUND MONUMENTS AS SHOWN ALONG THE NORTH LINE OF SUBJECT  
PROPERTY PER COUNTY SURVEY NUMBER 16382.

THE BOUNDARY RESOLUTION WAS RESOLVED BY HOLDING FOUND  
MONUMENTS AT ALL PROPERTY CORNERS PER COUNTY SURVEY  
NUMBER 16382, POLK COUNTY SURVEY RECORDS, AS WELL AS THE  
PLAT OF "APPLEGATE CROSSING", POLK COUNTY PLAT RECORDS.

## SURVEYOR'S CERTIFICATE

I, STEVEN L. HOWELL, HEREBY CERTIFY THAT I HAVE SURVEYED AND  
MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE  
ATTACHED SUBDIVISION PLAT, BEING TRACT C OF THE PLAT OF  
"APPLEGATE CROSSING", POLK COUNTY PLAT RECORDS, IN THE  
SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE  
5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF DALLAS, POLK COUNTY,  
OREGON, THE BOUNDARIES OF WHICH BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8" IRON ROD WITH  
YELLOW PLASTIC CAP MARKED "MULTI/TECH ENG" AT THE NORTHEAST  
CORNER OF SUBJECT PROPERTY; THENCE, ALONG THE WEST LINE OF  
PARCEL 1 OF THAT PROPERTY CONVEYED TO R&B KAUER PROPERTIES,  
LLC BY BOOK 371, PAGE 1874, POLK COUNTY DEED RECORDS, SOUTH  
00°16'26" EAST, 275.00 FEET TO THE NORTH LINE OF THE SOUTHERN  
PACIFIC RAILROAD RIGHT OF WAY, BEING 40.00 FEET WIDE; THENCE,  
ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 88°22'10" WEST, 206.91  
FEET TO THE EAST LINE OF THE PLAT OF "APPLEGATE CROSSING";  
THENCE, ALONG SAID EAST PLAT LINE THE FOLLOWING 5 COURSES:  
THENCE, NORTH 00°13'03" WEST, 125.08 FEET; THENCE, NORTH  
88°21'40" EAST, 41.64 FEET; THENCE, NORTH 01°38'20" WEST, 50.00  
FEET; THENCE, SOUTH 88°21'40" WEST, 40.40 FEET; THENCE, NORTH  
00°13'03" WEST, 99.91 FEET TO THE SOUTH LINE OF THAT PROPERTY  
CONVEYED TO THE ASSEMBLY OF GOD OF DALLAS BY DOCUMENT  
NUMBER 2018-007999, POLK COUNTY DEED RECORDS; THENCE, ALONG  
SAID SOUTH LINE, NORTH 88°22'10" EAST, 206.63 FEET TO THE INITIAL  
POINT.

CONTAINING 54,794 SQUARE FEET OR 1.26 ACRES, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Steven Lee Howell*

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWS: 6-30-2021

SURVEYED FOR: STEVE BENNETT CONSTRUCTION



**FORTY FIVE NORTH  
SURVEYING, LLC**

1583 Country Glen Ave. NE, Keizer, OR 97303  
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 18-052

SHEET 2/2