

LEGEND

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'MSS ENGINEERING'
- FD MONUMENT AS NOTED, SEE FOUND MONUMENT REFERENCE TABLE
- 5/8" IR LOCATED BUT NOT MEASURED
- () DENOTES RECORD DATA, UNLESS OTHERWISE NOTED
- [] CALCULATED FROM RECORD DATA
- ⑤0 FOUND MONUMENT REFERENCE
- (C1) RECORD CURVE DATA PER R4 UNLESS OTHERWISE NOTED
- R1 SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- CS COUNTY SURVEY
- FD FOUND
- FNC FENCE
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP

MSS INC
215 NW 4TH STREET
CORVALLIS, OR 97330
(541) 753-1320
X:\16145\SURVEY\BND.dwg

PROPERTY LINE ADJUSTMENT
FOR
DOUGLAS & VICKI SWANSON
LOCATED IN
SW 1/4 SEC. 29 T11S, R5W, W.M.
BENTON COUNTY, OREGON
SEPTEMBER 6, 2017
FILE No. LU-17-090

FOUND MONUMENT REFERENCE:

- ⑤0 FD 5/8" IR W/YPC STAMPED "PLS 1050" PER R1
- ⑤1 FD 5/8" IR W/YPC STAMPED "PLS 1050" PER R1, SW CORNER OF PARCEL 1, P.P. 2002-004
- ⑤2 FD 5/8" IR W/YPC STAMPED "PLS 1050" PER R3
- ⑤3 FD 5/8" IR W/YPC STAMPED "PLS 1050" PER R4
- ⑤4 FD 5/8" IR W/YPC STAMPED "PLS 1050" PER R4
- ⑤5 FD 5/8" IR PER C.S. 7293
- ⑤6 FD 5/8" IR PER C.S. 7293

Benton County
Surveyor's Office
C.S. FILE NO. 10892
FILING DATE 5-3-18
FILE SIZE 18x24

REGISTERED
PROFESSIONAL
LAND SURVEYOR
John Seaders
OREGON
JULY 22, 1974
JOHN SEADERS
1014
RENEWS: 06/30/18

PARCEL 1 (P.P. 2002-004)
DEED 2003-358099
ORIGINAL AREA: 5.18 AC
TRANSFER AREA: -0.17 AC
RESULTANT AREA: 5.01 AC

PARCEL 2 (P.P. 2002-004)
DEED 2006-409142
ORIGINAL AREA: 2.23 AC
TRANSFER AREA: +0.17 AC
RESULTANT AREA: 2.40 AC

PARCEL 3 (P.P. 2002-004)
DEED 2014-526280
2.20 AC

Supplement
BENTON COUNTY PLANNING OFFICIAL
FILE No. LU-17-090

5/3/2018
DATE

SURVEY NARRATIVE

PURPOSE:

The purpose of this survey was to adjust the boundaries of Parcels 1 & 2 of P.P. 2002-004 in accordance with Benton County Property Line Adjustment File No. LU-17-090 as shown on this map, and to monument the right of way dedication per Document No. 2017-562814 (Benton County Deed Records) as shown.

BASIS OF BEARINGS:

The basis of bearings for the survey was held based on P.P. 2002-004 as shown.

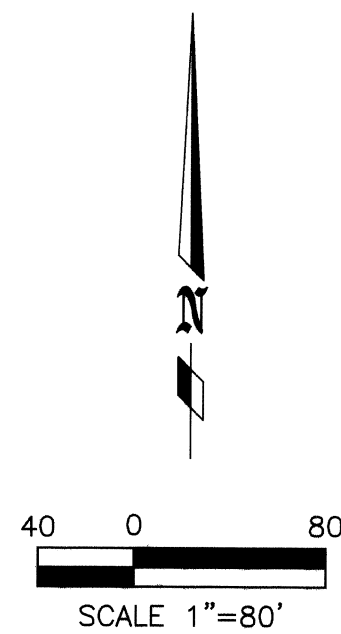
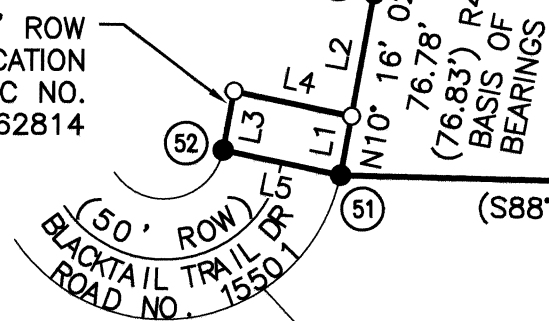
BOUNDARY DETERMINATION:

I have laid out the boundaries of both parcels primarily from record data from P.P. 2002-004, having only surveyed the SW part of Parcel 1, for the right of way dedication. Said dedication is defined as 25' of access to the right of way for Parcel 1. To set the monuments, I held 25' on line from point 51 to 50, and then offset said line 50' for the other side of the right of way.

SURVEY REFERENCE:

- R1 C.S. 9626
- R2 C.S. 9983
- R3 P.P. 2002-001
- R4 P.P. 2002-004

25' ROW
DEDICATION
PER DOC NO.
2017-562814



Line #	Length	Direction
L1	25.00'	N10° 16' 02"E
L2	51.78'	N10° 16' 02"E
L3	25.00'	S10° 16' 02"W
L4	50.02'	N78° 09' 18"W
L5	50.02'	S78° 09' 12"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C1)	123.82'	50.00'	141° 53' 17"	N28° 12' 11"E	94.52'
(C2)	13.62'	15.00'	52° 02' 16"	S73° 07' 51"W	13.16'
(C3)	85.13'	74.99'	65° 02' 22"	S14° 36' 21"W	80.63'
(C4)	86.06'	175.00'	28° 10' 35"	N3° 49' 15"W	85.20'
(C5)	25.02'	154.56'	9° 16' 26"	S27° 38' 40"E	24.99'
(C6)	25.02'	154.56'	9° 16' 26"	S18° 21' 54"E	24.99'