

# PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN FARMING LOTS 3 AND 4,  
ADDITION TO THE TOWN OF PHILOMATH OF FARMING LOTS,  
ALSO LOCATED IN THE DAVID HENDERSON D.L.C. No. 46,  
AND IN THE SOUTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE  
WILLAMETTE MERIDIAN, CITY OF PHILOMATH,  
BENTON COUNTY, OREGON

FOR: PAUL G. SKIRVIN AND LOLA R. SKIRVIN  
AND SKIRVIN FARMS

DATE: SEPTEMBER 12, 2005

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1999  
DAVID L. MALONE  
51523

EXPIRES 12/31/2006

DAVID L. MALONE, P.L.S.  
COLE SURVEYING, LLC  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OREGON 97333  
(541) 929-5500



**COLE**  
SURVEYING, LLC

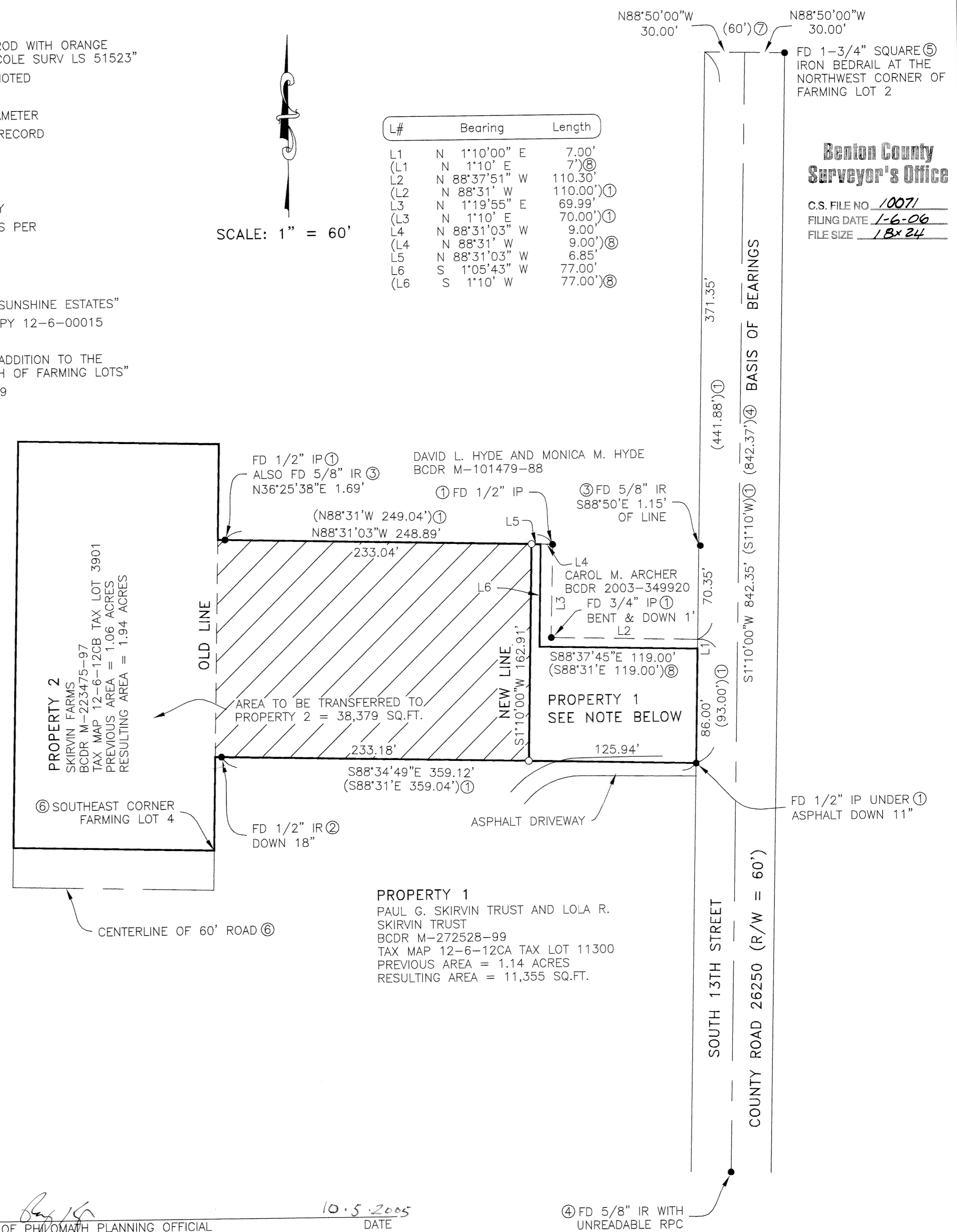
## LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FOUND MONUMENT AS NOTED
- IR IRON ROD
- IP IRON PIPE — INSIDE DIAMETER
- BCDR BENTON COUNTY DEED RECORD
- RPC RED PLASTIC CAP
- FD FOUND
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- ( ) RECORD INFORMATION AS PER

- ① C.S. 4405
- ② C.S. 5933
- ③ C.S. 5365
- ④ SUBDIVISION PLAT "SUNSHINE ESTATES"
- ⑤ GALLOWAY HARD COPY 12-6-00015
- ⑥ C.S. 8476
- ⑦ SUBDIVISION PLAT "ADDITION TO THE TOWN OF PHILOMATH OF FARMING LOTS"
- ⑧ BCDR M-272528-99

SCALE: 1" = 60'

L#	Bearing	Length
L1	N 1°10'00" E	7.00'
(L1)	N 1°10' E	7'⑧
L2	N 88°37'51" W	110.30'
(L2)	N 88°31' W	110.00'①
L3	N 1°19'55" E	69.99'
(L3)	N 1°10' E	70.00'①
L4	N 88°31'03" W	9.00'
(L4)	N 88°31' W	9.00'⑧
L5	N 88°31'03" W	6.85'
L6	S 1°05'43" W	77.00'
(L6)	S 1°10' W	77.00'⑧



**Benton County**  
**Surveyor's Office**  
C.S. FILE NO. 10071  
FILING DATE 1-6-06  
FILE SIZE 1 Bx 24

### SURVEYOR'S NARRATIVE:

#### PURPOSE

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT SURVEY IS TO MEET THE REQUIREMENTS OF THE CITY OF PHILOMATH FILE NUMBER P05-13.

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF SOUTH 13TH STREET AS PER BENTON COUNTY SURVEY 4405.

#### BOUNDARY DETERMINATION

THE CENTERLINE OF SOUTH 13TH STREET WAS DETERMINED HOLDING THE 5/8" IRON ROD CENTERLINE MONUMENT SET AT THE INTERSECTION OF SOUTH 13TH STREET AND CEDAR STREET AS SHOWN ON THE PLAT OF "SUNSHINE ESTATES" AND 30 FEET PERPENDICULAR FROM THE 1-3/4" IRON BEDRAIL AT THE SOUTHEAST CORNER OF THE INTERSECTION AT SOUTH 13TH STREET AND APPLIGATE STREET. THE WEST RIGHT OF WAY WAS HELD AS 30 FEET WEST OF CENTERLINE, SAID RIGHT OF WAY ALSO BEING THE EAST LINE OF FARMING LOT 3. THE SOUTHEAST CORNER OF PROPERTY 1 WAS SET BY C.S. 4405 USING RECORD DEED DISTANCE FROM THE SOUTHEAST CORNER OF FARMING LOT 3. RECORD DEED DISTANCE WAS HELD TO THE NORTHEAST CORNER OF PROPERTY 1 FROM THE MONUMENT SET BY C.S. 4405. MONUMENTS SET BY C.S. 4405 AND C.S. 5933 WERE HELD FOR THE NORTH AND SOUTH LINES OF PROPERTY 1. THE MONUMENTS SET IN C.S. 5365 APPEAR TO HAVE BEEN SET INCORRECTLY USING MEASUREMENTS FROM THE NORTHEAST CORNER OF FARMING LOT 3, WHILE THE DEED CALLS FOR MEASUREMENTS FROM THE SOUTHEAST CORNER OF FARMING LOT 3. THE MONUMENTS SET AT THE NORTHWEST AND SOUTHWEST CORNERS OF PROPERTY 1 WERE SUPPOSED TO HAVE BEEN SET ON THE WEST LINE OF FARMING LOT 3 PER DEED, BUT ARE SHOWN AS BEING OFF SAID WEST LINE BY C.S. 8476. I EXTENDED THE NORTH AND SOUTH LINES THROUGH THE MONUMENTS TO THE WEST LINE OF FARMING LOT 3. I DETERMINED THE LINES OF PROPERTY 2 USING C.S. 8476 AND SEVERAL COMMON MONUMENTS TO MATCH UP TO. I WAS NOT REQUIRED TO SURVEY THE BOUNDARIES OF PROPERTY 2 FOR THIS PROPERTY LINE ADJUSTMENT.

PROPERTY 2 IS CURRENTLY DESCRIBED AS PARCEL 2 IN BENTON COUNTY DEED RECORD M-223475-97 TO PAUL AND LOLA SKIRVIN DBA SKIRVIN FARMS, AN OREGON PARTNERSHIP. THIS DESCRIPTION IS AN OLD DESCRIPTION AND INCLUDES PROPERTY WHICH WAS CONVEYED TO AUTO-CHLOR SYSTEM OF WASHINGTON PROFIT SHARING TRUST BY BCDR M-137069-91, AND AS SHOWN BY PROPERTY LINE ADJUSTMENT SURVEY 8476. THAT SURVEY SHOWS THIS PROPERTY BEING COMBINED WITH THE PROPERTY TO THE WEST, BUT SINCE THE CURRENT DEED AND TAX MAP SHOW THEM AS SEPARATE PARCELS, I AM NOT INCLUDING THE PROPERTY TO THE WEST IN PROPERTY 2 OF THIS SURVEY. THE CURRENT DEED FOR PROPERTY 2 ALSO INCLUDES THE PORTION OF VACATED STREET WHICH WOULD INURE TO FARMING LOT 4 BY VACATION PROCEEDING RECORDED IN BOOK 125 PAGE 592 OF THE BENTON COUNTY DEED RECORDS. THIS VACATION IS ALSO SHOWN ON C.S. 8476 AND IS SHOWN ON THE TAX MAPS, BUT AFTER READING THE VACATION DOCUMENT, I DON'T BELIEVE THAT THIS PORTION OF ROAD HAS BEEN VACATED. THE DOCUMENT WAS EXECUTED BY THE CITY OF PHILOMATH IN 1949. THE CITY MAP OF PHILOMATH, OREGON, APPROVED IN 1946 AND FILED AS BENTON COUNTY SURVEY 8202 SHOWS THAT THIS PORTION OF ROAD WAS NOT IN THE CITY LIMITS AT THAT TIME, AND IT IS STILL NOT IN THE CITY LIMITS NOW, THEREFORE THE CITY OF PHILOMATH COULD NOT HAVE VACATED THIS PORTION OF ROAD. ALSO, THE DOCUMENT DESCRIBES THE ROAD TO BE VACATED AS "THE DEDICATED STREET BETWEEN LOTS 1, 2, 3, AND LOTS 15 AND 16, FARMING LOTS ADDITION TO THE TOWN OF PHILOMATH, BENTON COUNTY, OREGON, FROM I STREET WESTERLY TO THE CITY LIMITS EXCEPT THE PORTION THEREOF IN G STREET". THIS PORTION OF THAT ROAD IS BETWEEN LOTS 4 AND 14 AND IS WEST OF THE CITY LIMITS, SO WOULD NOT BE INCLUDED IN THE VACATION.

### APPROVALS:

APPROVED [Signature] 10.5.2005  
CITY OF PHILOMATH PLANNING OFFICIAL DATE

④ FD 5/8" IR WITH UNREADABLE RPC