

**PROPERTY LINE ADJUSTMENT
FOR
JOY M. HENKLE, TR AND ROBERT C. MEISTER, TR**
NE 1/4, NW 1/4, SECTION 32, NW 1/4, SECTION 33,
SW 1/4, SECTION 28, SE 1/4, SW 1/4, SECTION 29,
T.12S., R.6W., W.M., BENTON COUNTY, OREGON

MAY 17, 2018

UNSURVEYED

AREA "A" - 104.1 ACRES TO BE TRANSFERRED FROM
PROPERTY "2" TO PROPERTY "1"

BENTON COUNTY FILE NUMBER: LU-16-075
PROPERTY LINE ADJUSTMENT APPROVAL

[Signature]
BENTON COUNTY PLANNING OFFICIAL

6/29/2018
DATE

Benton County
Surveyor's Office

C.S. FILE NO 10905
FILING DATE 7-2-18
FILING SIZE 18x24

NARRATIVE

The purpose of this survey map is to define the Property Line Adjustment approved in the Benton County planning file No. LU-16-075. The property owner's intent is to transfer the area labeled Transfer Area "A" from Property "2" to Property "1." The transfer property is approximately 104.1 acres located in the in Sections 29, and 32, Township 12 South, Range 6 West, Willamette Meridian, Benton County, Oregon.

The bearing listed from the west line of that tract of land described in M152885-92 (Line "L55") was accepted as the basis of bearing for this survey map.

Property 1 and Property 2 are listed on the same deed (2018-569361) as "Parcel II" and "Parcel I", respectively. The record deed describes Property "2" as a portion of the Charles Wells donation land claim, bounded on the west by Alsea Highway and bounded on the south by County Road No. 624 (Decker Road). CS 8135 was used to outline Alsea Highway, and Galloway survey G12600033 was used to define Decker Road. Property "2" is also bounded on the east by a line defined in CS 5894. The north line is defined by a combination of the boundary of the Charles Wells donation land claim and the property outlined by CS 8135.

The record deed, 2018-569361 (Parcel II) describes Property "1" using a metes and bounds description. The monuments referenced in said deed correspond with monuments shown on Galloway survey G12600033 and the courses listed in said deed are very similar to courses recorded on said survey. CS 4691 set a 2-1/2" bolt in place of the 3/4" Pipe located at the northeast corner of Property "1". CS 8135 found the 2-1/2" bolt set in CS 4691. Using the relationship between the monuments found and set in CS 8135, and Galloway survey G12600033, the southeast line of Property "1" was established for this survey map.

The new boundary line was drawn by projecting the west boundary line of the property described in Benton County deed record M152885-92 to the centerline of Greasy Creek. The new boundary line continues along the centerline of Greasy Creek following the general courses shown. This survey map digitized the approximate centerline of Greasy Creek using 1-foot contours extracted from a digital terrain model provided by Benton County on March 20, 2017. The courses along Greasy Creek were interpreted based on said model.

LEGEND

- ☒ CALCULATED GOVERNMENT CORNER
- ☐ CALCULATED CORNER
- (XX) RECORD INFORMATION PER BENTON COUNTY SURVEY G12600033
- {XX} RECORD INFORMATION PER BENTON COUNTY SURVEY CS 4507
- [XX] RECORD INFORMATION PER BENTON COUNTY SURVEY CS 5894
- <XX> RECORD INFORMATION PER BENTON COUNTY SURVEY CS 8135
- ((XX)) RECORD INFORMATION PER BENTON COUNTY SURVEY CS 8129
- {{XX}} RECORD INFORMATION PER BENTON COUNTY DEED M152885-92
- R-O-W RIGHT-OF-WAY
- RECORD SURVEY BOUNDARY
- NEW BOUNDARY LINE
- OLD BOUNDARY LINE
- EXISTING ROAD CENTERLINE
- EXISTING ROAD R-O-W
- SECTION LINE
- APPROXIMATE CENTERLINE AND FLOW DIRECTION OF GREASY CREEK

EAST BOUNDARY CALLS

NUM	BEARING	DISTANCE
L15	<S89°00'06"E>	<504.60'>
	[S89°01'12"E]	[504.6']
L16	<N34°44'51"W>	<38.59'>
	[N39°09'W]	[35.9']
L17	<N34°44'51"W>	<23.25'>
L18	<N16°09'44"W>	<127.85'>
	[N15°49'W]	[127.84']
L19	<N35°40'30"W>	<76.89'>
	[N35°21'15"W]	[76.89']
L20	<N33°58'22"W>	<146.31'>
	[N33°33'47"W]	[146.47']
L21	<N14°36'48"W>	<132.83'>
	[N14°12'13"W]	[132.96']
L22	<N12°39'16"E>	<206.44'>
	[N13°01'46"E]	[206.27']
L23	[N32°31'15"W]	[192.2']
L24	[N49°21'15"W]	[119.25']
L25	[N30°24'16"W]	[134.13']
L26	[N50°17'53"W]	[57.52']
L27	((N69°36'02"W))	((380.21'))
	[N69°13'30"W]	[380.18']
L28	((S35°35'29"E))	((152.57'))
	[S35°13'E]	[152.5']
L29	[S11°03'E]	[369.52']
L30	[S09°51'48"E]	[520.55']
L31	[S70°46'11"W]	[286.78']
L32	[S33°58'37"W]	[356.05']
L33	[S19°56'44"W]	[60.47']
L34	[S59°30'06"W]	[143.84']
L35	[N70°03'16"W]	[109.26']

PROPERTY "1"
OWNERS: JOY M. HENKLE, TR
AND ROBERT C. MEISTER, TR
TAX LOT 1500, MAP 120629
DEED REFERENCE: 2018-569361
ORIGINAL AREA: 2.7 ACRES PER
TAX ASSESSORS MAP
RESULTANT AREA: 106.8 ACRES,
CALCULATED PER PER TAX
ASSESSORS MAP
PROPERTY #1 BOUNDARY AS
SHOWN ON TAX MAPS AND
SURVEYS

DETAIL "B"
SCALE 1" = 100'
DETAIL "A"
SCALE 1" = 50'
* CALCULATED FROM
RECORD SURVEYS
AND DEEDS

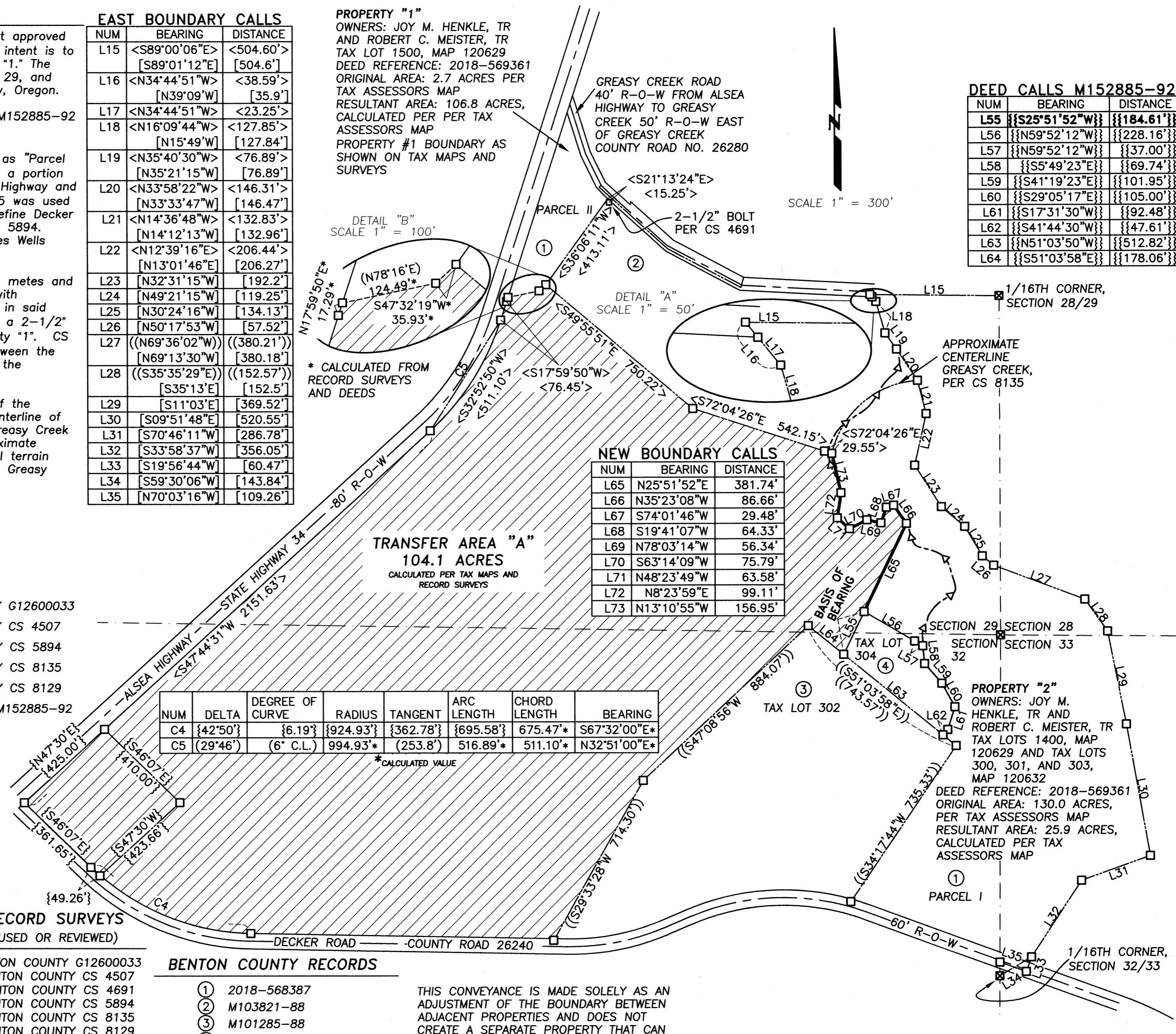
NEW BOUNDARY CALLS

NUM	BEARING	DISTANCE
L65	N25°51'52"E	381.74'
L66	N35°23'08"W	86.66'
L67	S74°01'46"W	29.48'
L68	S19°41'07"W	64.33'
L69	N78°03'14"W	56.34'
L70	S63°14'09"W	75.79'
L71	N48°23'49"W	63.58'
L72	N8°23'59"E	99.11'
L73	N13°10'55"W	156.95'

NUM	DELTA	DEGREE OF CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	BEARING
C4	{42°50'}	{6.19°}	{924.93'}	{362.78'}	{695.58'}	675.47*	S67°32'00"E*
C5	(29°46')	(6° C.L.)	994.93*	(253.8')	516.89*	511.10*	N32°51'00"E*

DEED CALLS M152885-92

NUM	BEARING	DISTANCE
L55	{{S25°51'52"W}}	{{184.61'}}
L56	{{N59°52'12"W}}	{{228.16'}}
L57	{{N59°52'12"W}}	{{37.00'}}
L58	{{S5°49'23"E}}	{{69.74'}}
L59	{{S41°19'23"E}}	{{101.95'}}
L60	{{S29°05'17"E}}	{{105.00'}}
L61	{{S17°31'30"W}}	{{92.48'}}
L62	{{S41°44'30"W}}	{{47.61'}}
L63	{{N51°03'50"W}}	{{512.82'}}
L64	{{S51°03'58"E}}	{{178.06'}}



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
FEB. 8, 2000
JOHN D. MCGEE
#58902
RENEWAL DATE: 12/31/18

RECORD SURVEYS
(USED OR REVIEWED)
BENTON COUNTY G12600033
BENTON COUNTY CS 4507
BENTON COUNTY CS 4691
BENTON COUNTY CS 5894
BENTON COUNTY CS 8135
BENTON COUNTY CS 8129
BENTON COUNTY CS 10263

BENTON COUNTY RECORDS
① 2018-568387
② M103821-88
③ M101285-88
④ M152885-92

THIS CONVEYANCE IS MADE SOLELY AS AN
ADJUSTMENT OF THE BOUNDARY BETWEEN
ADJACENT PROPERTIES AND DOES NOT
CREATE A SEPARATE PROPERTY THAT CAN
BE CONVEYED INDEPENDENTLY.