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**SURVEY FOR  
JIMMY C. RUSSELL**  
ALPINE ORCHARD TRACTS  
IN THE LEE MCCAIN DLC NO. 51 &  
THE CHATMAN HAWLEY DLC NO. 49  
IN THE SE 1/4, SEC. 23, T14S, R6W, W.M.  
BENTON COUNTY, OREGON  
MARCH, 1980 1" = 200'

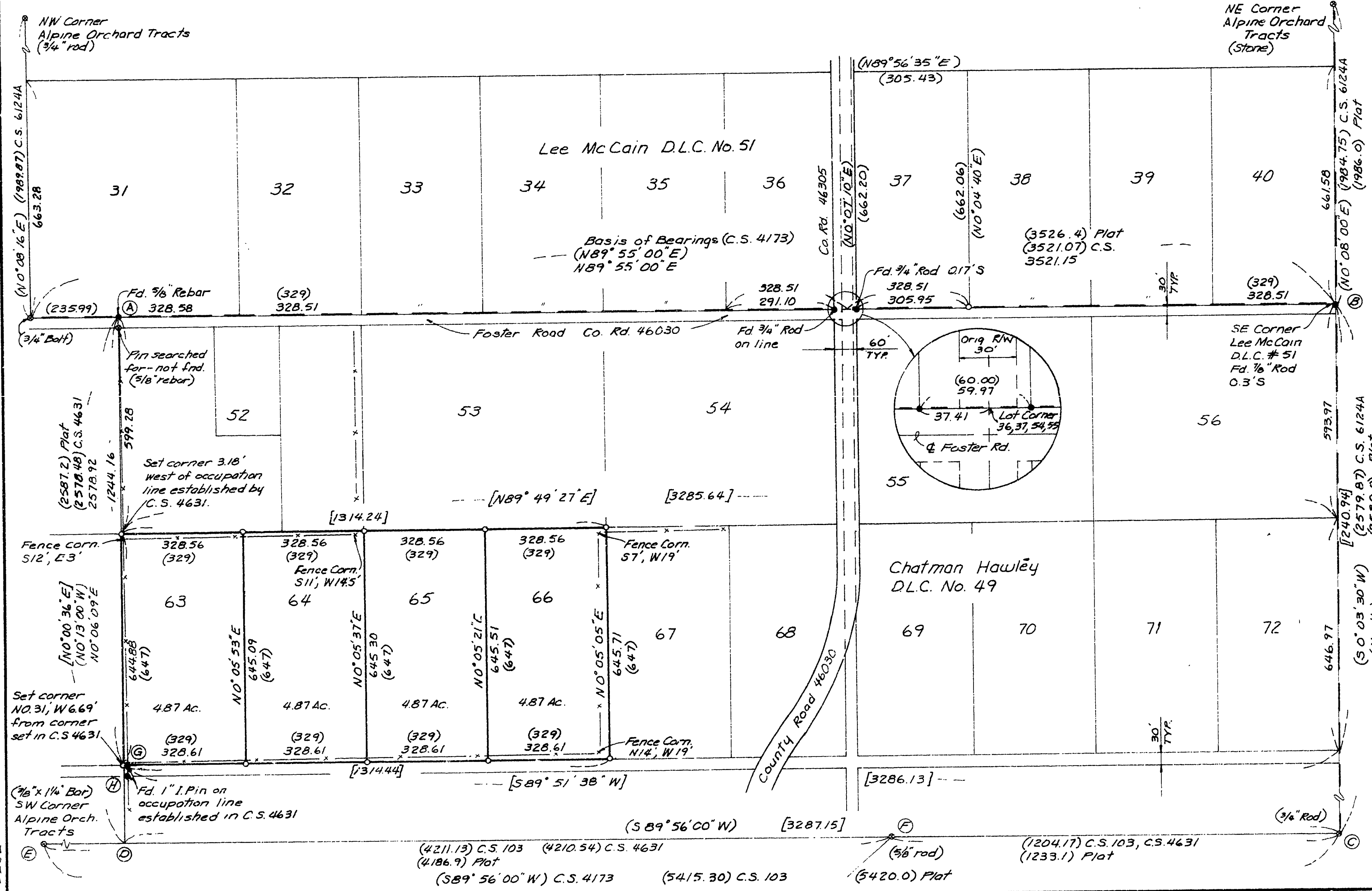
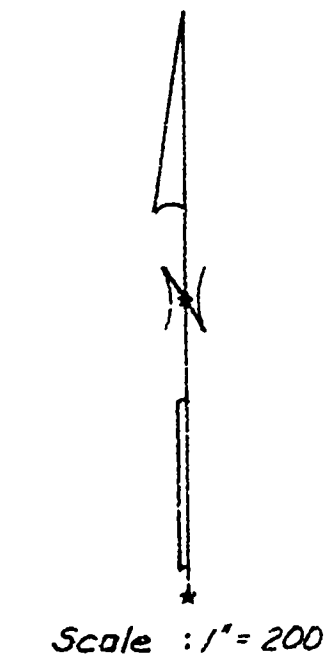
NARRATIVE  
See attached sheet

BEARINGS  
The line between D.L.C. No's 51 and 49 as  
being N89°55'00"E, as per C.S. 4173.

Benton County  
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See Narrative



LEGEND

- Found monument
- Monument of record
- Set 3/8" x 30" rebar
- D.L.C. line
- Boundary lines of parcels surveyed
- Fence lines
- ( ) Record data
- [ ] Computed from record data
- Point referred to in narrative

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Theodore J. Langton*  
OREGON  
THEODORE JAMES LANGTON  
1823

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## Narrative

The attached map was developed using the original plat of "Alpine Orchard Tracts", in conjunction with county surveys 103, 4173, 4631, 6696, and .

The bearings were based upon the line between the Lee McCain D.L.C. No. 51 and the Chatman Hawley D.L.C. No. 49; said line also being the north right of way line of county road No. 46030 (Foster Road). The bearing of this line was held as  $N89^{\circ}55'00''$  E as shown in C.S. No's 4173, 4631, and 6124A.

The east line, between points B and C, was determined using the bearing from C.S. 4173 and the distance from C.S. 6124A. The lot lines were proportioned using the original plat information.

The south and west lines of our survey were based on the following:

The distance between points F and C was measured around 1920 by W.C. Galloway in C.S. 103 and in 1963 by Verle Moore in C.S. 4173. Both of these surveyors found the distance to be 29 feet shorter than the original plat information.

The distance between points E and F was measured by Galloway in C.S. 103 and then in 1968 by Verle Moore on C.S. 4631. These surveyors found this distance to be 24 feet longer than the original plat information.

Therefore both Galloway and Moore have surveyed between points E and C and found the distance to be 5 feet shorter than record.

In Mr. Moore's C.S. 4631, the lots of the original subdivision were proportioned using the measured distance between points E and F. In my conversation with Mr. Moore he indicated that he had held point F because it was a monument shown on the original plat, as was point E. He felt, consequently, that the proportion should be between original monuments.

I feel that the proportion should be between points E and C because:

1. Point F is not a block corner of the subdivision but is only a point on the south line marking the intersection of the road from the south.

2. Point C, although not having been shown on the original plat, was shown on Galloway's C.S. 103. In 1963 Verle Moore reset a monument at point C, which agreed with the position Galloway had called.

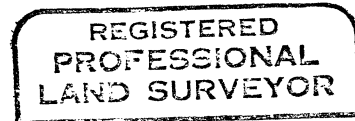
3. The lengths of the south lines of each lot will more closely agree with the original plat dimensions than they will if point F is held.

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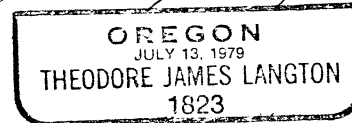
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Therefore using the record and calculated positions of points A, B, C, and D, the lot corners of lots 63 thru 66 were proportioned using the original plat data.

The southeast corner of lot 37 was set on the D.L.C. line between claim No.'s 51 and 49, based on a proportion of the distance between points A and B using the original plat.



*Theodore J. Langton*



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