

RECORD OF SURVEY
of a
PROPERTY LINE ADJUSTMENT

for
**MARY'S PEAK
INDUSTRIAL CENTER, LLC**

in the
SE 1/4 OF SECTION 10
and
SW 1/4 OF SECTION 11
T 12 S, R 6 W, W.M.
BENTON COUNTY, OREGON

AUGUST 3, 2023

FILE No. LU-23-014
FILE No. LU-23-015

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SATISFY THE REQUIREMENTS OF THE LINE ADJUSTMENTS AS PER BENTON COUNTY COMMUNITY DEVELOPMENT FILE No. LU-23-014 AND LU-23-015. I FOUND AND HELD MONUMENTS FROM CS 11020, CS 10382, CS 2720, CS 8559, AND PP 2008-23 FOR THE BOUNDARIES. I HELD RECORD DATA FROM CS 10738 AND PP 2008-23 FOR THE REMAINING BOUNDARY OF PROPERTY 1. I HELD (G) FOR THE EAST LINE OF PROPERTY 3 BUT DID NOT HOLD IT FOR THE RIGHT-OF-WAY OF STOVALL LANE, AS DID CS 8559 AND CS 10382.

USING IN HOUSE RECORDS, I VERIFIED MONUMENTS ON THE NORTHERLY EAST LINE OF RESULTANT PROPERTY 2; THESE MONUMENTS WERE INTENDED TO BE REFERENCES TO THE TRUE CORNERS, ALTHOUGH THIS WAS NOT REFLECTED ON OUR PREVIOUS SURVEY, CS 11020; THE TRUE CORNERS FALL IN THE CONCRETE FOOTINGS OF THE ADJACENT FENCE POSTS.

THE SOUTHEAST CORNER OF RESULTANT PROPERTY 2 WAS CALCULATED BY HOLDING THE NORTHWEST CORNER OF RESULTANT PROPERTY 3 AND PARALLEL TO THE WEST LINE OF RESULTANT PROPERTY 2 AND INTERSECTING THE NORTH RIGHT-OF-WAY OF STOVALL LANE.

NOTES

ORIGINAL PROPERTY 1: "RESULTANT PROPERTY 1" OF BENTON COUNTY DEED INST. No. 2020-602970.
ORIGINAL PROPERTY 2: "PARCEL 1" OF BENTON COUNTY DEED INST. No. 2022-633154.
ORIGINAL PROPERTY 3: "PARCEL 2" OF BENTON COUNTY DEED INST. No. 2022-633154.

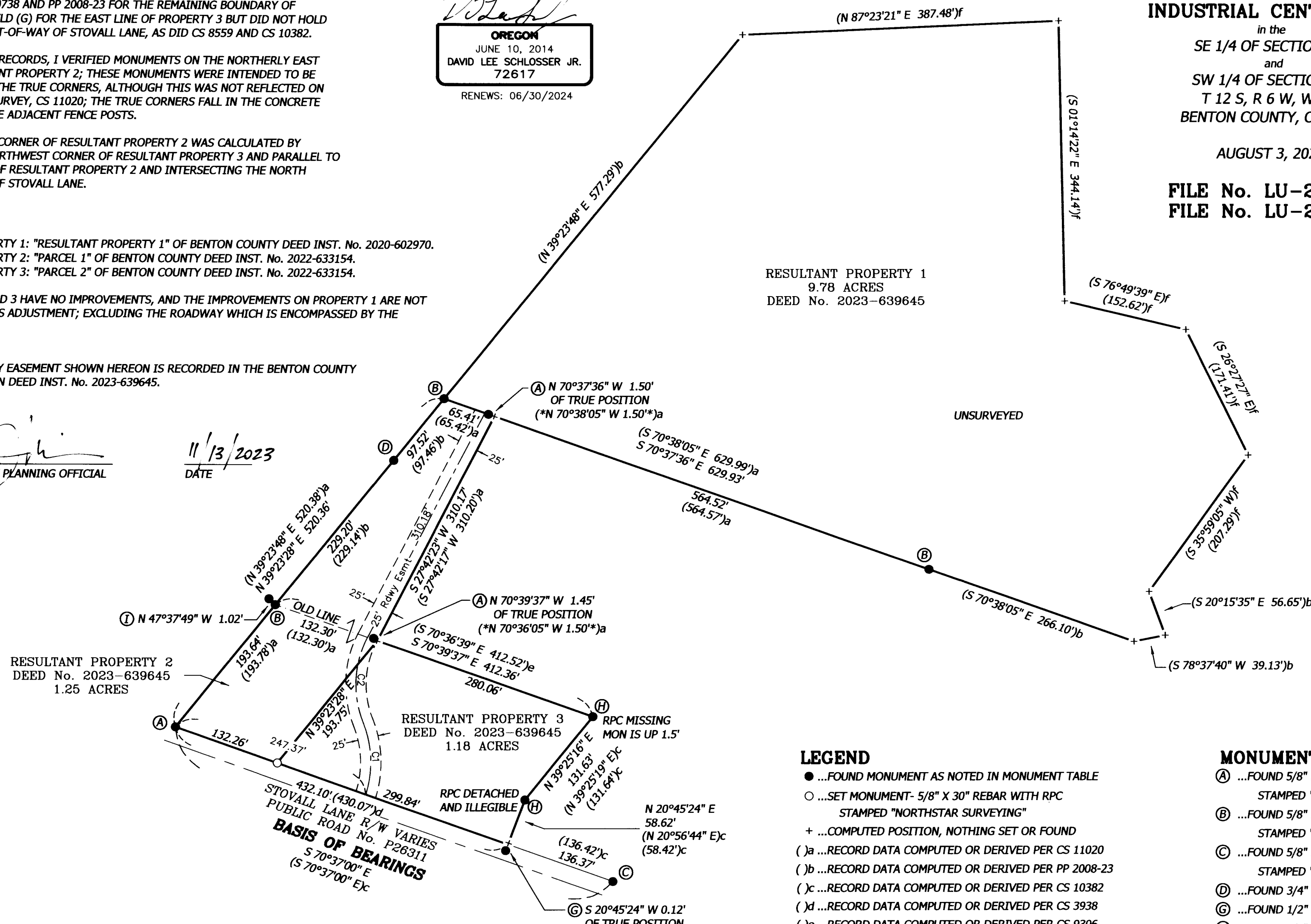
PROPERTIES 2 AND 3 HAVE NO IMPROVEMENTS, AND THE IMPROVEMENTS ON PROPERTY 1 ARE NOT EFFECTED BY THIS ADJUSTMENT; EXCLUDING THE ROADWAY WHICH IS ENCOMPASSED BY THE EASEMENT.

THE 25' ROADWAY EASEMENT SHOWN HEREON IS RECORDED IN THE BENTON COUNTY DEED RECORDS IN DEED INST. No. 2023-639645.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
David Lee Schlosser Jr.
OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617
RENEWS: 06/30/2024

Dan
BENTON COUNTY PLANNING OFFICIAL

11/13/2023
DATE



LEGEND

- ...FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ...SET MONUMENT- 5/8" X 30" REBAR WITH RPC STAMPED "NORTHSTAR SURVEYING"
- + ...COMPUTED POSITION, NOTHING SET OR FOUND
- ()a ...RECORD DATA COMPUTED OR DERIVED PER CS 11020
- ()b ...RECORD DATA COMPUTED OR DERIVED PER PP 2008-23
- ()c ...RECORD DATA COMPUTED OR DERIVED PER CS 10382
- ()d ...RECORD DATA COMPUTED OR DERIVED PER CS 3938
- ()e ...RECORD DATA COMPUTED OR DERIVED PER CS 9306
- ()f ...RECORD DATA COMPUTED OR DERIVED PER CS 9306
- ** ...IN HOUSE RECORDS
- Rdwy Esmt ...ROADWAY EASEMENT
- RPC ...RED PLASTIC CAP

MONUMENT TABLE

- (A) ...FOUND 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "NORTHSTAR SURVEYING" PER CS 11020
- (B) ...FOUND 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "NORTHSTAR SURVEYING" PER PP 2008-23
- (C) ...FOUND 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "NORTHSTAR SURVEYING" PER CS 10382
- (D) ...FOUND 3/4" REBAR PER CS 3938
- (G) ...FOUND 1/2" REBAR PER CS 2720
- (H) ...FOUND 5/8" REBAR, CAP AS NOTED PER CS 8559
- (I) ...FOUND 5/8" REBAR PER CS 5257

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	131.00'	89.73'	87.98'	N 2°00'24" W	39°14'41"
C2	125.00'	107.63'	104.34'	N 3°02'19" E	49°20'07"

