

**BOUNDARY SURVEY
FOR
MAYER INTERNATIONAL
INVESTMENT CO.**

**Benton County
Surveyor's Office**
C.S. FILE NO. 10663
FILING DATE 7-7-14
FILING SIZE 18x24

JUNE 30, 2014

IN THE NE 1/4, 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 corners of Lot 3, Block 4, Sunset Park Subdivision, in Philomath, Oregon. There is no record that the lot was ever monumented. Most previous survey work has been limited to the corners and west half of Block 4.

Record monuments from CS 8202 were found and held at the northeast, Point (A), and southeast, Point (B), corners of Block 4. Brass Disks from CS 10221 were held to reference the southwest corner, Point (C), of Block 4. Most monuments found were set in CS 8202, which does not show any bearings. CS 5584 shows the monuments set in CS 8202 and a bearing along Applegate Street, so Points (B) and (C) were held at the bearing listed on CS 5584 as the basis of bearings.

A 3/4-inch rod, Point (D), was found at the intersection of the west alley RIGHT-OF-WAY and the North RIGHT-OF-WAY of Applegate Street; CS 8202 shows a 3/4-inch pipe at that location. The found rod is 0.02 ft northerly of a line projected between Point (B) and Point (C). Point (D) and a 3/4-inch pipe, Point (E), which was set in CS 8202 were held for the west line of the alley. Point (E) was also held as the terminus for the south line of Lot 2. Another 3/4-inch rod, Point (F), was found to be 0.15 ft northerly of the Point (B) to Point (C) line. CS 8202 calls for a 3/4-inch pipe at that property corner. Point (F) was not held. A 5/8-inch rod with Yellow Plastic Cap marked "OBEC", Point (G), was found and held for the Hwy RIGHT-OF-WAY.

The west lot line was offset the record distance (14 ft) from the projection of a line through Points (D) and (E). The south line was established by projecting a line from Point (E) to the mid-point of a line between Points (A) and (B). The East line of Lot 3 was proportioned from the mid-point of the South line through the mid-point on a line projected using the record interior block-corner angle (CS 8202) from Point (A) to the west lot line (east alley RIGHT-OF-WAY). The north line is a curve, which is offset 43 ft from the Hwy centerline. A portion of Main Street was vacated by Ordinance 122, recorded in Book 141, Page 473 so the East and West lot lines were projected to the ODOT RIGHT-OF-WAY.

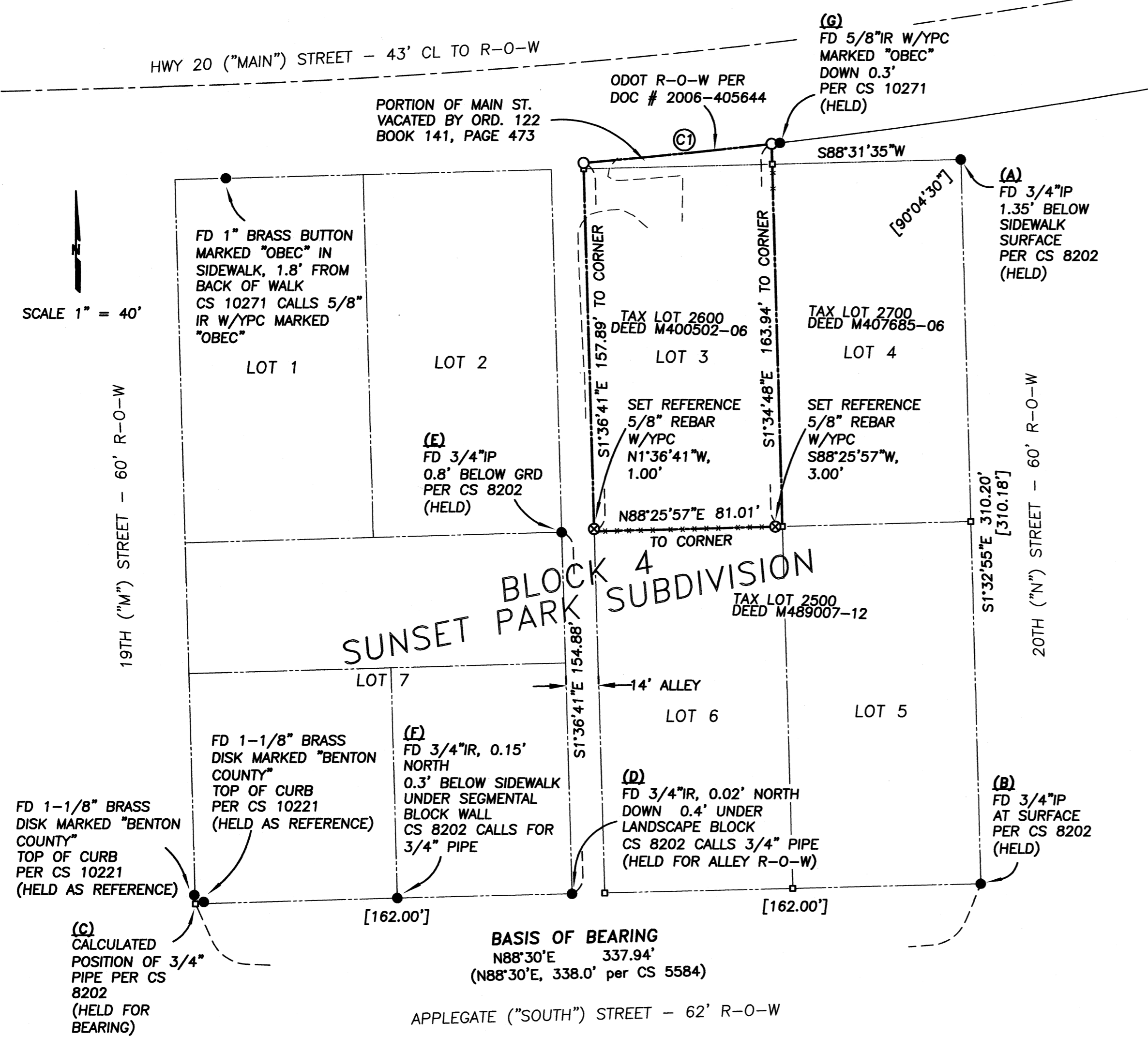
All monuments were set flush with the ground or asphalt surface. Reference monuments with yellow plastic caps marked "REFERENCE LS #58902" were set as noted due to conflicts with the existing chain link fence. Found-monuments and the set-monuments were measured from randomly positioned control points using a FOCUS 30 ROBOT (2-second instrument). Turned four sets of direct and reverse shots on found and set monuments.

**RECORD SURVEYS
(USED OR REVIEWED)**

SUNSET PARK SUBDIVISION SP0003-004
BENTON COUNTY CS 5584
BENTON COUNTY CS 8202
BENTON COUNTY CS 9922
BENTON COUNTY CS 10221
BENTON COUNTY CS 10271

**BENTON COUNTY RECORDS
(USED OR REVIEWED)**

M400502-06
M405644-06
BOOK 141 PAGE 473
M489007-12
M407685-06



LEGEND

- RECORD SURVEY BOUNDARY
- - - - - EDGE OF EXISTING GRAVEL
- ***** FENCE LINE
- FOUND MONUMENT OF RECORD, AS NOTED.
- SET 5/8" X 30" REBAR W/ OPC — MARKED "JD MCGEE INC LS#58902"
- CALCULATED POINT
- ⊗ SET 5/8" X 30" REBAR W/YPC — MARKED "REFERENCE LS#58902"
- (XX) RECORD INFORMATION PER BENTON COUNTY SURVEY CS 5584
- [XX] RECORD INFORMATION PER BENTON COUNTY SURVEY CS 8202
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- GRD GROUND SURFACE
- IP IRON PIPE — DIMENSIONS ARE INSIDE DIAMETER
- IR IRON ROD
- R-O-W RIGHT-OF-WAY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE: 12/31/14

JDMcGee, Inc.
Engineering & Surveying
Land Use Planning
Wastewater Design
"Solving Problems for You"

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DRAWN BY: SDO JR.
JDM PROJECT # 14-40
CHECKED BY: JDM

Ⓢ R=2897.60'
L=81.32'
CHORD=81.32'
CB=N84°09'39"E
DELTA=1°36'29"