

013-028

LEGACY ESTATES

A REPLAT OF PARCEL 11,
PARTITION PLAT No. 2017-005
FOR
LEGACY ESTATES LLC
in
SW 1/4 AND SE 1/4 OF SECTION 31
T 10 S, R 4 W, W.M.
BENTON COUNTY, OREGON

DECEMBER 22, 2021
FILE No. LU 21-025

SHEET 2 of 2

DECLARATION

Know all persons by these presents that Sandra Villwock is the recorded owner of the land represented on this Subdivision Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Lots as shown hereon.

Benton County releases and declares to be no further force and effect the easements for ROAD EASEMENT AND RIGHT-OF-WAY OPTION per Documents M-146426-92 and M-146427-92.

I hereby dedicate to the public use the right-of-way area shown as NW EARLIBLUE DRIVE.

I hereby create the Storm Water, Access and Pond easements as shown over Lots 5 and 6, in favor of the Benton County AND in favor of the Legacy Estates Home Owner's Association for the benefit of the Subdivision Lot Owners, to be maintained by the Home Owner's Association as shown on Page 1 per Document CCR No. 2022-633924.

I hereby create the Drainfield and Sewer line easement as shown over Lot 5 to benefit Lot 6.

I hereby create the Drainfield and Sewer line easement as shown on Lots 8 and 9 to benefit Lot 7.

The Drainfield and Sewer line easements created hereon are for the construction, maintenance, use and repair of an individual water-carried on-site sewage disposal system appurtenant to Lots 5, 8, and 9. Grantors, for themselves and their heirs, successors and assigns, covenant and agree to and with the grantees, their heirs, successors and assigns, that the property designated as drainfield and effluent sewer transport lines as depicted as septic easement shown hereon shall not be used for any purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system.

I hereby create the 30.00 foot access easement shown on Lot 8 to benefit Lot 9.

I hereby create the 36.00 foot reciprocal access easement shown on Lots 5 and 6 for the benefit of Lots 5, 6, and 7.

Sandra Villwock
Sandra Villwock, Legacy Estates LLC

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

Signed and attested before me on this 22 day of December, 2022, by Sandra Villwock, Legacy Estates LLC.

Rita Schlosser signature of Notary

Rita Schlosser printed name of Notary

Notary Public - State of Oregon
Commission No. 1027148
My Commission Expires 8-1-26

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2024

I HEREBY CERTIFY
THAT THIS DRAWING
IS AN EXACT COPY OF
THE ORIGINAL PLAT



SURVEYOR'S CERTIFICATE

I, David Lee Schlosser, a registered professional land surveyor in the State of Oregon, hereby certify that I performed a complete boundary survey of the Parent Tract that is hereby being replatted. The boundary of the Parent Tract is described as follows:

PARCEL 11, PARTITION PLAT No. 2017-005, BENTON COUNTY, OREGON.

EASEMENTS OF RECORD

The following easements are listed as encumbrances on the properties but are too vague to plot.

Easement to Benton-Lincoln Electric Cooperative, Inc., for Electric Transmission Lines or Systems, recorded August 09, 1941, in Book 98, at Page 481, Benton County Records.

Easement to Consumers Power, Inc., for Electric and Telephone Line Equipment, recorded January 28, 1971, as M-22642, Benton County Records.

APPROVALS LU-21-025

12/24/2022
Chair, Benton County Planning Commission date

12/29/2022
Benton County Surveyor date

12/28/22
Chair, Benton County Board of Commissioners date

12/27/2022
Benton County Engineer date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2022-2023

12/27/22
Director, Benton County Dept. of Assessment date

12/27/22
Benton County Tax Collector date

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

I hereby certify that this subdivision plat was received and duly recorded by me as LEGACY ESTATES in the Benton County Deed Records as Document No. 2022-633924 on this 29th day of December, 2022, at 8:58 o'clock PM.

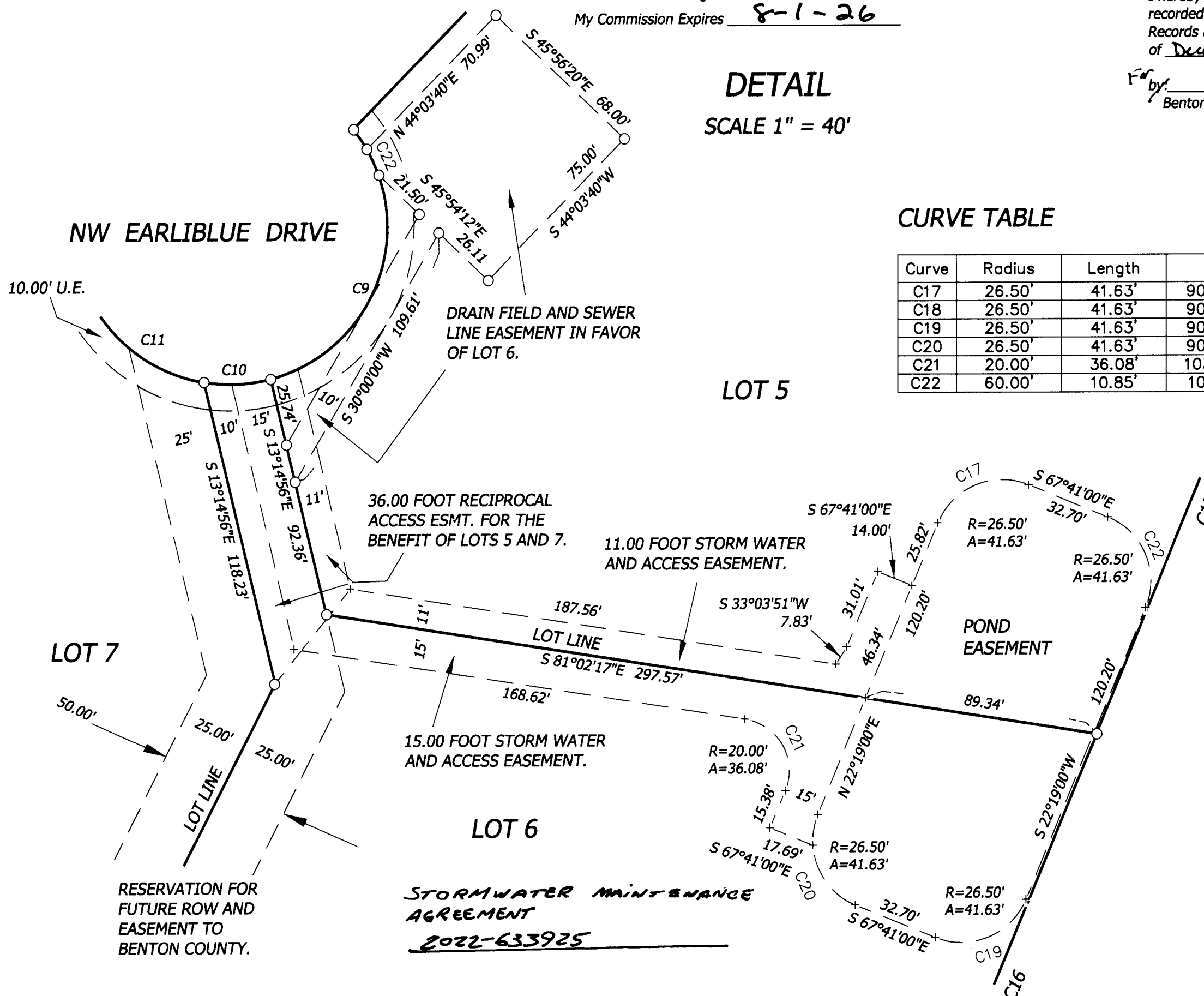
12/27/22
Benton County Clerk

DETAIL

SCALE 1" = 40'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C17	26.50'	41.63'	90°00'00"	37.48'	N 67°19'00" E
C18	26.50'	41.63'	90°00'00"	37.48'	S 22°41'00" E
C19	26.50'	41.63'	90°00'00"	37.48'	S 67°19'00" W
C20	26.50'	41.63'	90°00'00"	37.48'	N 22°41'00" W
C21	20.00'	36.08'	103°21'17"	31.38'	S 29°21'39" E
C22	60.00'	10.85'	10°21'30"	10.83'	S 24°24'24" E



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LEGACY ESTATES

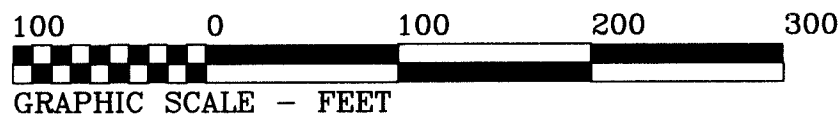
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SHEET 1 of 2



NARRATIVE

The purpose of this survey is to subdivide this Parcel into the 9 lots shown and to dedicate the new road. I found the monuments as found and set per Partition Plat No. 2017-005 and accepted them. The design is my client's.

LEGEND

- Found monument - 5/8" rod with red cap by PP 2010-010 or as below:
 - YPC - Yellow Plastic Cap on 5/8" rod by CS 7597
 - RPC 1 - Red Plastic Cap on 5/8" rod by PP 92-4
 - RPC 2 - Red Plastic Cap on 5/8" rod by PP 2000-010
 - RPC 3 - Red Plastic Cap on 5/8" rod by PP 2017-005
- Set monument - 5/8"x 30" rebar with red cap stamped "NORTHSTAR SURVEYING."
- Set monument - 5/8"x 30" rebar with 1" Aluminum cap stamped "NORTHSTAR SURVEYING."
- Record data from Partition Plat 2000-010
- Partition Plat 2001-010
- Partition Plat 2010-010
- Record Partition Plat No. 2017-005
- CS 10477
- UTILITY EASEMENT FOR PUBLIC UTILITIES



CALL TABLE

Course	Bearing	Distance
L1	S 18°56'40" W	21.15'
L2	N 90°00'00" W	208.82'
L3	N 70°15'40" W	108.77'
L4	S 23°06'18" W	69.48'
L5	N 66°53'42" W	70.15'
L6	N 23°06'18" E	89.37'
L7	S 66°59'59" E	70.15'
L8	S 70°15'40" E	106.44'
L9	S 23°06'18" W	10.00'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	307.19'	235.76'	43°58'22"	230.02'	S 68°00'47" E
C2	60.00'	314.16'	300°00'00"	60.00'	S 00°00'00" E
C3	367.20'	281.81'	43°58'23"	274.94'	N 68°00'47" W
C4	337.19'	258.78'	43°58'26"	252.48'	S 68°00'47" E
C5	307.19'	168.83'	31°29'21"	166.71'	S 61°46'10" E
C6	307.19'	66.93'	12°29'01"	66.80'	S 83°45'28" E
C7	60.00'	91.62'	87°29'12"	82.97'	N 73°44'36" E
C8	60.00'	25.26'	24°07'27"	25.08'	S 50°27'05" E
C9	60.00'	118.83'	113°28'42"	100.34'	S 18°21'00" W
C10	60.00'	25.63'	24°28'16"	25.43'	S 87°19'29" W
C11	60.00'	52.82'	50°26'23"	51.13'	N 55°13'31" W
C12	3749.72'	858.95'	13°07'29"	857.08'	S 20°06'52" W
C13	{3749.72'}	{858.95'}	{13°07'29"}	{857.08'}	{S 20°06'52" W}
C14	3749.72'	286.31'	4°22'29"	286.24'	S 15°44'22" W
C15	3749.72'	286.32'	4°22'30"	286.25'	S 20°06'51" W
C16	3749.72'	286.32'	4°22'30"	286.25'	S 24°29'21" W

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