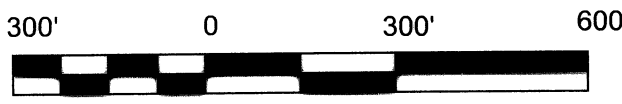
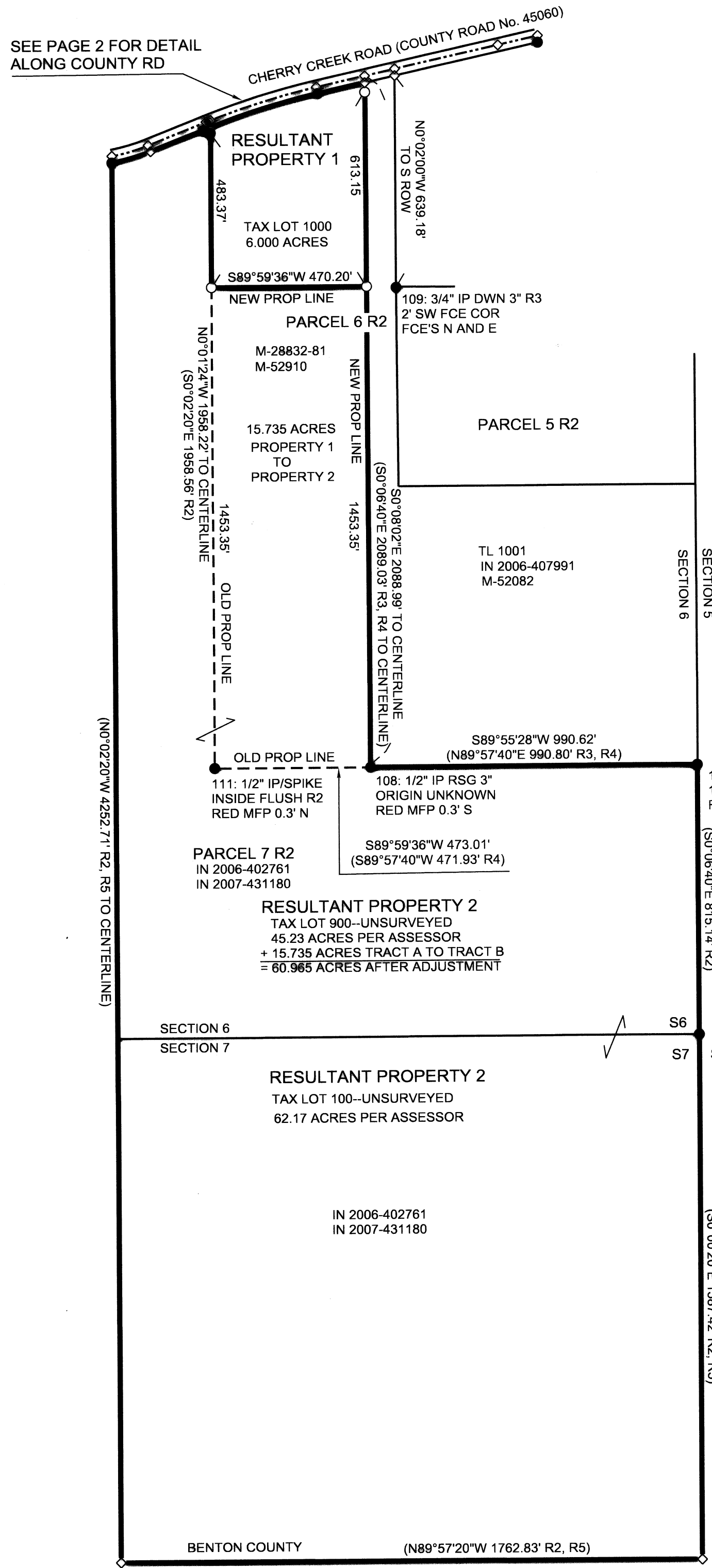


# PROPERTY LINE ADJUSTMENT SURVEY FOR SCHMIDT FAMILY FOREST, LLC

LOCATED IN THE EAST 1/2 OF SECTION 6 AND THE NE 1/4 OF SECTION 7  
TOWNSHIP 15 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

Benton County  
Surveyor's Office  
BOOK 10489  
PAGE B-3-11  
DATE 10-24-11



DATE: APRIL 12, 2011

BASED ON CS 9627



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMPLETE THE SURVEY REQUIREMENTS FOR THE PROPERTY LINE ADJUSTMENT APPROVED BY THE BENTON COUNTY PLANNING DEPARTMENT IN FILE NUMBER LU-11-026.

THE TWO PROPERTIES BEING ADJUSTED ARE TAX LOT 1000 T15SR5W SECTION 6, VESTING DEED M-28832-81 BENTON COUNTY MICROFILM RECORDS, AND TAX LOT 900 T15SR5W SECTION 6, VESTING DEED INSTRUMENT NO. 2006-402761 BENTON COUNTY RECORDS. THE PROPERTY DESCRIBED IN INSTRUMENT NO. 2006-402761, ALSO INCLUDES TAX LOT 100 T15SR5W SECTION 7. TOGETHER THEY ARE A LEGAL PARCEL OF RECORD.

CS3909 IS THE BASIS FOR BOTH PROPERTY DESCRIPTIONS. NOT MUCH SURVEY WORK HAS BEEN DONE INSIDE OF CS3909 SINCE IT WAS RECORDED IN 1964. CHERRY CREEK ROAD WAS ASBUILT IN CS3909. I CONFIRMED THE LEGAL WIDTH IS 40.00 FEET. THE COUNTY RECONSTRUCTED CHERRY CREEK ROAD SINCE 1964 AND DESTROYED A NUMBER OF THE RIGHT-OF-WAY MONUMENTS IN THIS WORK OR IN DITCH MAINTENANCE. I ALSO HEARD STORIES ON THE QUALITY OF THE UNDERGROUND UTILITY WORK ALONG THE SOUTH RIGHT-OF-WAY.

CS9627 FOUND RIGHT-OF-WAY MONUMENT 102 AND THE TWO RIGHT-OF-WAY PINS AT THE PC TO THE EAST. I FOUND AND HELD THE 1 INCH IRON PIPE AT 102 AND THE 5/8 INCH IRON ROD AT 101, SET IN CS9627 TO ESTABLISH THE SOUTH RIGHT-OF-WAY OF CHERRY CREEK ROAD. I CALCULATED A RECORD DISTANCE BETWEEN THESE TWO MONUMENTS FROM CS9627.

CS3909 STATES ON THE FACE OF THE MAP WHAT SIZE MONUMENT WAS SET AT A FEW OF THE ESTABLISHED CORNERS AND IS SILENT ON THE REST. I MOSTLY FOUND 1/2 INCH IRON PIPES. I DID FIND A THICKER WALL 3/4 INCH IRON PIPE AT 109, A THICKER WALL 1/2 INCH IRON PIPE AT 110 AND A 1 INCH IRON PIPE AT 102.

TO REESTABLISH THE SOUTH RIGHT-OF-WAY WEST OF 102, I HELD MONUMENT 102 AND 103 TO BE ON THE SOUTH RIGHT-OF-WAY AND ESTABLISHED THE RADIUS POINT AT DISTANCE-DISTANCE INTERSECTION AT THE RECORD RADIUS IN CS3909 OF 2271.83 FEET. I CALCULATED THE RECORD SOUTH RIGHT-OF-WAY WEST FROM 103 TO 104 PER CS3909. I THEN RAN THE RECORD DATA AS A TRAVERSE AND FORCED IT TO CLOSE INTO MONUMENT 104. THE ADJUSTMENT WAS 0.19 FEET. I HELD THE RECORD RADIUS OF 623.11 FEET TO BUILD THE CURVE AT 104. SO, BOTH OF THE CURVES I REESTABLISHED ARE NOW NON-TANGENT CURVES.

PARCEL 6 IN CS3909 WAS SPLIT INTO TWO PARCELS BY DEED. THE FIRST DEED OUT IS M-52082 BENTON COUNTY MIROFILM RECORDS AND WAS RECORDED ON NOVEMBER 6, 1974. THIS PARCEL IS TAX LOT 1001. THE SECOND DEED OUT IS M-52910 BENTON COUNTY MICROFILM RECORDS AND WAS RECORDED DECEMBER 24, 1974. THIS PARCEL IS TAX LOT 1000 AND ONE OF THE PARCELS BEING PROPERTY LINE ADJUSTED HEREON. I FOUND AND HELD UNRECORDED MONUMENT 108 TO BE AT THE SOUTHWEST CORNER OF M-52082. THE CURRENT OWNER OF TAX LOT 1000 SAID THERE WAS ALSO A MONUMENT ON THE WEST LINE OF THIS PARCEL AT THE SOUTH RIGHT-OF-WAY. I DID NOT FIND THIS MONUMENT AND MY CALCULATED POSITION FALLS IN THE CUT BANK FOR THE ROADSIDE DITCH. I DID NOT FIND A RECORD OF SURVEY ESTABLISHING THESE MONUMENTS. THE DESCRIPTIONS FOR M-52082 AND M-52910 CLOSE MATHMATICALLY AND ARE BASED ON CS3909. M-52082 IS THE SENIOR DEED AND I HELD THE RECORD DISTANCE OF 93.02 FEET ALONG THE CENTERLINE OF CHERRY CREEK ROAD. I REESTABLISHED THE NORTHERLY NORTHEAST CORNER OF PARCEL 6, CS3909 WHICH IS THE NORTHERLY NORTHEAST CORNER OF M-52082, BY PROPORTIONATE MEASURE ALONG THE CENTERLINE OF CHERRY CREEK ROAD. SEE NOTE 1 ON PAGE 2.

I HELD MONUMENT 110 TO BE ON THE WEST LINE OF PARCEL 6, CS3909 AND ON THE WEST LINE OF M-52910 AND SOUTH OF THE SOUTH RIGHT-OF-WAY BY 0.06 FEET.

MY BASIS OF BEARINGS IS CS9627. THE BASIS OF BEARINGS FOR CS9267 IS CS3909, SO WE SHOULD ALL BE ON THE SAME BASIS OF BEARINGS.

*J.C. Beatty for*  
*Gray Verret 8-2-11*  
BENTON COUNTY PLANNING OFFICIAL DATE

### RECORD DATA TABLE

- R1 CS9627 STEVEN E. WOODS
- R2 CS3909 JOHN LAURILA, JR
- R3 M-52082 BENTON CO. MICROFILM RECORDS
- R4 M-52910 BENTON CO. MICROFILM RECORDS
- R5 2006-402761 INSTRUMENT NO. BENTON CO.
- R6 BCR No. 155838020R2

### LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IR/YPC "BATEMAN LS 1068" 28" IN THE GROUND. FIRST MOUNMENT SET 4-12-11
- ◇ CALCULATED POINT
- FD FOUND
- IP IRON PIPE (INSIDE DIAMETER)
- IR IRON ROD (REBAR)
- AC ALUMINUM CAP
- /YPC WITH YELLOW PLASTIC CAP
- BCS BENTON COUNTY SURVEYOR
- MFP METAL FENCE POST
- FCE FENCE
- RSG RISING
- DWN DOWN
- FT FEET
- N NORTH
- E EAST
- S SOUTH
- W WEST
- ( ) RECORD DATA
- PROPERTY BOUNDARY
- CH CHAIN, 1 CH=66.00'
- CS COUNTY SURVEY
- BCR BENTON COUNTY CORNER RESTORATION
- M BENTON CO. MICROFILM RECORDS
- SFNF SEARCHED FOR NOT FOUND
- - - OLD PROPERTY LINE
- BCS BENTON COUNTY SURVEYOR
- IN INSTRUMENT NUMBER
- MON MONUMENT
- ROW RIGHT-OF-WAY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David K. Bateman*  
OREGON  
DAVID K. BATEMAN  
JULY 6, 1976  
LS 1068  
EXPIRES: 12/31/11

BATEMAN CONSULTING  
42755 FISH HATCHERY DRIVE  
SCIO, OREGON 97374  
PHONE: (503) 394-2051

# PROPERTY LINE ADJUSTMENT SURVEY FOR SCHMIDT FAMILY FOREST, LLC

LOCATED IN THE EAST 1/2 OF SECTION 6 AND THE NE 1/4 OF SECTION 7  
TOWNSHIP 15 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

Benton County  
Surveyor's Office

G.S. FILE NO. 10489  
FILING DATE 3-3-11  
FILE SIZE 18x24

## LINE TABLE

LINE	BEARING	HORIZ DIST	
L1	N0°02'30"W	20.33'	(N0°02'20"W 20.33' R2)
L2	N0°01'24"W	21.51'	
L3	N12°37'18"W	20.00'	(N12°37'18"W 20.00' R1)
L4	S0°08'02"E	20.49'	
L5	N0°01'59"W	20.49'	
L6	S0°06'40"E	20.49'	(N00°06'40"W 20.49' R1)
L7	N77°22'42"E	93.02'	(S77°20'35"W 93.02' R3)
L8	S77°22'42"W	92.98'	
L9	N77°22'40"E	150.17'	(N77°20'35"E 150.09' R4)
L10	N68°34'42"E	189.75'	(N68°33'15"E 189.69' R2)
L11	N77°22'42"E	123.97'	(S77°20'35"W 123.93' R2 SEE NOTE 1)



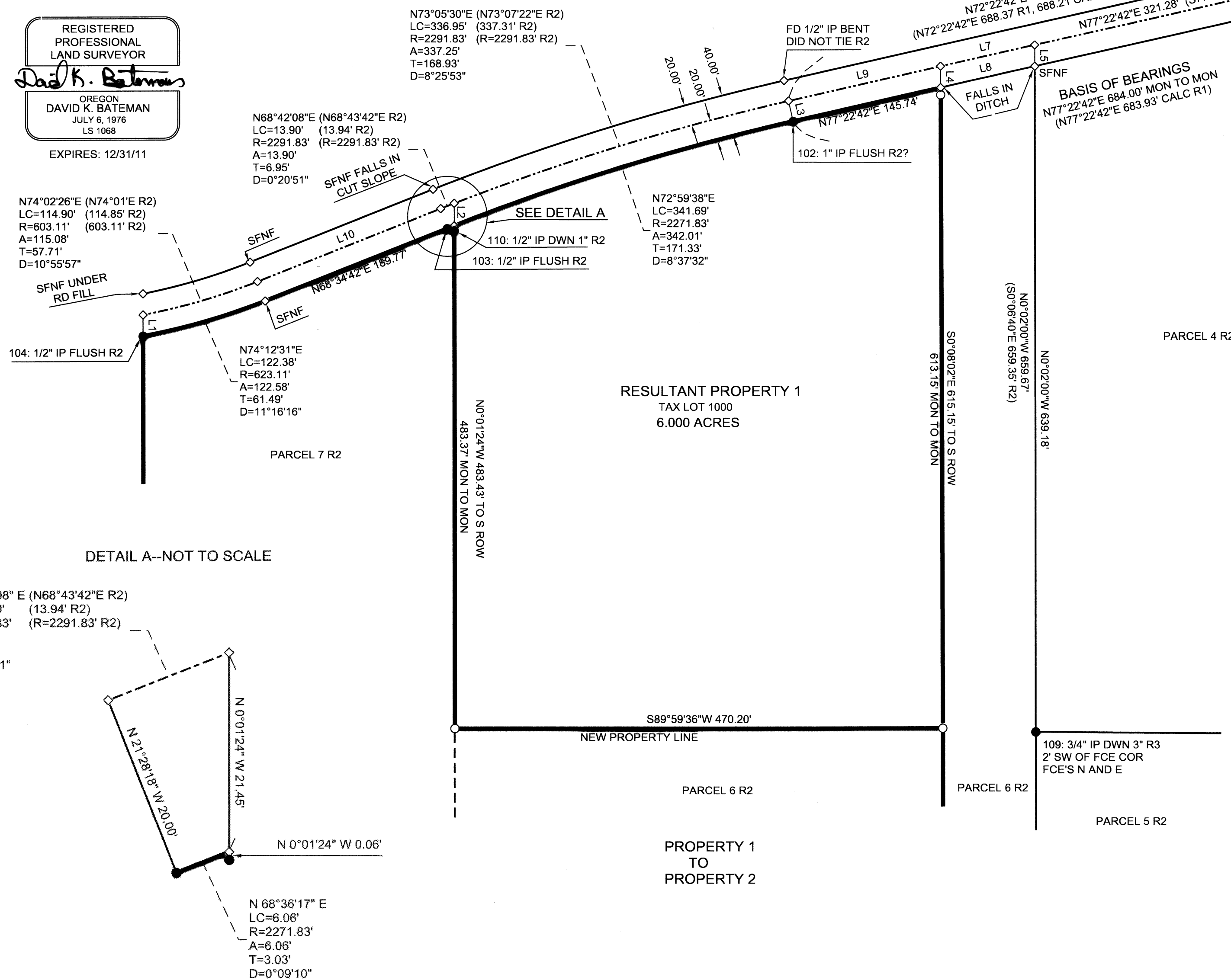
DATE: APRIL 12, 2011

BASED ON CS 9627

## NOTE 1:

THE DESCRIPTIONS FOR THE PROPERTY SURVEYED IN CS3909 (R2) DO NOT CALL FOR THE SURVEY, BUT THE DIMENSIONS ARE THE SAME AS IN THE SURVEY. SO I HELD THE MONUMENTS IN CS3909 TO BE AT THE CORNERS OF THE DEEDS. TO REPLACE A MISSING CORNER, I TREATED CS3909 LIKE AS A SIMULTANEOUS CONVEYANCE AND PROPORTIONED MY MEASURE AGAINST RECORD. FOR A CS3909 RECORD ON L11, I TOOK THE RECORD OF 415.01' (R2) AND SUBTRACTED THE MEASURE OF 291.08' (R1) TO ESTABLISH A DISTANCE TO PROPORTION RECORD R2 SE TO THE PC. 415.01' (R2) - 291.08' (R1) = 123.93'. 123.93' + 321.17' + 243.11' = 688.21' THE RECORD. MY MEASURE IS 688.44'.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David K. Bateman*  
OREGON  
DAVID K. BATEMAN  
JULY 6, 1976  
LS 1068  
EXPIRES: 12/31/11



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- - - OLD PROPERTY LINE
- BCS BENTON COUNTY SURVEYOR
- MON MONUMENT
- ROW RIGHT-OF-WAY

DETAIL A--NOT TO SCALE

BATEMAN CONSULTING  
42755 FISH HATCHERY DRIVE  
SCIO, OREGON 97374  
PHONE: (503) 394-2051