

BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 10717
FILING DATE 7-13-15
FILE SIZE 18x24

LINE TABLE

LINE	BEARING	DISTANCE
L1	(N 11°50'26"W)	(164.91')
L2	(N 02°08'42"W)	(95.29')
L3	(N 11°07'15"W)	(201.62')
L4	(N 10°49'10"W)	(183.09')
L5	(N 06°55'57"W)	(23.30')
L6	(N 06°55'57"W)	(177.38')
L7	(N 16°04'53"W)	(116.58')
L8	(N 17°46'00"W)	(196.35')
L9	(N 30°21'03"W)	(138.50')
L10	(N 56°33'00"W)	(126.97')
L11	(N 86°33'12"W)	(235.48')
L12	(N 65°29'56"W)	(82.28')
L14	(N 07°57'01"W)	(193.94')
L15	(N 08°38'55"E)	(223.15')
L16	(N 39°03'51"W)	(108.23')
L17	(N 50°56'09"E)	(100.00')
L18	(N 49°24'16"W)	(163.44')
L19	(N 49°24'16"W)	(73.13')
L20	S 75°01'57"W	234.65'
L21	S 75°01'57"W	138.39'
L22	(S 87°14'38"E)	(310.52')
L23	(S 75°52'43"E)	(290.24')
L24	(S 40°43'09"E)	(125.97')
L25	(S 40°43'09"E)	(69.13')
L26	N 00°01'48"E	(35.64')
L27	(N 00°10'50"E)	(12.06')
L28	S 75°01'57"W	373.04'
L29	S 89°58'12"E	238.38'
L30	*S 78°36"E*	*247.30**
L31	(S 89°46"E)	(322.08')
L32	(N 71°30"E)	(241.56')
L33	#EAST#	#68.24'#
L34	N 00°01'48"E	169.14'

TRACT TABLE

TRACT	AREA (acres)	TRACT IS PORTION OF DEED REFERENCE
A	0.25	Parcel 3, 2011-485696
B	1.02	Parcel 4, 2011-485696
C	3.26	Parcel 4, 2011-485696
D	12.89	Parcel 5, 2011-485696
E	20.54	Ex A, Pg 3, 2006-399041
F	10.00	Parcel 5, 2011-485696
G	14.46	Parcel 5, 2011-485696
H	5.52	Parcel 5, 2011-485696
I	10.00	Parcel 1, 2014-515894
J	15.30	Parcel 1, 2014-515894
K	4.68	Parcel 1, 2014-515894
L	22.35	Parcel 2, 2014-515894
M	4.50	Parcel 3, 2014-515894
N	2.52	Parcel 3, 2014-515894
O	34.85	Parcel 3, 2014-515894
P	23.99	Parcel 5, 2011-485696
Q	34.79	Parcel 4, 2011-485696
R	36.75	Parcel 3, 2011-485696

RESULTANT PROPERTY 1 = Parcel 3 of Instrument No. 2011-485696 less Tract A = 36.75 ac.
 RESULTANT PROPERTY 2 = Parcel 4 of Instrument No. 2011-485696 less Tracts B & C = 34.79 ac.
 RESULTANT PROPERTY 3 = Parcel 5 of Instrument No. 2011-485696 less Tracts D,F,G, & H = 23.99 ac.
 RESULTANT PROPERTY 4 = Tract H = 5.52 ac.
 RESULTANT PROPERTY 5 = Tract K plus Tract L = 27.03 ac.
 RESULTANT PROPERTY 6 = Tracts I plus J plus N plus O = 62.67 ac.
 RESULTANT PROPERTY 7 = Tract M = 4.50 ac.
 RESULTANT PROPERTY 8 = Tracts C plus D plus E plus F plus G = 61.15 ac.
 RESULTANT PROPERTY 9 = Tract A plus Tract B = 1.27 ac.

RECORD OF SURVEY

for
MERRITT HOLDINGS, LLC & MERRITT HOLDINGS 2, LLC

in the
EAST HALF OF SECTION 23 &
the WEST HALF OF SECTION 24,
TOWNSHIP 14 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN,
BENTON COUNTY, OREGON

JANUARY 28, 2015

LU-14-058 THROUGH LU-14-065
PROPERTY LINE ADJUSTMENT
APPROVED

[Signature] 7/13/2015
Benton County Planning Official

LEGEND

-Found Monument as noted
- ⊙Found Monument with RPC stamped "NORTHSTAR SURVEYING" per CS 10496.
-Set Monument: N*MON = 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR SURVEYING."
- *Computed Position, nothing found or set.

Data of, or computed from, the following record:

- ()CS 10496
- # #Instrument No. 2014-515894
- []GHC = Hardcopy Survey 14-5-00017
- * *Instrument No. 2006-399041, Exhibit A, Page 3

Pipe dimensions are inside diameter.

- YPC = Yellow plastic cap stamped "BENTON COUNTY SURVEY"
- dn = Down or below surface.
- BCCR = Benton County Corner Restoration Number
- BC = Brass Cap
- BCS = Benton County Survey Number
- LCS = Linn County Survey Number
- RPC = Red Plastic Cap
- CE = Conservation Easement Angle Point

R = Tract Number

NARRATIVE

This purpose of this survey is to reconfigure a series of property lines for nine (9) existing properties currently owned by Merritt Holdings, LLC (See Instrument No's 2006-399041 & 2014-515894) and Merritt Holdings 2, LLC (See Instrument No. 2011-485696). The new configurations are per the "Notice of Decision" for Benton County File No's LU-14-058 through LU-14-065. Monuments have been found or set so as to define the three Properties (4, 7, 9) since they are the only ones less than ten acres. This survey has tagged into the control traverse and monument ties from BCS 10496 that was done by Northstar in 2011 for the Greenbelt Land Trust. By that survey conservation easements were granted. Now the intent of this new survey is to modify current property lines to follow said conservation easement boundary lines. Said line is between Point CE1 on the south end, and Point CE2 on the Section line at the north end. Galloway Hardcopy Survey 14-5-00017 is the basis for most of the work that has been done in this area. For the most part the controlling boundaries of the original tracts were calculated from existing deeds relative to said GHC 14-5-00017. The adjusted properties were designed by mutual agreement between the owners and Benton County. In the case of Property 7 the revised easterly property line was located relative to existing occupation lines.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

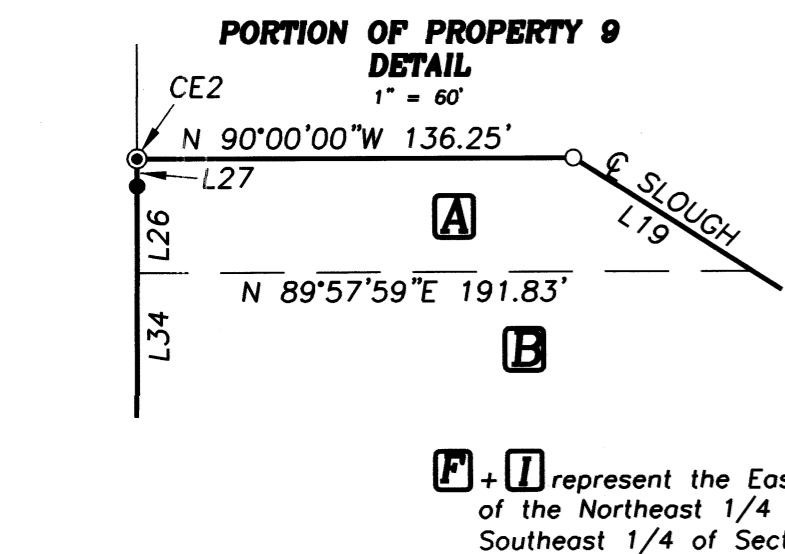
[Signature]

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

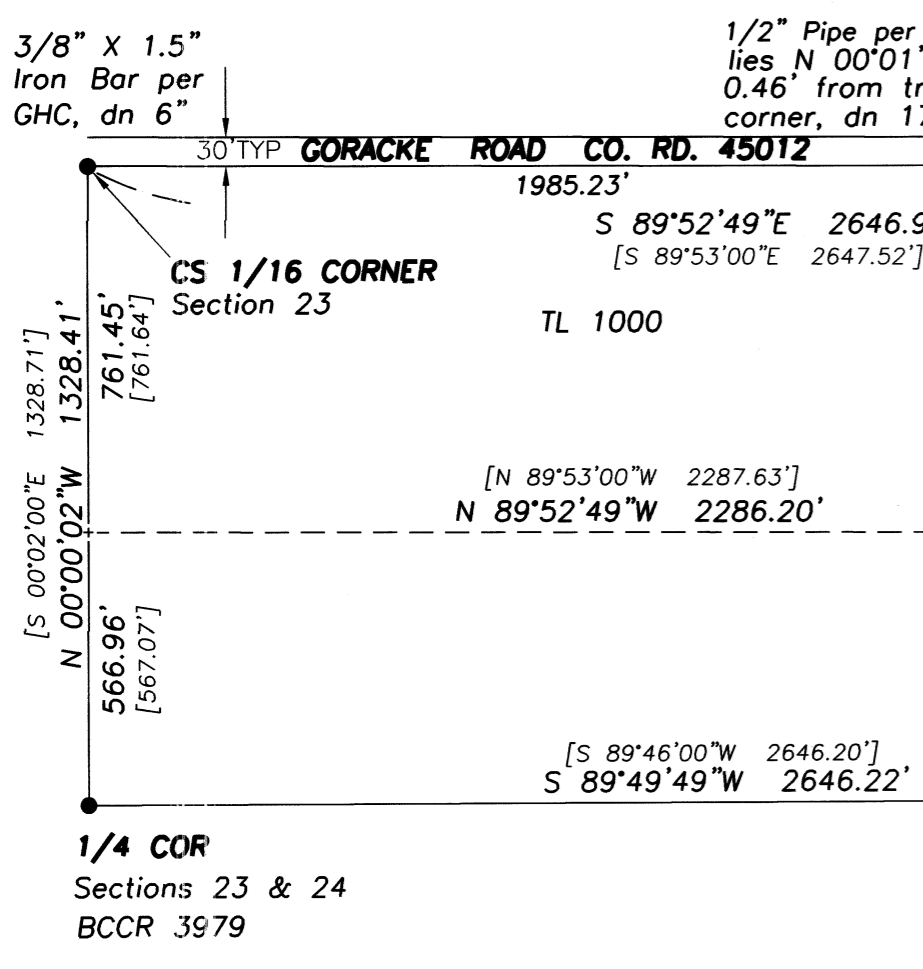
RENEWS: 12/31/2016

NORTHSTAR SURVEYING, INC.

720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050



F + I represent the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 23



1/4 CORNER
5/8" Rod, YPC
in Mon. Box
BCCR 3963

