

RECORD OF SURVEY

LOT 2 OF "STRATTON ADDITION", LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 3 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: OWEN AND DIANA RYAN

DATE: MAY 25, 2022

C#	Radius	Delta	Length	Bearing	Chord
C1	378.10'	21°10'57"	139.78'	S 55°32'57" W	138.99'
*C1	378.10'	21°10'59"	139.79'	S 55°31'31" W	138.99'
C2	378.10'	18°10'40"	119.96'	S 35°52'09" W	119.45'
{C2	378.10'	18°11'27"	120.04'	S 35°50'18" W	119.54'}
C3	328.10'	14°45'02"	84.47'	S 17°43'44" W	84.23'
(C3	328.10'		84.37'		
C4	328.10'	36°20'25"	208.10'	S 43°16'27" W	204.63'
(C4	328.10'		207.92'		

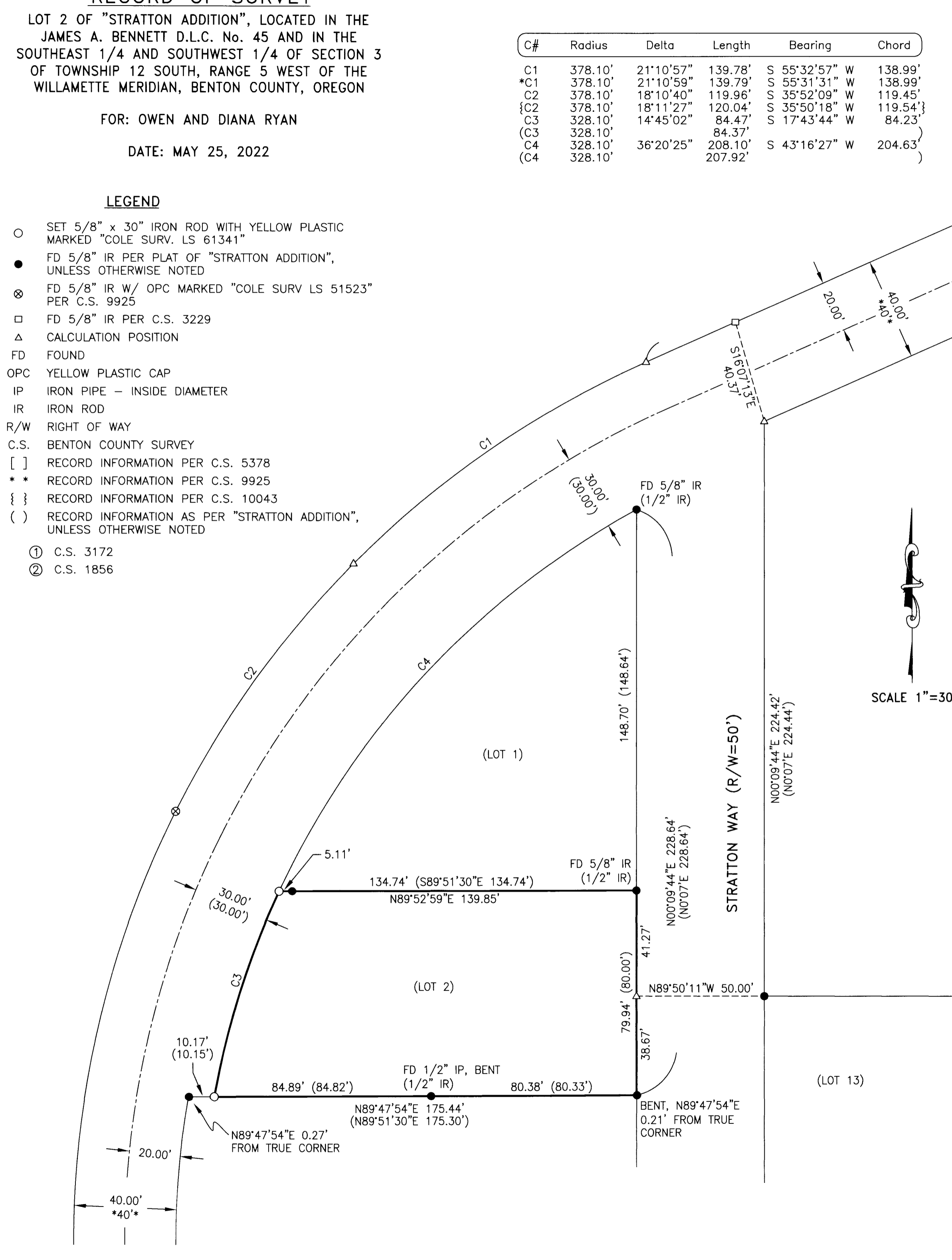
**Benton County
Surveyor's Office**

C.B. FILE NO. 11097
FILING DATE 6-27-22
FILE SIZE 18x24

FD 5/8" IR, UNKNOWN ORIGIN, HELD PER C.S. 3229, C.S. 9925 & 10290

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC MARKED "COLE SURV. LS 61341"
- FD 5/8" IR PER PLAT OF "STRATTON ADDITION", UNLESS OTHERWISE NOTED
- ⊗ FD 5/8" IR W/ OPC MARKED "COLE SURV LS 51523" PER C.S. 9925
- FD 5/8" IR PER C.S. 3229
- △ CALCULATION POSITION
- FD FOUND
- OPC YELLOW PLASTIC CAP
- IP IRON PIPE - INSIDE DIAMETER
- IR IRON ROD
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- [] RECORD INFORMATION PER C.S. 5378
- ** RECORD INFORMATION PER C.S. 9925
- { } RECORD INFORMATION PER C.S. 10043
- () RECORD INFORMATION AS PER "STRATTON ADDITION", UNLESS OTHERWISE NOTED
- ① C.S. 3172
- ② C.S. 1856



S66°07'00"W 333.77'
S66°07'00"W 333.77'
S66°07'00"W 295.50'
[S66°07'00"W 295.53']
BASIS OF BEARINGS
SW BROOKLANE DRIVE (R/W VARIES)

SURVEYOR'S NARRATIVE:

PURPOSE

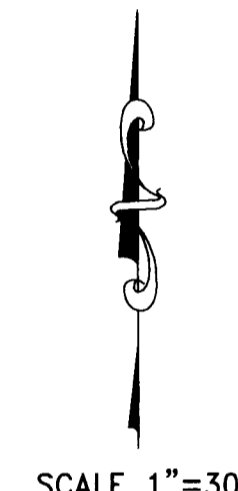
THE PURPOSE OF THIS SURVEY IS MONUMENT THE BOUNDARY OF LOT 2 OF "STRATTON ADDITION".

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH RIGHT OF WAY LINE OF SW BROOKLANE DRIVE, AS SHOWN.

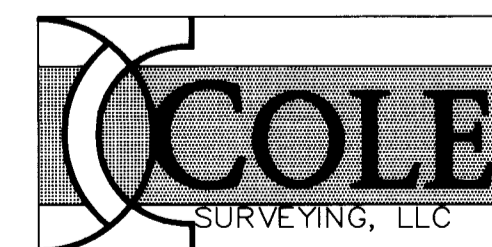
BOUNDARY DETERMINATION

THE RIGHT OF WAY LINE OF BROOKLANE WAS ESTABLISHED BY FIRST DETERMINING THE CENTERLINE BY HOLDING THE MONUMENTS FOUND ON THE NORTHERLY RIGHT OF WAY LINE, WHICH FIT VERY WELL WITH THE RECORD, AND THEN OFFSETTING THAT LINE THE RECORD 20.00 FEET. THE LINE WAS THEN OFFSET AGAIN THE RECORD 20.00 FEET TO ESTABLISH THOSE PORTIONS OF BROOKLANE THAT HAVE A 40.00 FOOT RIGHT OF WAY WIDTH. THE RESULTING DISTANCE FROM THE MONUMENT AT THE NORTHWEST CORNER OF LOT 13 OF "STRATTON ADDITION" UP TO THE RIGHT OF WAY LINE AGREED WITH THE RECORD. THE CENTERLINE WAS THEN OFFSET THE RECORD 30.00 FEET TO ESTABLISH THE RIGHT OF WAY LINE ALONG THE FRONTAGE OF LOTS 1 AND 2 OF "STRATTON ADDITION". THE MONUMENT AT THE NORTH CORNER OF LOT 1 FIT WELL WITH THIS LINE. THE WEST LINE OF STRATTON WAY WAS ESTABLISHED BY HOLDING THE MONUMENT AT THE NORTH CORNER OF LOT 1 AND 50.00 FEET OFF OF THE MONUMENT AT THE NORTHWEST CORNER OF LOT 13. THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 2 FIT WELL WITH THIS LINE AND IS HELD AS THE CORNER. THE SOUTH LINE OF LOT 2 WAS DETERMINED BY HOLDING THE MONUMENT FOUND TO THE WEST OF THE SOUTHWEST CORNER OF LOT 2 AND A LINE TO THE BENT MONUMENT NEAR THE SOUTHEAST CORNER OF LOT 2. THIS LINE WAS TRIMMED TO INTERSECT WITH THE ABOVE DETERMINED WEST LINE OF STRATTON WAY AND THE RESULTING DISTANCE UP TO THE MONUMENT AT THE NORTH CORNER OF LOT 1 FIT WELL WITH THE RECORD. FURTHER, THE MONUMENT FOUND ABOUT HALF WAY ALONG THE SOUTH LINE OF LOT 2 FIT WELL WITH THE RECORD ALSO. THE SOUTHWEST CORNER OF LOT WAS THEN ESTABLISHED BY HOLDING THE INTERSECTION OF SAID SOUTH LINE AND THE RIGHT OF WAY OF BROOKLANE. THE NORTH LINE OF LOT 2 WAS DETERMINED BY HOLDING A LINE FROM THE NORTHEAST CORNER THROUGH THE MONUMENT NEAR THE NORTHWEST CORNER. ALTHOUGH THE DISTANCE BETWEEN THE TWO FOUND MONUMENTS AGREES WITH THE RECORD, I BELIEVE THE ORIGINAL PLAT TO HAVE AN ERROR IN WHAT THIS DISTANCE SHOULD HAVE BEEN. WHEN I RAN OUT THE RECORD INFORMATION FROM THE PLAT IT FAILED TO CLOSE AT THE NORTHWEST CORNER OF LOT 2 BY 4.68 FEET. THUS THIS LINE IS BEING EXTENDED TO INTERSECT WITH THE RIGHT OF WAY LINE OF BROOKLANE.



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REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/24