

**RECORD OF SURVEY
FOR
KINGS VALLEY COMMUNITY TRUST
AND
LARRY D. COLE AND SHIRLEY COLE
MAY 30, 2017**

LOCATED IN
**THE LUCIUS C. NORTON DLC #43
NW 1/4 SECTION 21, T.10S., R.6W., W.M.
BENTON COUNTY, OREGON**

Benton County
Surveyor's Office

C.S. FILE NO 10838
FILING DATE 7-17-17
FILING SIZE 18x24

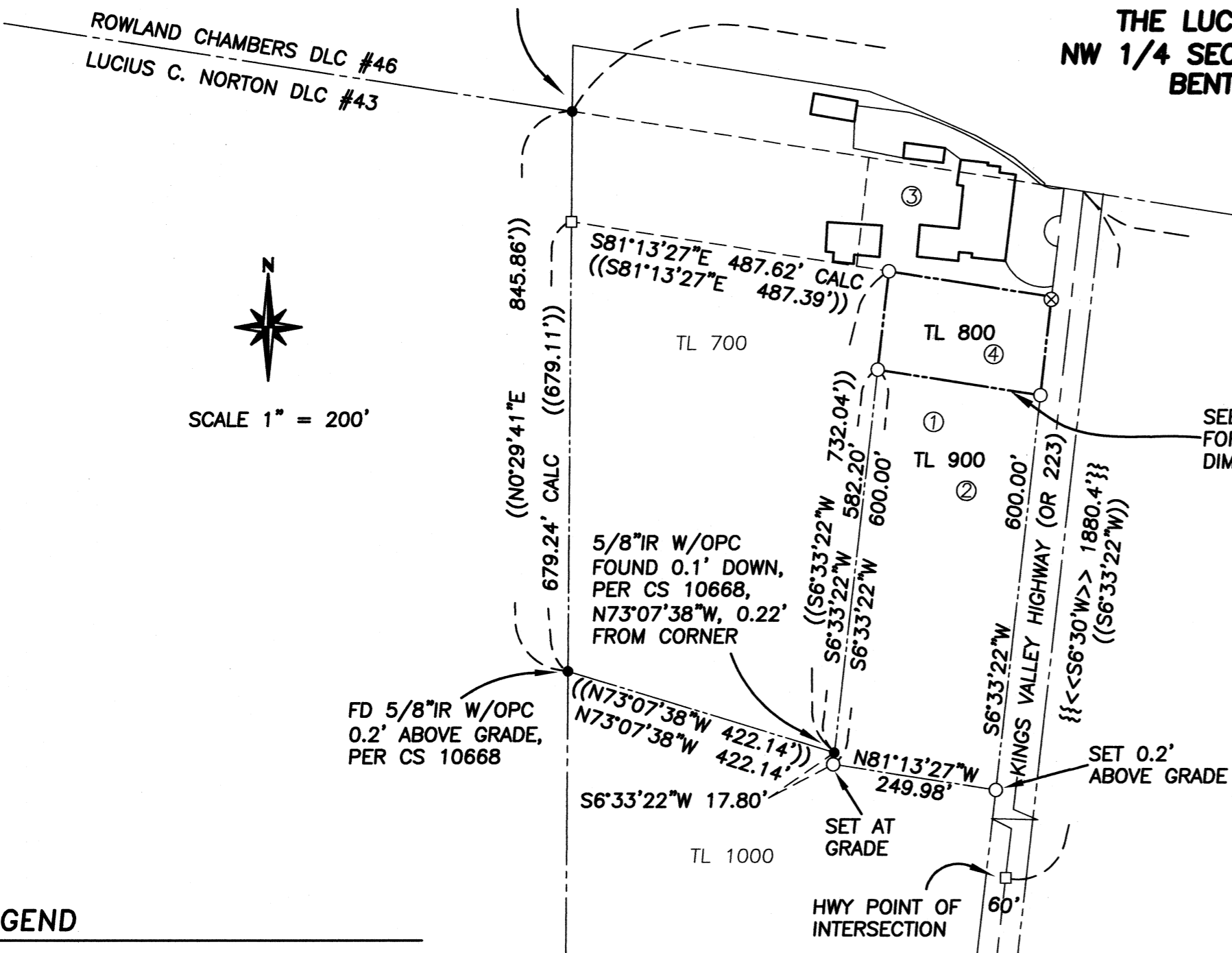
FD 5/8" IR W/RPC
0.1' DOWN,
5' EAST OF FENCE
PER PP2006-05
(HELD)

FD 3-1/4" BRASS DISK
IN VAULT MAXFIELD CREEK ROAD
NE CORNER OF L. C. NORTON DLC #43
(HELD)

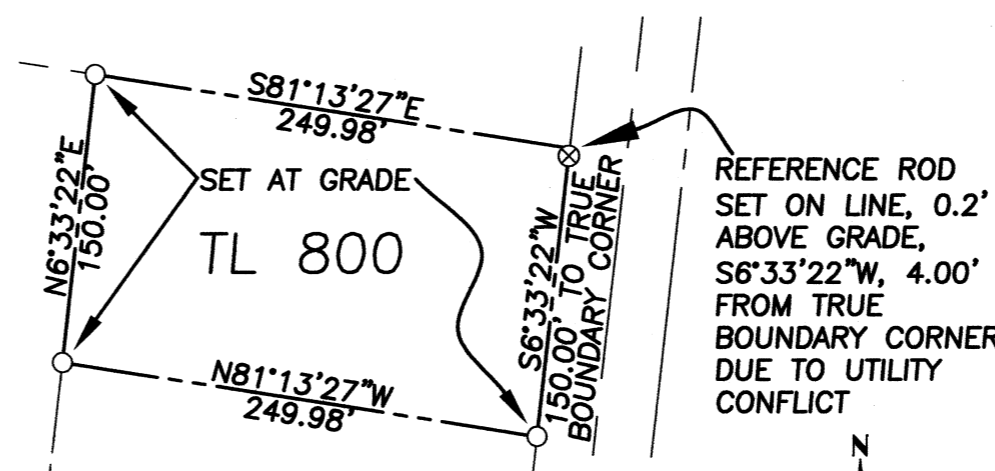
FD 3-1/4" BRASS DISK
IN VAULT MAXFIELD CREEK ROAD
SE CORNER OF CHAMBERS DLC #46
(HELD)

BASIS OF BEARING
N81°13'27"W 3973.31'
(N81°13'27"W 3973.32')
(N81°13'27"W 3973.31')

SE DLC #46 TO C/L PER CS 10616
[2851.29' DISTANCE HELD FOR HWY CENTERLINE LOCATION]
{N81°13'W 2849.15'}



SEE DETAIL A
FOR TL 800
DIMENSIONS



DETAIL A
SCALE: 1" = 100'

SURVEYS OF RECORD (USED/REVIEWED)

- GALLOWAY 10-6-00005
- PP2006-05
- PP2006-08
- CS 10021
- CS 10616
- CS 10620
- CS 10668
- KINGS VALLEY (READ CREEK SECTION) HIGHWAY ROAD RECORD

BENTON COUNTY DEED RECORDS

- ① BOOK 103 PAGE 403
- ② M89383-78
- ③ BOOK 63 PAGE 432
- ④ 2014-522117

LEGEND

- RECORD SURVEY BOUNDARY
- - - - - OLD BOUNDARY LINE
- FOUND MONUMENT OF RECORD, AS NOTED. PIPE DIMENSIONS ARE INSIDE DIAMETER
- SET 5/8" X 30" REBAR ROD W/OPC - MARKED "JDMCGEE INC LS#58902"
- ⊗ SET 5/8" X 30" REBAR ROD W/YPC - MARKED "REFERENCE LS #58902"
- CALCULATED POINT
- (XX) RECORD INFORMATION PER BENTON COUNTY SURVEY PP2006-05
- [XX] RECORD INFORMATION PER BENTON COUNTY SURVEY CS10616
- {XX} RECORD INFORMATION PER BENTON COUNTY SURVEY GALLOWAY 10-6-00005
- <<XX>> RECORD INFORMATION PER KINGS VALLEY HIGHWAY - READ CREEK SECTION ROAD RECORDS
- {{XX}} RECORD INFORMATION PER BENTON COUNTY SURVEY CS10021
- ((XX)) RECORD INFORMATION PER BENTON COUNTY SURVEY CS10668
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- CALC CALCULATED

NARRATIVE

The purpose of this survey is to monument the boundary of Tax Lot 800 and Tax Lot 900 as described in Warranty Deed recorded as Document No. 2014-522117 and Bargain and Sale Deed recorded as Document No. M89383-78, respectively, in the Office of the County Clerk, Benton County, Oregon.

The north line of the L.C. Norton DLC #43 and the centerline of State Highway 223 (Kings Valley Highway) were established in a previous JD McGee, Inc. survey (Benton County Survey CS10668). The highway west right-of-way line was established by offsetting the Highway 223 centerline by 30 feet.

In preparation of setting boundary monuments for this survey, an error was discovered on CS10668 which would have affected the position of the west boundaries of Tax Lot 800 and Tax Lot 900. Boundary positions shown on this survey have been correctly established and an Affidavit of Correction (Survey) will be submitted to correct the issues on CS10668.

The northern subject property was monumented per deed calls from document 2014-522117. A reference monument at the north east corner of this property was necessary due to utility conflicts.

The southern subject property was monumented per deed calls from document M89383-78.

All found-monuments and set-monuments were measured from randomly positioned control points or from setups on existing monuments, using a Focus 35 - 3 Second Robotic Total Station. This survey turned four sets of direct and reverse shots on found-monuments and set-monuments (for positional verification).

JDMcGee, Inc.
Engineering & Surveying 1215 Main Street
Land Use Planning PO Box 1472
Wastewater Design Philomath, OR 97370
"Saving Problems for You" (541) 929-4226
(541) 929-4227 fax

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

DRAWN BY: RJM CHECKED BY: JDM
JDM PROJECT #: 17-38

RENEWAL DATE: 12/31/18