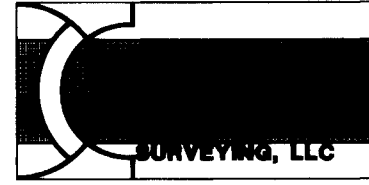


PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN THE JOHN ROBINSON DLC No. 44, IN THE NE 1/4 OF SECTION 23 AND THE NORTH HALF AND SOUTH HALF OF SECTION 14 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: HARMAN INVESTMENT LLC, AND
4265 HIGHLAND DRIVE LLC.

DATE: JUNE 13, 2024



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341
EXPIRES 6/30/26

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

Benton County
Surveyor's Office

C.S. FILE NO. 11194
FILING DATE 9/11/24
FILE SIZE 18x24

NE CORNER OF JOHN ROBINSON DLC No. 44

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT IS TO MEET THE REQUIREMENTS OF BENTON COUNTY COMMUNITY DEVELOPMENT FILE No. LU-24-012.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE LINE BETWEEN PROPERTY 1 AND PROPERTY 2 TO BE ADJUSTED.

BOUNDARY DETERMINATION

ALL OF THE PERIMETER MONUMENTS OF PROPERTY 2 WERE HELD AS SHOWN, WITH THE EXCEPTION OF THE MONUMENT BEING CALLED OFF SOUTH 89°33'51" EAST 0.24' FROM THE CORNER LOCATED ON HIGHLAND DRIVE. THIS CORNER WAS CALCULATED BY HOLDING THE RIGHT OF WAY LINE OF HIGHLAND THAT WAS DETERMINED BY HOLDING THE RIGHT OF WAY MONUMENTS AS SHOWN. THE CORNER THAT WAS CALCULATED TO THE SOUTH OF THIS POINT WAS DETERMINED BY HOLDING THE INTERSECTION POINT OF THE EAST RIGHT OF WAY LINE OF HIGHLAND AND A LINE PARALLEL TO THE MOST SOUTHERLY PROPERTY LINE FROM THE FOUND MONUMENT AT THE ANGLE POINT TO THE EAST. THE CALCULATED CORNER THAT IS LOCATED JUST SOUTH OF THE NEW ADJUSTED NORTHWEST CORNER OF PROPERTY 2 WAS CALCULATED BY HOLDING THE RECORD BEARING FROM THE FOUND MONUMENT TO THE EAST. THE RESULTING DISTANCE FROM THE FOUND MONUMENT AT THE OLD NORTHWEST CORNER OF PROPERTY 2 FIT WELL WITH THE RECORD. THE MONUMENTS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF PROPERTY 1 AND THE HIGHLAND RIGHT OF WAY MONUMENT AT 126+99.88 WERE HELD AND RECORD INFORMATION WAS USED TO CALCULATE THE REMAINING CORNERS OF PROPERTY 1.

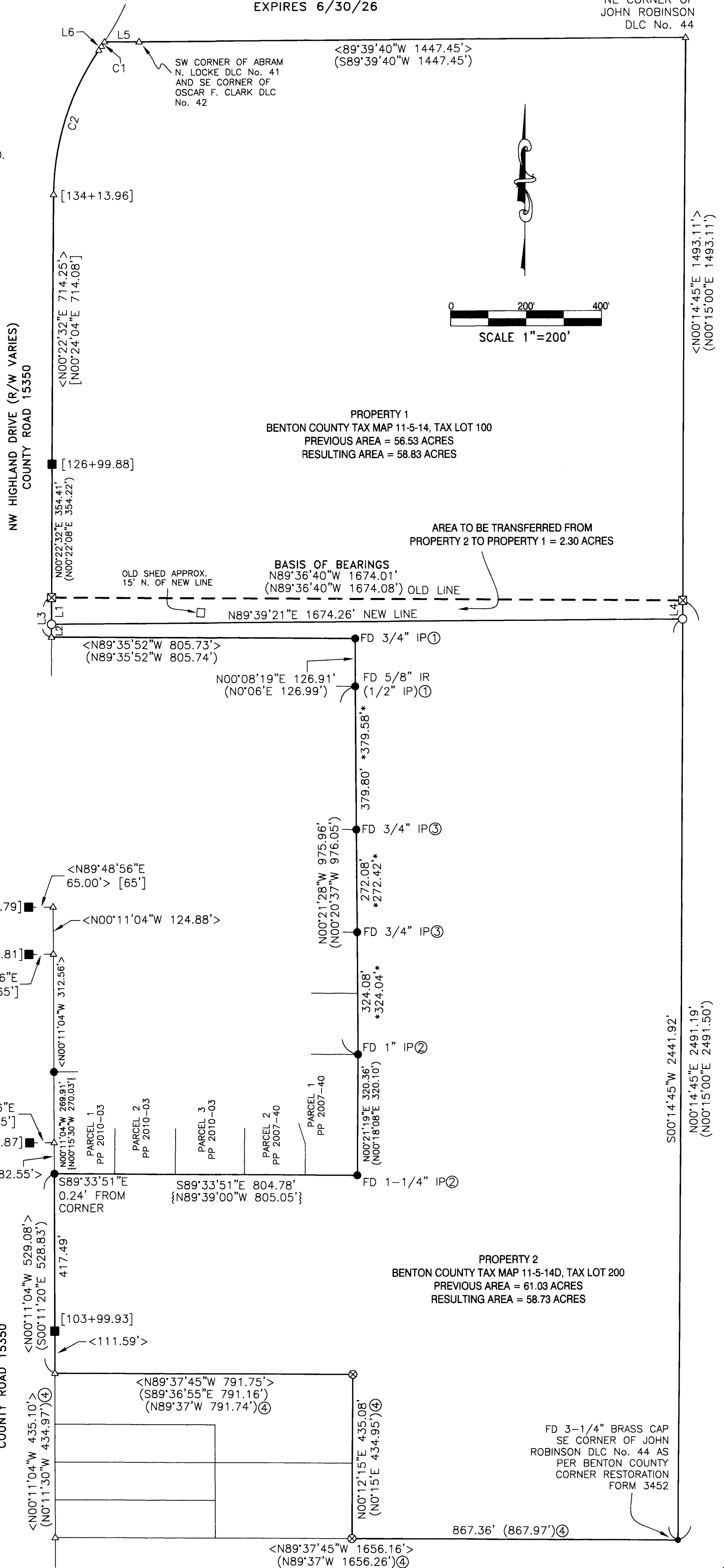
LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FD 5/8" IR W/ YPC MARKED "DARRYL HARMS PLS 1079" PER PARTITION PLAT 2007-40, UNLESS OTHERWISE NOTED
- ⊗ FD 5/8" IR W/ YPC MARKED "DARRYL W. HARMS P.L.S. 1079", PER C.S. 7975
- ⊗ FD 5/8" IR PER C.S. 3815
- FD 5/8" IR W/ YPC MARKED "HARMS L.S. 1079, RIGHT OF WAY", PER C.S. 7817
- △ CALCULATION POSITION
- FD FOUND
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- < > CALCULATED INFORMATION
- # # RECORD INFORMATION PER C.S. 10555
- { } RECORD INFORMATION PER PARTITION PLAT 2007-40
- * * RECORD INFORMATION PER 2985
- [] RECORD INFORMATION PER C.S. 7817
- () RECORD INFORMATION PER C.S. 7975, UNLESS OTHERWISE NOTED

- ① GALLOWAY HARDCOPY 11500012
- ② C.S. 1807
- ③ C.S. 2985
- ④ C.S. 3815

L#	Bearing	Length
L1	N 00°22'32" E	70.69'
<L2	N 00°22'32" E	34.21'
<L3	N 00°22'32" E	104.90'
(L3)	N 00°22'08" E	104.98'
L4	N 00°14'45" E	49.27'
<L5	N 89°55'50" W	91.54'
#L5	S 89°53'30" E	91.54'
<L6	S 34°24'34" W	12.09'
[L6	N 34°24'34" E	12.11'

C#	Radius	Delta	Length	Bearing	Chord
<C1	746.20'	01°06'15"	14.38'	S 33°49'03" W	14.38'
#C1	746.20'	01°06'15"	14.34'	N 33°51'23" E	14.38'
<C2	686.20'	33°58'30"	406.90'	S 17°21'02" W	400.97'
[C2	686.20'	34°00'41"	407.34'	N 17°24'06" E	401.38'



APPROVALS:

APPROVED _____
BENTON COUNTY PLANNING OFFICIAL

09/10/24
DATE