

PROPERTY LINE ADJUSTMENT

for
MICHELLE & CARL MATTHEWS

located in
BLOCK 29, CITY of PHILOMATH SUBDIVISION
NW 1/4, SW 1/4, SECTION 12, T.12S., R.6W., W.M.
BENTON COUNTY, OREGON

JANUARY 21, 2016

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY LINE ADJUSTMENT APPROVED IN THE CITY OF PHILOMATH PLANNING FILE NO. P15-10. THE PROPERTY OWNER'S INTENT WAS TO TRANSFER THE AREA LABELED "A" FROM PROPERTY "2" TO PROPERTY "1".

THIS SURVEY FOUND AND HELD MONUMENTS AT POINTS (A) AND (B) SET IN CS 10501 TO ESTABLISH THE NORTH BOUNDARY LINE OF LOTS 121 AND 122. THE NORTHWEST CORNER OF LOT 122 WAS ESTABLISHED BY HOLDING THE RECORD ALLEY WIDTH OF 13'-8" (13.67 FEET) FROM POINT (B) ALONG THE NORTH LINE PROJECTION OF LOTS 121 AND 122. POINT (E) WAS HELD AS THE SOUTHWEST CORNER OF PROPERTY "2". POINTS (C) AND (D) WERE HELD AS THE SOUTHWEST AND SOUTHEAST CORNERS RESPECTIVELY OF PROPERTY "1". THE NORTHWEST CORNER OF PROPERTY "1" IS LOCATED IN CONCRETE NEAR A FENCE POST (PICKED UP MAGNETIC SIGNAL BUT DID NOT EXCAVATE).

TRANSFER AREA "A" IS THE EAST HALF OF THE ALLEY BETWEEN PROPERTY "1" AND PROPERTY "2". THE ALLEY WAS VACATED BY THE CITY OF PHILOMATH ORDINANCE NO. 805, ADOPTED ON JANUARY 11, 2016. THE CENTERLINE OF THE ALLEY WAS ESTABLISHED BY HOLDING ONE HALF THE ALLEY WIDTH BETWEEN THE NORTHEAST AND NORTHWEST CORNERS OF LOTS 121 AND 122 RESPECTIVELY, AND BY HOLDING THE CENTER OF A LINE BETWEEN FOUND MONUMENTS AT POINTS (D) AND (E).

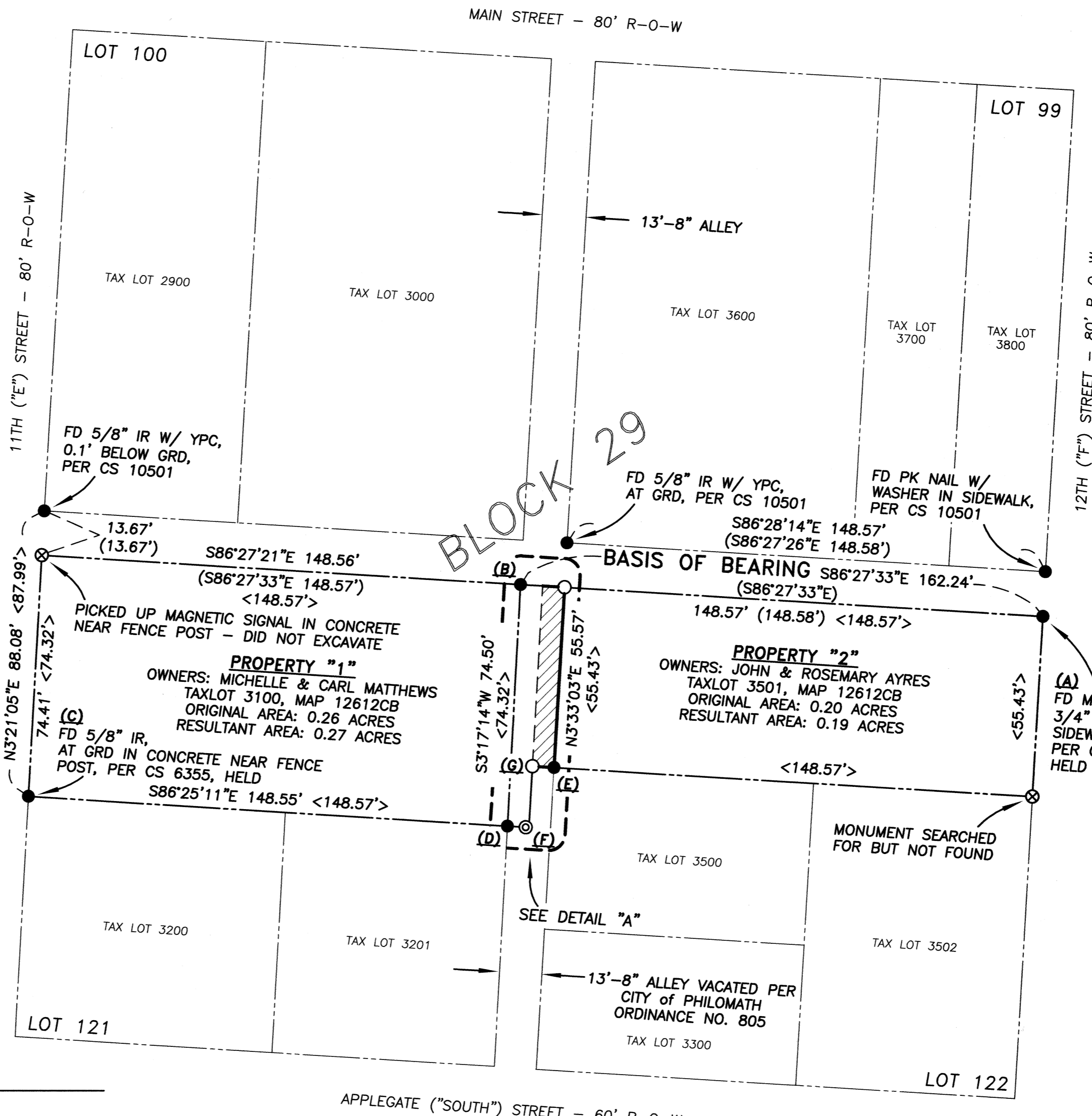
THIS SURVEY SET MONUMENTS AS SHOWN AT OR REFERENCING ALL BOUNDARY ANGLE POINTS. A REFERENCE MONUMENT, CONSISTING OF A 5/8"x30" REBAR ROD WITH YELLOW PLASTIC CAP, AS DESCRIBED IN THE LEGEND, WAS SET AS SHOWN TO REFERENCE THE SOUTHEAST CORNER OF PROPERTY "1" DUE TO A UTILITY CONFLICT.

THE RESULTANT AREAS LISTED FOR PROPERTIES "1" AND "2" WERE COMPUTED BY ADJUSTING THE TAX ASSESSOR PARCEL AREA (SHOWN ON TAX MAP 12612CB). TRANSFER AREA "A" IS 376.3 SQUARE FEET, OR 0.01 ACRES.

ALL FOUND-MONUMENTS AND SET-MONUMENTS WERE MEASURED FROM RANDOMLY POSITIONED CONTROL POINTS USING A FOCUS 35 ROBOT (5-SECOND INSTRUMENT). THIS SURVEY TURNED FOUR SETS OF DIRECT AND REVERSE SHOTS ON FOUND-MONUMENTS AND SET-MONUMENTS (FOR POSITIONAL VERIFICATION).

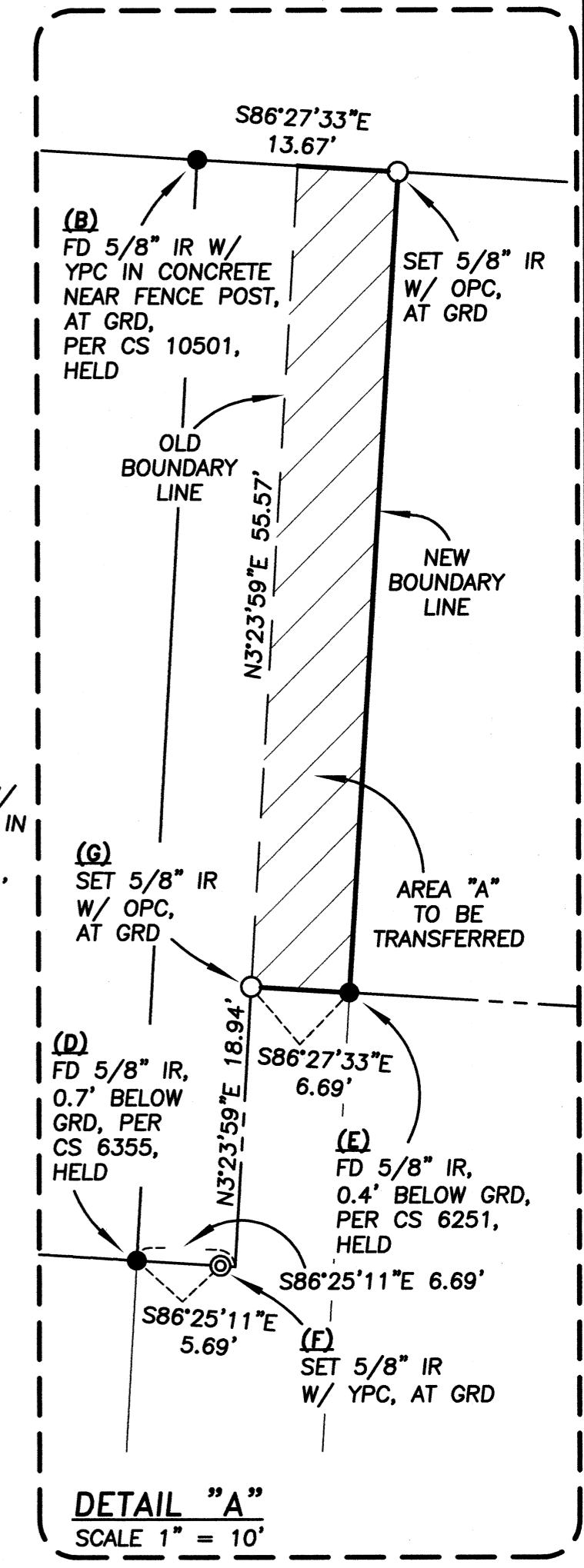
LEGEND

- RECORD SURVEY BOUNDARY
 - NEW BOUNDARY LINE
 - - - - - OLD BOUNDARY LINE
 - FOUND MONUMENT OF RECORD, AS NOTED
 - SET 5/8" X 30" REBAR W/ OPC - MARKED "JD MCGEE INC LS#58902"
 - ⊙ SET 5/8" X 30" REBAR W/ YPC - MARKED "REFERENCE LS#58902"
 - ⊗ COMPUTED POSITION
 - (XX) RECORD INFORMATION PER BENTON COUNTY SURVEY CS 10501
 - <XX> RECORD INFORMATION PER BENTON COUNTY SURVEY CS 6355
 - FD FOUND
 - IR IRON ROD
 - OPC ORANGE PLASTIC CAP
 - YPC YELLOW PLASTIC CAP
 - GRD GROUND SURFACE
 - R-O-W RIGHT-OF-WAY
- | RECORD SURVEYS/PLATS | |
|------------------------|--|
| (USED OR REVIEWED) | |
| BENTON COUNTY CS 6251 | |
| BENTON COUNTY CS 6355 | |
| BENTON COUNTY CS 8047 | |
| BENTON COUNTY CS 8202 | |
| BENTON COUNTY CS 10501 | |



Benton County
Surveyor's Office

C.S. FILE NO 10751
FILING DATE 2-2-16
FILING SIZE 18x24



CITY OF PHILOMATH FILE NUMBER: P15-10
PROPERTY LINE ADJUSTMENT APPROVAL
[Signature] 2/2/16
CITY OF PHILOMATH PLANNING OFFICIAL DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
FEB. 8, 2000
JOHN D. MCGEE
#58902
RENEWAL DATE: 12/31/16

JDMcGee, Inc.
Engineering & Surveying 1215 Main Street
Land Use Planning PO Box 1472
Wastewater Design Philomath, OR 97370
"Solving Problems for You" (541) 929-4226
(541) 929-4227 fax
DRAWN BY: BRG CHECKED BY: JDM
JDM PROJECT #: 15-71