

# PROPERTY LINE ADJUSTMENT SURVEY

BETWEEN LOT 13 AND LOT 79 OF NEABECK HILL SUBDIVISION, LOCATED IN THE NORRICE P. NEWTON D.L.C. NO. 72, IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF PHILOMATH, BENTON COUNTY, OREGON

FOR: SCHNEIDER HOMES, INC. AND KATHY R. MAGNUSSON

DATE: AUGUST 25, 2008

Benton County  
Surveyor's Office

C.S. FILE NO. 10322  
FILING DATE 10-13-08  
FILE SIZE 18x24

## SURVEYOR'S NARRATIVE:

### PURPOSE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN LOT 13 AND LOT 79 OF "NEABECK HILL SUBDIVISION" AS APPROVED PER CITY OF PHILOMATH PLANNING DEPARTMENT FILE NO. P08-04.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF LOT 13 PER PLAT OF "NEABECK HILL SUBDIVISION."

### BOUNDARY DETERMINATION

THE MONUMENT FOUND AT THE CENTER OF SUNROSE COURT WAS HELD TO DETERMINE THE RIGHT-OF-WAY OF SUNROSE COURT BY HOLDING 50 FOOT RADIUS PER THE PLAT OF "NEABECK HILL SUBDIVISION". THE REMAINING MONUMENTS WERE HELD FOR THE LOT CORNERS PER SAID PLAT. THE SOUTHWEST CORNER OF LOT 13 WAS PROPORTIONED BETWEEN THE NORTHWEST CORNER OF LOT 13 AND THE SOUTHWEST CORNER OF LOT 14 PER PLAT. THE SOUTHWEST CORNER OF LOT 80 WAS REESTABLISHED BY PROJECTING THE LINE BETWEEN THE MONUMENT AT THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 81 RECORD DISTANCE PER THE PLAT. THE ADJUSTED LINE WAS PLACED AT THE DIRECTION OF THE OWNERS.

SCALE: 1" = 20'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David L. Malone*

OREGON  
JANUARY 12, 1999  
DAVID L. MALONE  
51523

EXPIRES 12/31/2008

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

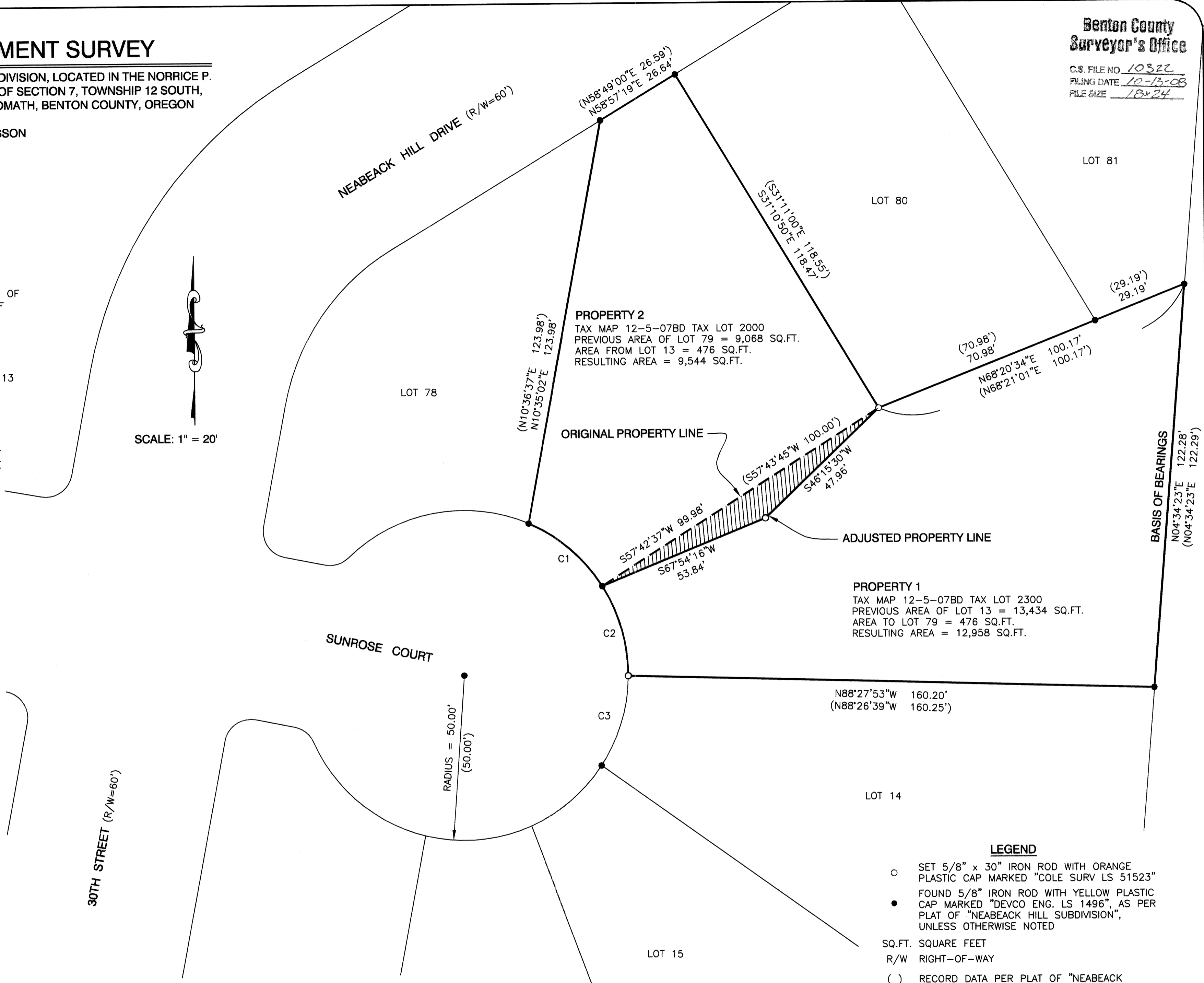


**COLE**  
SURVEYING, LLC

30TH STREET (R/W=60')

APPROVED *Res 169* 9.15.08  
CITY OF PHILOMATH PLANNING OFFICIAL DATE

CURVE NO.	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	34°17'00"	29.92'	N 49°27'43" W	29.47'
(C1)	50.00'	34°19'00"	29.95'	N 49°25'45" W	29.50'
C2	50.00'	32°53'03"	28.70'	N 15°52'42" W	28.30'
(C2)	50.00'	32°51'18"	28.67'	N 15°50'37" W	28.28'
C3	50.00'	32°53'04"	28.70'	N 17°00'22" E	28.30'
(C3)	50.00'	32°51'18"	28.67'	N 17°00'41" E	28.28'



- LEGEND**
- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496", AS PER PLAT OF "NEABECK HILL SUBDIVISION", UNLESS OTHERWISE NOTED
  - SQ.FT. SQUARE FEET
  - R/W RIGHT-OF-WAY
  - ( ) RECORD DATA PER PLAT OF "NEABECK HILL SUBDIVISION", UNLESS OTHERWISE NOTED