

DRAWING NUMBER
7247

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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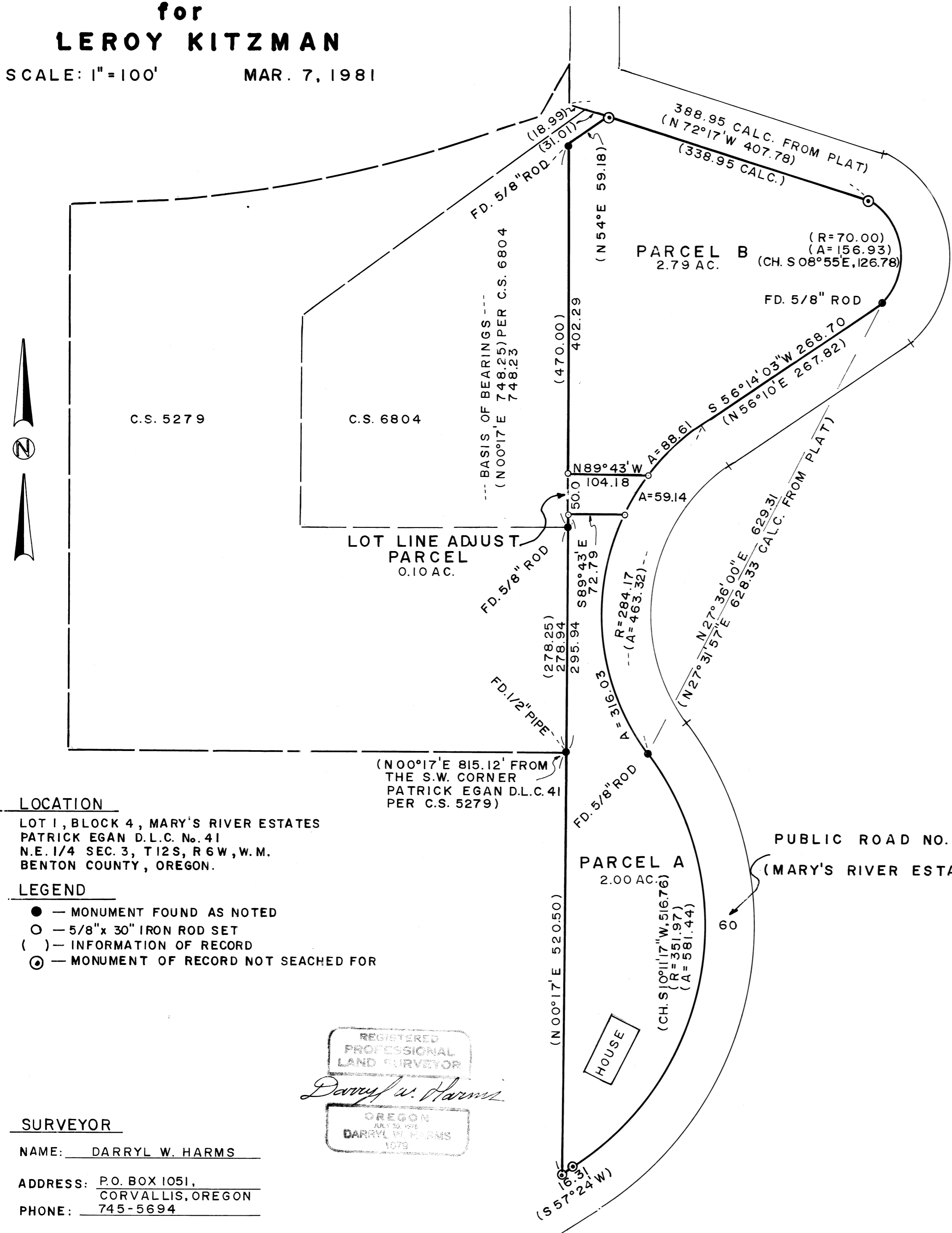
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MINOR LAND PARTITION for LEROY KITZMAN

SCALE: 1"=100' MAR. 7, 1981



PARENT PARCEL: TAX LOT 12-6-2B 1100
 LOT 1, BLOCK 4, MARY'S RIVER ESTATES
 BENTON COUNTY, OREGON.
 EXCEPT-THE EXTREME NORTH CORNER
 AS DESCRIBED IN M-99672, BENTON
 COUNTY DEED RECORDS

PARCEL "A"
 BEGINNING AT A 1/2" IRON PIPE ON THE WEST LINE OF AND NORTH 00°17' EAST 815.12 FEET FROM THE SOUTHWEST CORNER OF THE PATRICK EGAN DONATION LAND CLAIM No. 41, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°17' EAST, ALONG SAID CLAIM LINE, 295.94 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°43' EAST 72.79 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF PUBLIC ROAD No. 7055 (MARY'S RIVER ROAD); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES; ALONG THE ARC OF A 284.17 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 05°25'02" EAST 299.99 FEET) 316.03 FEET; ALONG THE ARC OF A 351.97 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 10°11'17" WEST 516.76 FEET) 580.31 FEET (581.44 FEET PER MARY'S RIVER ESTATES PLAT) AND SOUTH 57°24' WEST 16.31 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 4, MARY'S RIVER ESTATES IN BENTON COUNTY, OREGON, ALSO BEING ON THE WEST LINE OF SAID D.L.C. No. 41; THENCE NORTH 00°17' EAST 520.50 FEET TO THE POINT OF BEGINNING.

PARCEL "B"
 BEGINNING AT A 5/8" IRON ROD ON THE WEST LINE OF AND NORTH 00°17' EAST 1161.06 FEET FROM THE SOUTHWEST CORNER OF THE PATRICK EGAN DONATION LAND CLAIM No. 41, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°17' EAST ALONG SAID CLAIM LINE 402.29 FEET TO A 5/8" IRON ROD; THENCE NORTH 54°00' EAST 59.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PUBLIC ROAD No. 7055 (MARY'S RIVER ROAD) THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 72°17' EAST 338.95 FEET; ALONG THE ARC OF A 70.00 FT. CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 08°55' EAST 126.78 FEET) 156.93 FEET; SOUTH 56°14'03" WEST 268.70 FEET (SOUTH 56°10' WEST 267.82 FEET PER MARY'S RIVER ESTATES PLAT) AND ALONG THE ARC OF A 284.17 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 47°18'02" WEST 88.25 FEET) 88.61 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°43' WEST 104.18 FEET TO THE POINT OF BEGINNING.

LOT LINE ADJUSTMENT PARCEL
 BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF AND NORTH 00°17' EAST 1111.06 FEET FROM THE SOUTHWEST CORNER OF THE PATRICK EGAN DONATION LAND CLAIM No. 41, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°17' EAST ALONG SAID CLAIM LINE 50.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°43' EAST 104.18 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF PUBLIC ROAD No. 7055 (MARY'S RIVER ROAD); THENCE ALONG THE ARC OF A 284.17 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 32°24'18" WEST 59.04 FEET) 59.14 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°43' WEST 72.79 FEET TO THE POINT OF BEGINNING.

NARRATIVE
 BEARINGS ARE BASED ON THE WEST LINE OF THE PATRICK EGAN D.L.C. No. 41 AS DEFINED BY THE LINE BETWEEN THE FOUND 1/2" PIPE AT THE SOUTHEAST CORNER OF C.S. 5279 AND THE FOUND 5/8" IRON ROD SET IN C.S. 6804 (N 00°17' E 748.25 FEET) OF SAID 1/2" PIPE.
 A TYPICAL RANDOM TRAVERSE WAS RUN FROM WHICH MONUMENT FOUND AS NOTED WERE TIED AND 5/8" x 30" IRON RODS SET AS INDICATED.

LOCATION
 LOT 1, BLOCK 4, MARY'S RIVER ESTATES
 PATRICK EGAN D.L.C. No. 41
 N.E. 1/4 SEC. 3, T12S, R6W, W.M.
 BENTON COUNTY, OREGON.

LEGEND
 ● — MONUMENT FOUND AS NOTED
 ○ — 5/8" x 30" IRON ROD SET
 () — INFORMATION OF RECORD
 ⊙ — MONUMENT OF RECORD NOT SEARCHED FOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Darryl W. Harms
 OREGON
 JULY 29, 1978
 DARRYL W. HARMS
 1978

SURVEYOR
 NAME: DARRYL W. HARMS
 ADDRESS: P.O. BOX 1051,
 CORVALLIS, OREGON
 PHONE: 745-5694

MINOR LAND PARTITION APPROVED
Laurel Rutschman 5/21/81
 PLANNING OFFICIAL DATE

Benton County
 Surveyor's Office
 C.S. FILE NO. 7247
 FILING DATE: 4-14-1981
 SHEET SIZE: 18" x 24" 10

4-14-81
7247