

**Benton County  
Surveyor's Office**

C.S. FILE NO. 10638  
FILING DATE 12-5-13  
FILING SIZE 18x24

**PROPERTY LINE ADJUSTMENT  
FOR  
AMERICAN INSIGHT  
INVESTMENT MANAGEMENT, LLC**

DECEMBER 2, 2013

**IN BLOCK 37, BROWNS ADDITION TO PHILOMATH  
IN THE SE 1/4, SECTION 12, T.12S., R.6W., W.M.  
PHILOMATH, BENTON COUNTY, OREGON**

**NARRATIVE**

The purpose of this survey is to monument the property line adjustment approved in the City of Philomath Planning File No. P13-05. The property owner's intent was to transfer the area labeled AREA "A" from PROPERTY "2" to PROPERTY "1".

AREA "A" and resultant areas listed for PROPERTY "1" and PROPERTY "2" were computed from measurements performed for this survey and from the record survey data described herein.

All pre-ODOT-construction monuments of record along the south boundary of Block 37, Brown's Addition (north right-of-way (R-O-W) of Hwy 20 - Corvallis-Newport Hwy) and along the east boundary of Block 37, Brown's Addition (west R-O-W 19th Street) were lost during Oregon Department of Transportation (ODOT) road construction activities. Prior to construction, OBEC Consulting Engineers, under contract with ODOT, recorded CS 9922 with a stated purpose "TO PROVIDE FOR THE PERPETUATION OF THE LOCATIONS OF MONUMENTS OF RECORD THAT MAY BE DESTROYED BY FUTURE CONSTRUCTION IMPROVEMENTS."

In 2007 OBEC recorded CS 10271, which states, "MONUMENTS THE ACQUIRED RIGHT OF WAY FOR THE PROJECT U.S. 20: PHILOMATH COUPLER, AN OREGON DEPARTMENT OF TRANSPORTATION (ODOT) PROJECT." The basis of bearing and coordinate system in CS 10271 is the same as CS 9922.

CS 10271 records setting two (2) monuments listed as "1" BRASS BUTTON MARKED "OBEC", shown on this map as point numbers 5046 and 5047. Those monuments were found and held, using the coordinates provided to compute the basis of bearings. Dimples on surface of the "brass buttons", which are not called out on the originating survey but that were apparently made with a center punch, were used as the point of measurement.

The north property line was established by holding a found 3/4" pipe set in CS 4451 and the coordinates of point number 1074 per CS 9922. The south property line, which is also the north R-O-W of Hwy 20, was established by holding the 1" Brass Button (point number 5046) set in CS 10271 and the coordinates of point number 5045 also set in CS 10271, but which was not found.

The north end of the east line of PROPERTY "1" (west line of transfer AREA A) remains at the 3/4" pipe. The south end of the east line of PROPERTY "1" is located at the intersection of the current R-O-W line and the original east line. In order to determine that position, the original deed boundary position had to be reconstructed.

The east line of PROPERTY "1", as described in Benton County Deed Document No. 2011-477553, was computed from the found 3/4" pipe on the north line to a point that was projected from point number 1081 a deed-record-distance of 58.10 feet, along the bearing computed from the coordinates of point numbers 1082 and 1081.

The adjusted property line position (east line of transfer AREA A) is located 22.00 feet east and parallel to the east line of PROPERTY "1".

Randomly positioned control points were set and measured using Spectra Precision FOCUS 30 (2-second) robotic total station. Found-monuments and set-monuments were measured from the control points using the FOCUS 30. Four sets of direct and reverse angles and distances were recorded for each control point or monument set. The basis of bearing and the coordinate system for this survey is the same as used in CS 9922.

**JDMcGee, Inc.**

Engineering & Surveying  
Land Use Planning  
Wastewater Design

1215 Main Street  
PO Box 1472  
Philomath, OR 97370  
(541) 929-4226  
(541) 929-4227 fax

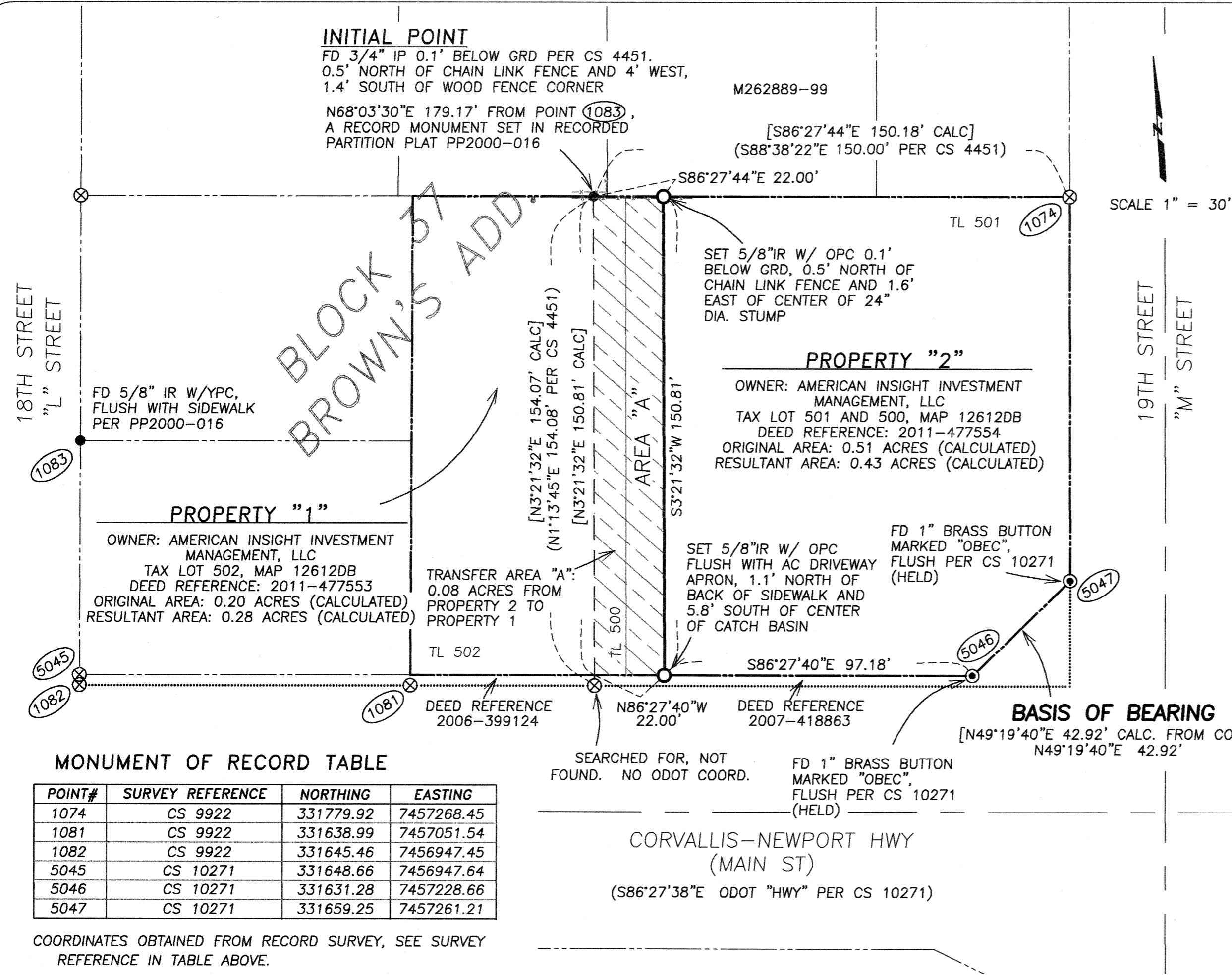
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
FEB. 8, 2000  
**JOHN D. MCGEE**  
#58902

RENEWAL DATE: 12/31/14

DRAWN BY: SDO JR.  
JDM PROJECT #: 13-73

CHECKED BY: JDM



**MONUMENT OF RECORD TABLE**

POINT#	SURVEY REFERENCE	NORTHING	EASTING
1074	CS 9922	331779.92	7457268.45
1081	CS 9922	331638.99	7457051.54
1082	CS 9922	331645.46	7456947.45
5045	CS 10271	331648.66	7456947.64
5046	CS 10271	331631.28	7457228.66
5047	CS 10271	331659.25	7457261.21

COORDINATES OBTAINED FROM RECORD SURVEY, SEE SURVEY  
REFERENCE IN TABLE ABOVE.

**LEGEND**

- RECORD SURVEY BOUNDARY
- NEW PROPERTY BOUNDARY
- - - - - OLD PROPERTY BOUNDARY
- ..... OLD RIGHT OF WAY (R-O-W) LINE
- FOUND MONUMENT OF RECORD, AS NOTED.
- ⊙ FOUND 1" BRASS BUTTON PER CS 10271
- SET 5/8" X 30" REBAR W/ OPC - MARKED "JD MCGEE INC LS#58902"
- ⊗ RECORD MONUMENT - SEARCHED FOR AND NOT FOUND
- (XX) RECORD INFORMATION PER BENTON COUNTY SURVEY (AS NOTED)
- [XX] CALCULATED BEARING AND DISTANCE USING ODOT COORDINATES
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- GRD GROUND SURFACE
- CALC CALCULATED
- COORD COORDINATES
- DIA DIAMETER
- IP IRON PIPE - DIMENSIONS ARE INSIDE DIA.
- IR IRON ROD

**RECORD SURVEYS (USED OR REVIEWED)**

- BENTON COUNTY CS 4451
- BENTON COUNTY CS 6963
- BENTON COUNTY PP2000-16
- BENTON COUNTY CS 10271
- BENTON COUNTY CS 9922
- BENTON COUNTY CS 10128

**BENTON COUNTY RECORDS**

- 2011-477554
- 2011-477553
- 2007-418863
- 2006-399124
- M262889-99

AREA "A" = 0.08 ACRES TO BE TRANSFERRED FROM  
PROPERTY "2" TO PROPERTY "1"

CITY OF PHILOMATH FILE NUMBER: P13-05  
PROPERTY LINE ADJUSTMENT APPROVAL

CITY OF PHILOMATH PLANNING OFFICIAL

12-5-13  
DATE