

# BOUNDARY SURVEY

LOCATED IN THE JOHN STEWERT DLC No. 49 AND  
IN THE WEST 1/2 OF SECTION 25 OF  
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF  
THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON  
FOR: ARTHUR L. McFADDEN  
DATE: MARCH 23, 2011

Benton County  
Surveyor's Office

C.S. FILE NO. 10469  
FILING DATE 3-25-11  
FILE SIZE 18x24

## SURVEYOR'S NARRATIVE:

### PURPOSE

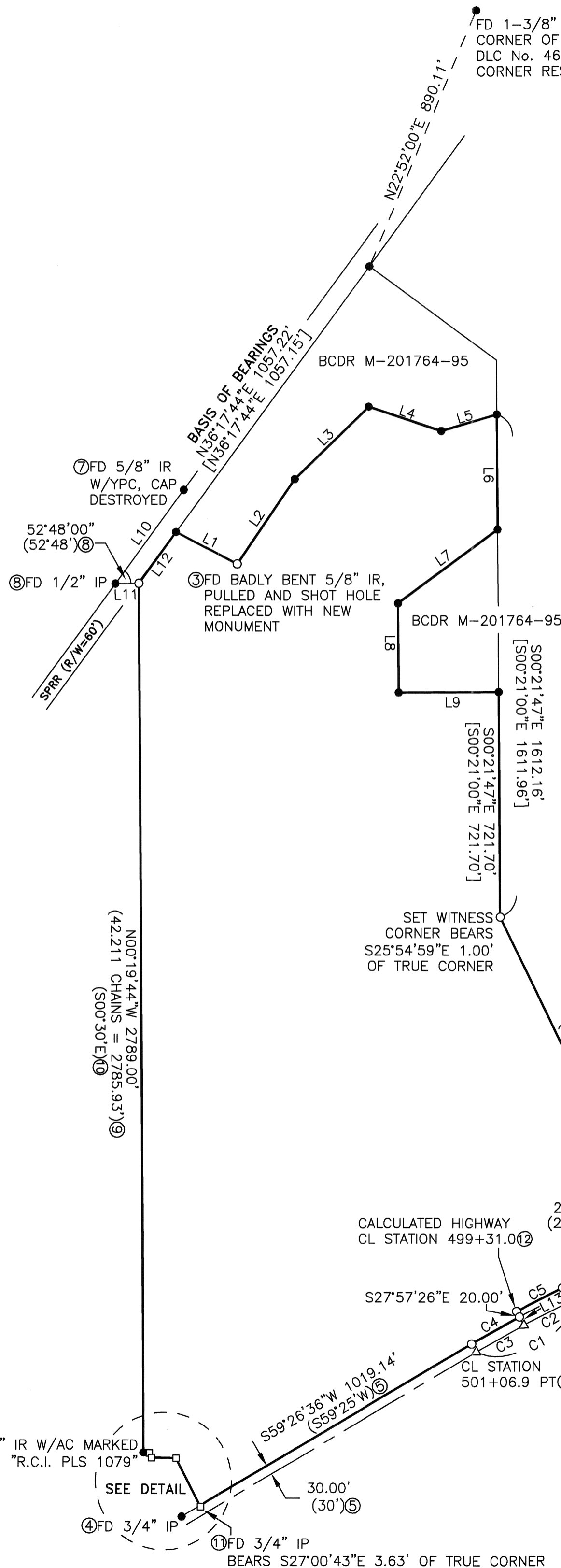
THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE ARTHUR L. McFADDEN PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORD M-185094-94, OF WHICH TWO TRACTS WERE CONVEYED TO HEWLETT-PACKARD COMPANY IN BENTON COUNTY DEED RECORD M-201764-95 AND MONUMENTED IN BENTON COUNTY SURVEY 9025.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD AS SHOWN, PER BENTON COUNTY SURVEY 9025.

### BOUNDARY DETERMINATION

THE NORTHWEST CORNER OF THE PROPERTY WAS DETERMINED BY HOLDING THE EASTERLY RIGHT OF WAY LINE OF THE RAILROAD AND RECORD ANGLE TURNED FROM THE IRON PIPE FOUND ON THE WESTERLY RIGHT OF WAY LINE PER C.S. 96. THE WEST LINE OF THE PROPERTY WAS DETERMINED BY HOLDING THE ABOVE DETERMINED NORTHWEST CORNER AND THE IRON ROD TO THE SOUTH. ALTHOUGH THERE IS NO RECORD OF THIS MONUMENT, THE LINE FIT RELATIVELY WELL WITH RECORD DEED DISTANCE ALONG THE WEST LINE AND THE EXISTING FENCES. BCDR M-185094-94 DESCRIBES THIS LINE AS BEING NORTH 30' WEST FOR A DISTANCE OF 25.011 CHAINS AND THEN CONTINUING ALONG THE LINE NORTH 17.20 CHAINS TO THE RAILROAD RIGHT OF WAY. HOWEVER, THE DEEDS FOR THE NEIGHBORING PARCELS AND OTHER RECORD DOCUMENTS (EASEMENTS, ETC.) ALL CALL FOR A BEARING OF SOUTH 0°30' EAST FOR THE LINE. FURTHER, BCDR M-185094-94 HAS SOME CALLS ALONG LINES THAT DO NOT HAVE BEARINGS OR ARE SIMPLY WEST, EAST, NORTH OR SOUTH. THUS, THE WEST LINE OF THE PROPERTY IS DETERMINED TO BE A STRAIGHT LINE. THE REMAINING MONUMENTS FOUND IN THE SOUTHWEST CORNER OF THE PROPERTY WERE HELD. THE HIGHWAY CENTERLINE WAS DETERMINED BY HOLDING A LINE 30 FEET FROM THE BRASS CAPS FOUND AT STATION 482+38.0 PT AND STATION 497+66.9 PC AS SHOWN. THE RECORD CURVE DATA WAS THEN HELD TO GET TO THE CALCULATED CENTERLINE STATION 501+06.9 PT. THIS CENTERLINE WAS THEN OFFSET THE RECORD 30 FEET TO THE NORTH. A LINE WAS THEN RUN FROM THE IRON PIPE FOUND NEAR THE SOUTHWEST CORNER OF THE PROPERTY TO THE PT. THIS PIPE IS OF UNKNOWN ORIGIN BUT FITS VERY WELL WITH THE RIGHT OF WAY AS DETERMINED AND ALSO WITH THE ACTUAL AS TRAVELED HIGHWAY CENTERLINE. AN ADDITIONAL 20 FEET OF RIGHT OF WAY WAS PROVIDED FOR THE HIGHWAY PER STATE OF OREGON CIRCUIT COURT CASE 95-10096. THE ADDITIONAL RIGHT OF WAY IS DESCRIBED USING CENTERLINE STATIONING AS SHOWN. THE MONUMENT SET AT THE ANGLE POINT IN THE EAST LINE WAS DETERMINED BY HOLDING A LINE THROUGH THE MONUMENTS FOUND ALONG THE EAST LINE AND THE RECORD DISTANCE. THE CORNER FALLS IN THE FOOTING OF A FENCE POST, SO A WITNESS MONUMENT WAS SET. THE RECORD ANGLE WAS THEN HELD AT THIS ANGLE POINT TO DETERMINE THE REMAINING PORTION OF THE EAST LINE.



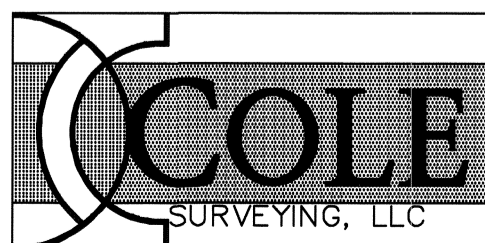
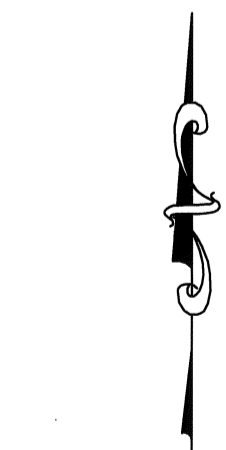
L#	Bearing	Length
L1	S 62°28'02\"	222.76'
[L1	N 62°27'52\"	222.72']
L2	N 34°20'51\"	330.37'
[L2	S 34°21'22\"	330.43']
L3	N 45°56'16\"	332.51'
[L3	S 45°57'03\"	332.52']
L4	S 71°39'08\"	247.23'
[L4	N 71°38'27\"	247.23']
L5	N 73°31'35\"	187.04'
[L5	S 73°32'08\"	187.08']
L6	S 00°21'47\"	368.37'
[L6	S 00°21'00\"	368.21']
L7	S 53°36'14\"	399.48'
[L7	N 53°36'59\"	399.43']
L8	S 00°21'25\"	287.03'
[L8	N 00°21'00\"	287.09']
L9	N 89°38'43\"	323.10'
[L9	S 89°39'00\"	323.01']
L10	S 36°17'44\"	373.55'
[L10	S 36°21'05\"	373.50']
L11	N 89°05'44\"	75.33'
[L11	N 89°09' E	75.32']
L12	N 36°17'44\"	203.91'
L13	S 27°57'26\"	30.00'
L14	S 64°30'15\"	337.85'
L15	S 59°26'36\"	68.79'
L16	N 88°57'51\"	79.43'
[L16	N 88°55'30\"	79.45']
L17	N 26°26'41\"	16.65'
[L17	N 26°50' W	16.75']
L18	N 84°31'05\"	19.05'
[L18	EAST	19.05']

C#	Radius	Delta	Length	Bearing	Chord
C1	3819.71'	5°06'00\"	340.00'	S 61°57'15\" W	339.89'
(C1	3819.71'	5°06'00\"	340.00'	S 61°58'00\" W	339.89']
C2	3819.71'	2°27'41\"	164.10'	S 63°16'24\" W	164.09'
C3	3819.71'	2°38'19\"	175.90'	S 60°43'24\" W	175.88'
C4	3849.71'	2°38'19\"	177.28'	S 60°43'24\" W	177.27'
C5	3869.71'	2°27'41\"	166.25'	S 63°16'24\" W	166.24'

### LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER C.S. 9025, UNLESS OTHERWISE NOTED
- FD 3/4" IRON PIPE PER BCDR BOOK 167, PAGE 280
- △ CALCULATED POSITION
- RPC RED PLASTIC CAP
- IP IRON PIPE - INSIDE DIAMETER
- IR IRON ROD
- AC ALUMINUM CAP
- BC BRASS CAP
- CL CENTERLINE
- BCDR BENTON COUNTY DEED RECORD
- R/W RIGHT OF WAY
- SPRR SOUTHERN PACIFIC RAILROAD
- C.S. BENTON COUNTY SURVEY
- [ ] RECORD INFORMATION AS PER C.S. 9025
- ( ) RECORD INFORMATION AS PER
- ① C.S. 8644
- ② C.S. 7269
- ③ C.S. 9025
- ④ UNKNOWN ORIGIN
- ⑤ OREGON STATE HIGHWAY MAP 6B-26-15
- ⑥ BCDR BOOK 167, PAGE 280
- ⑦ C.S. 7521
- ⑧ C.S. 96
- ⑨ BCDR M-185094-94
- ⑩ BCDR BOOK 143, PAGE 193 AND BCDR BOOK 86, PAGE 466
- ⑪ BCDR BOOK 167, PAGE 280
- ⑫ STATE OF OREGON CIRCUIT COURT CASE 95-10096
- ⑬ C.S. 946

SCALE: 1" = 300'



11818CS01

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brian S. Sailor*  
OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES 6/30/12

BRIAN S. SAILOR, P.L.S.  
COLE SURVEYING, LLC  
245 NE CONIFER BLVD.  
CORVALLIS, OREGON 97330  
(541) 929-5500

UNABLE TO SET CORNER  
DUE TO LARGE TREE  
STUMP, 3/4" IP HELD  
AS WITNESS CORNER

DETAIL  
SCALE 1"=100'