

PROPERTY LINE ADJUSTMENT SURVEY

Benton County
Surveyor's Office

C.S. FILE NO. 10340
FILING DATE 12-24-08
FILE SIZE 18x24



SCALE: 1" = 30'

BETWEEN LOT 82 AND LOT 86 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.

DATE: DECEMBER 19, 2008

SURVEYOR'S NARRATIVE:
PURPOSE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN LOT 82 AND LOT 86 OF "NEABECK HILL SUBDIVISION" AS APPROVED PER CITY OF PHILOMATH PLANNING DEPARTMENT FILE NO. POB-10.

BASIS OF BEARINGS

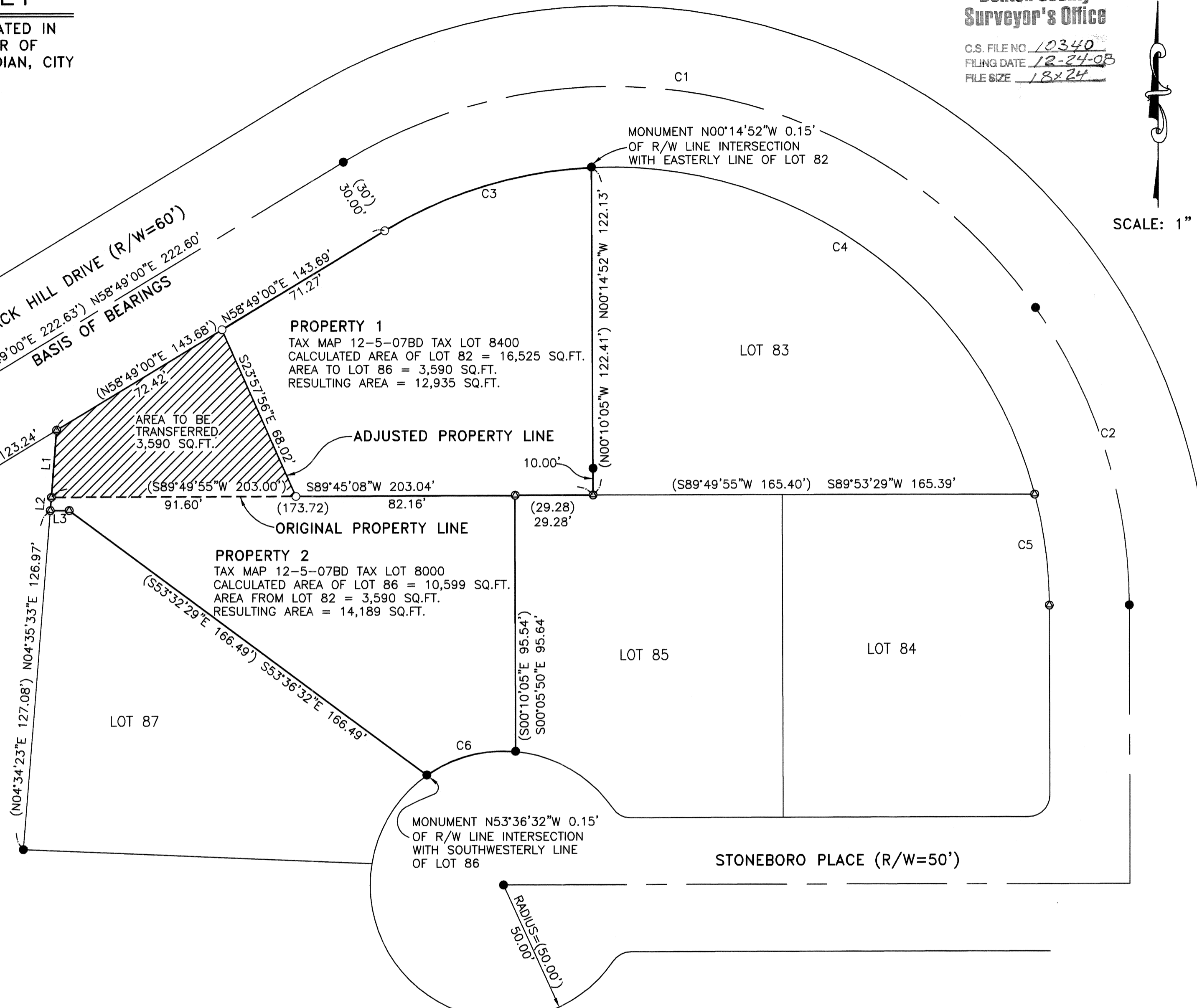
THE BASIS OF BEARINGS IS THE CENTERLINE OF NEABECK HILL DRIVE FROM THE CENTERLINE-CENTERLINE INTERSECTION OF NEABECK HILL DRIVE AND RICHARD PLACE TO THE CENTERLINE MONUMENT OF THE POINT OF TANGENCY OF THE CURVE TO THE NORTHEAST PER THE PLAT OF "NEABECK HILL SUBDIVISION."

BOUNDARY DETERMINATION

THE NEABECK HILL DRIVE CENTERLINE WAS OFFSET RECORD DISTANCE TO REESTABLISH THE NORTHERLY LINE OF LOT 82 AND THE POINT OF TANGENCY OF LOT 82. THE NORTHWEST CORNER OF LOT 82 WAS PROPORTIONED BETWEEN THE NORTHWEST CORNER OF TRACT "A" AND THE POINT OF TANGENCY PER THE PLAT. THE SOUTHWEST CORNER OF LOT 82 AND THE NORTHWEST CORNER OF LOT 87 WERE PROPORTIONED FROM THE SOUTHWEST CORNER OF LOT 87 AND THE NORTHWEST CORNER OF LOT 82 PER THE PLAT. THE SOUTHEAST CORNER OF LOT 82 WAS ESTABLISHED BY EXTENDING THE EASTERLY LINE OF LOT 82 THROUGH THE FOUND WITNESS CORNER RECORD DISTANCE PER THE PLAT. THE ADJUSTED LINE WAS PLACED AT THE DIRECTION OF THE OWNER. CENTERLINE MONUMENTS WERE HELD TO CONTROL RIGHT-OF-WAY LINES.

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
 - ⊙ CALCULATED POSITION
- SQ.FT. SQUARE FEET
C# CURVE NUMBER - SEE CURVE TABLE
R/W RIGHT-OF-WAY
L# LINE NUMBER - SEE LINE TABLE
() RECORD DATA PER PLAT OF "NEABECK HILL SUBDIVISION", UNLESS OTHERWISE NOTED



PROPERTY 1
TAX MAP 12-5-07BD TAX LOT 8400
CALCULATED AREA OF LOT 82 = 16,525 SQ.FT.
AREA TO LOT 86 = 3,590 SQ.FT.
RESULTING AREA = 12,935 SQ.FT.

PROPERTY 2
TAX MAP 12-5-07BD TAX LOT 8000
CALCULATED AREA OF LOT 86 = 10,599 SQ.FT.
AREA FROM LOT 82 = 3,590 SQ.FT.
RESULTING AREA = 14,189 SQ.FT.

AREA TO BE TRANSFERRED
3,590 SQ.FT.

LINE NO.	LENGTH	BEARING
L1	25.13'	N04°35'33"E
(L1)	25.15'	N04°34'23"E
L2	5.00'	N04°35'33"E
(L2)	5.00'	N04°34'23"E
L3	7.12'	S89°45'08"W
(L3)	7.12'	S89°49'55"W

CURVE NO.	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	194.00'	86°08'37"	291.68'	N 78°07'43" W	264.97'
(C1)	194.00'	86°09'24"	291.72'	N 78°06'17" W	265.00'
C2	194.00'	34°51'14"	118.01'	S 17°37'48" E	116.20'
(C2)	194.00'	34°51'31"	118.03'	S 17°35'50" E	116.22'
C3	164.00'	28°37'04"	81.91'	S 73°06'25" W	81.07'
(C3)	164.00'	28°39'57"	82.05'	S 73°08'59" W	81.20'
C4	164.00'	77°44'21"	222.52'	S 53°42'52" E	205.84'
(C4)	164.00'	77°42'34"	222.43'	S 53°39'46" E	205.77'
C5	164.00'	14°38'31"	41.91'	S 07°31'26" E	41.80'
(C5)	164.00'	14°38'24"	41.90'	S 07°29'17" E	41.79'
C6	50.00'	40°09'37"	35.05'	N 75°04'56" E	34.33'
(C6)	50.00'	40°24'37"	35.26'	N 75°07'23" E	34.54'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID L. MALONE
JANUARY 12, 1999
51523

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



COLE
SURVEYING, LLC

APPROVED [Signature] 12-24-08
CITY OF PHILOMATH PLANNING OFFICIAL DATE

EXPIRES 12/31/2010