

# RECORD OF SURVEY

LOCATED IN THE JOHN TRAPP D.L.C. No. 38 AND IN THE NORTHWEST 1/4 OF SECTION 4 OF  
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: CMTWH, LLC.

DATE: DECEMBER 20, 2021

**Benton County  
Surveyor's Office**

C.S. FILE NO. 11073  
FILING DATE 2-1-22  
FILE SIZE 1.8x24

## LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IR W/ YPC MARKED "BENTON COUNTY SURVEYOR" PER C.S. 10791, UNLESS OTHERWISE NOTED
- FOUND 5/8" IR W/ YPC MARKED "PLS 1637", PER C.S. 7718
- △ CALCULATED POINT
- FOUND 5/8" IR W/ YPC MARKED "COLE SURV LS 61341", PER PP 2011-001
- IR IRON ROD
- FD FOUND
- BCDR BENTON COUNTY DEED RECORD
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- ( ) RECORD INFORMATION AS PER PP 2011-001, RECORD SAME AS MEASURED/CALCULATED
- [ ] RECORD INFORMATION AS PER C.S. 7718
- { } RECORD INFORMATION AS PER C.S. 10791
- \*\* RECORD INFORMATION AS PER BCDR 2017-556200

### SURVEYORS NARRATIVE:

#### PURPOSE:

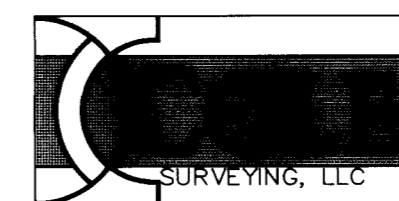
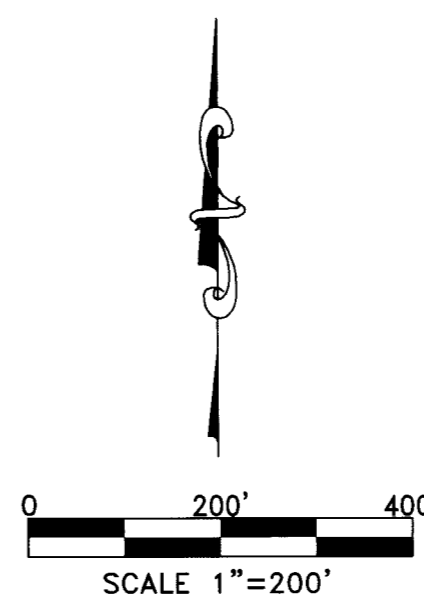
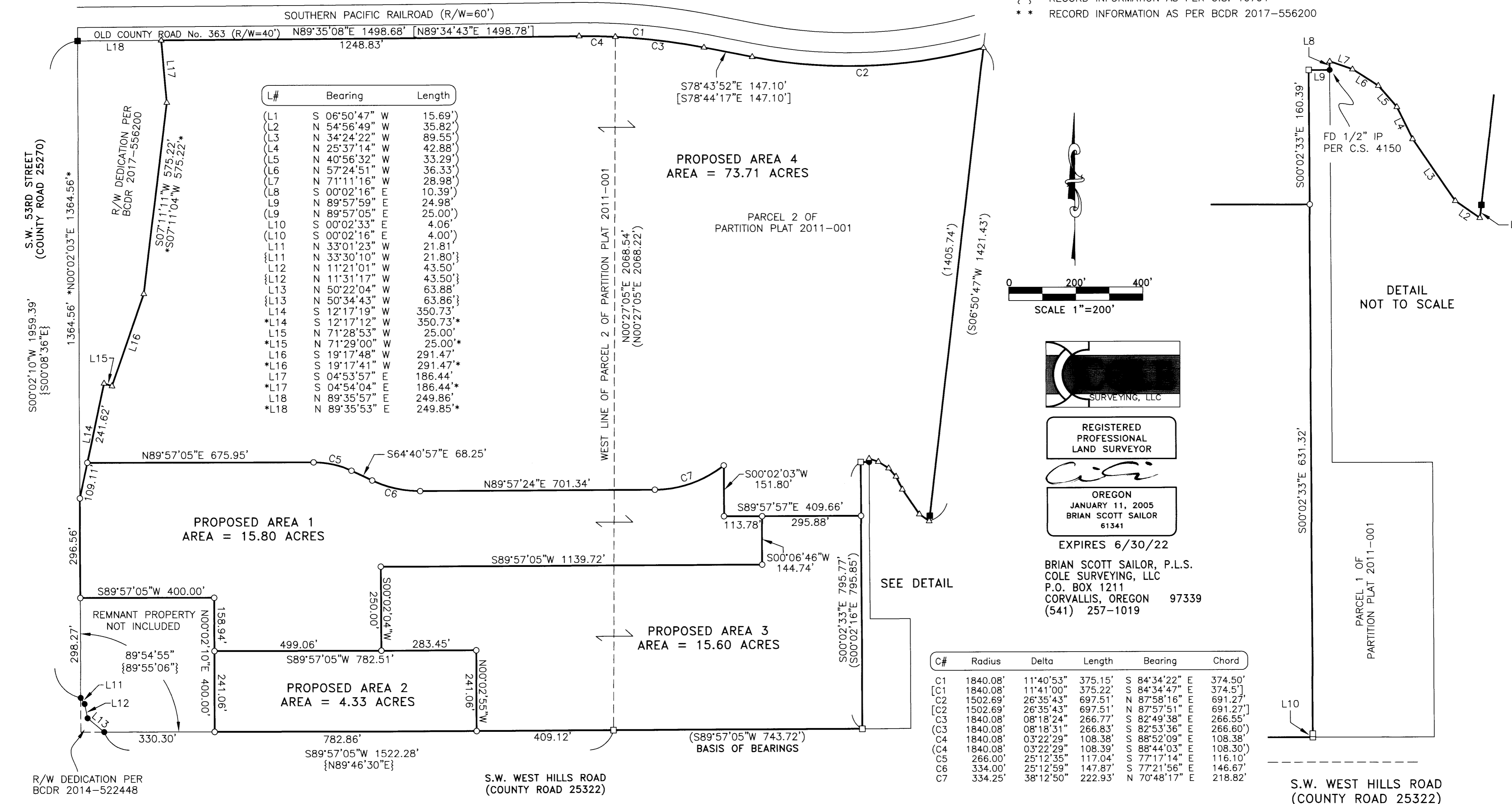
THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE POTENTIAL DIVISION OF A PORTION OF THAT PROPERTY CONVEYED TO CMTWH, LLC., IN BENTON COUNTY DEED RECORD 2010-462603.

#### BASIS OF BEARING:

THE BASIS OF BEARING IS THE NORTH RIGHT OF WAY LINE OF S.W. WEST HILLS ROAD.

#### BOUNDARY DETERMINATION:

THE NORTH RIGHT OF WAY LINE OF S.W. WEST HILLS ROAD AND THE EAST RIGHT OF WAY LINE OF S.W. 53RD STREET WERE ESTABLISHED BY HOLDING THE FOUND MONUMENTS AS SHOWN. THE RIGHT WAY DEDICATED IN BCDR 2017-556200 WAS DETERMINED BY HOLDING THE RECORD DISTANCE OF 1364.56 FEET ALONG 53RD STREET FROM THE NORTHWEST CORNER OF THE DEDICATION AND THEN TURNING THE RECORD INTERIOR ANGLES FROM 2017-556200 AND GOING THE RECORD DISTANCES UNTIL IT CLOSES ON THE SOUTH RIGHT OF WAY LINE OF OLD COUNTY ROAD No. 363. THE RESULTING BEARING AND DISTANCE BACK TO SAID NORTHWEST CORNER FIT VERY WELL WITH THE RECORD. THE BOUNDARIES OF PARTITION PLAT 2011-001 WERE DETERMINED AND MONUMENTED BY OUR OFFICE. THE FOUND MONUMENTS WERE HELD AS SHOWN FOR THE EAST PROPERTY LINE AND THE RECORD DATA FROM SAID PLAT WAS HELD FOR THE REMAINING EASTERLY PROPERTY LINES. RECORD DATA FROM C.S. 7718 WAS THEN USED TO ESTABLISH THE NORTH PROPERTY LINES AND CLOSING ON THE ABOVE REFERENCE NORTHWEST CORNER OF THE DEDICATED RIGHT OF WAY.



**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Brian Scott Sailor*  
**OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341**

EXPIRES 6/30/22

BRIAN SCOTT SAILOR, P.L.S.  
COLE SURVEYING, LLC  
P.O. BOX 1211  
CORVALLIS, OREGON 97339  
(541) 257-1019

