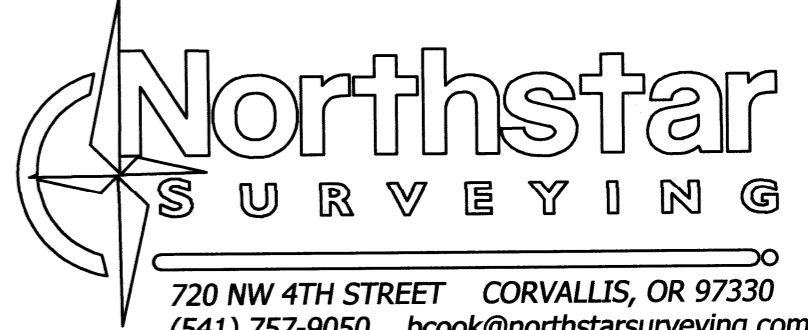


RECORD OF SURVEY  
FOR  
**JERRY CROWSON**  
IN THE  
SW 1/4 OF SECTION 30  
T 14 S, R 4 W, W.M.  
BENTON COUNTY, OREGON

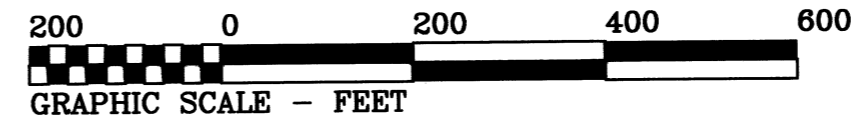
REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Robert Alan Cook*  
**OREGON**  
JULY 26, 1988  
ROBERT ALAN COOK  
2336  
RENEWS: 12/31/2019

BENTON COUNTY  
SURVEYOR'S OFFICE  
C.S. FILE NO. 10895  
FILING DATE: 5-1-18  
FILE SIZE: 78x24

FEBRUARY 26, 2018



**Northstar  
SURVEYING**  
720 NW 4TH STREET CORVALLIS, OR 97330  
(541) 757-9050 bcook@northstarsurveying.com  
PROJECT No. 17359



**LEGEND**

- .....Found Monument as noted: 5/8" rod and red cap per CS 10786 or as noted.
  - .....Set Monument: 5/8" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".
  - +.....Computed position, nothing found or set.
- Data of, or computed from, the following:  
( )...Inst. M-272474-99 (to Crowson) unless noted otherwise  
< >...Inst. M-62604-84 (to Holmans)  
{ }...Inst. M-266070-99

BCBC = Benton County Brass Cap

**NARRATIVE**

The purpose of this survey was to resolve Jerry Crowson's boundary. I located my boundary control from a Northstar survey by Bill Lauer, CS 10786, and oriented to it. As I researched this project, I found that my client's deed and the deed for the neighbor to the North, Holman, were both ambiguous, both descriptions missing their closure by an unreasonable amount. I traced both property descriptions back and this is what I found:

In 1896, Book 2, Record of Roads, Page 119, describes Road #244 as a 40 foot roadway from the River, westerly to the "NW Corner of Cal Ingram's Land" which is the Quarter Corner of Sections 25 and 30.

In 1917, Road No. 392, illustrates this Roadway and in addition, shows Road 392 to the Southeast. This 1917 illustration clearly shows the name "Green Fawver" north of the road and "LJ and Irene Frey" south of the road.

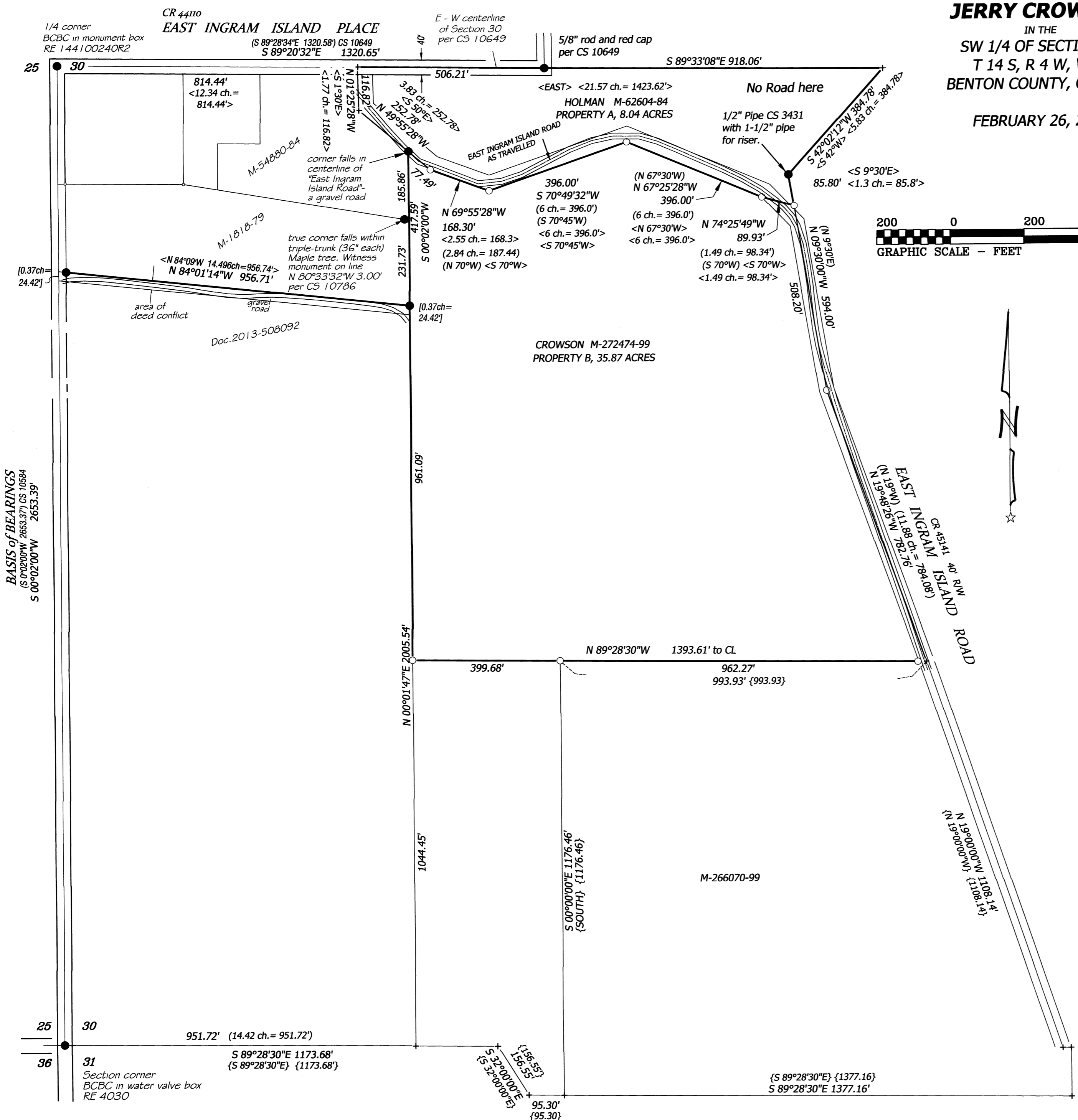
In 1899, John Ingram by Patent from USA of 137.53 acres per Book 38, Page 215. At this time, Ingram owned both properties.

In 1904, Ingram to Sheldon, Book 43, Page 57, attempts to describe a portion of the property currently owned by Crowson, but two of the bearings in the description are written by someone with not much experience writing property descriptions, as they read "W 19°N" and "E 9 1/2°N". Although this is only a portion of Jerry's property, it includes the common line with Holman.

Also in 1904, Ingram to Green Fawver, Book 41, Page 602, attempts to describe a portion of the property currently owned by Holman. This description misses closure by about 75 feet but contains three common courses as Book 43, Page 57.

The current day descriptions have carried the errors along from the beginning. I believe that the writer of the descriptions intended to write the common line to be the road as illustrated on the road records, and later by Galloway's Hardcopy Survey G14400001. I met with Jerry Crowson and Russell Holman on the site on Jan 12, 2018 and showed them my findings. At that time, both men verbally agreed to the Road as the dividing line and to correct/change the descriptions to match. At the time of this map filing, these documents are still in the hands of the owners. The monumented line shown is from the Holman deed, backing counter clockwise until it leaves the roadway. I then just match into the road record as calculated holding the Pipe found from Dick Fall's CS 3431. This pipe lined up with the extension of the centerline of the County Road as it comes up from the Southeast at N 9°30'W. I tied the existing traveled roadway along Jerry's east and north lines as shown.

For Jerry's South line, I calculated the description of Jerry's neighbor to the south, M-266070-99, which closed nicely without ambiguity, from the SW corner of this Section 30 as shown.



**BASIS OF BEARINGS**  
(S 0°02'00"W 2653.37) CS 10584  
S 00°02'00"W 2653.39'

