

LEGEND

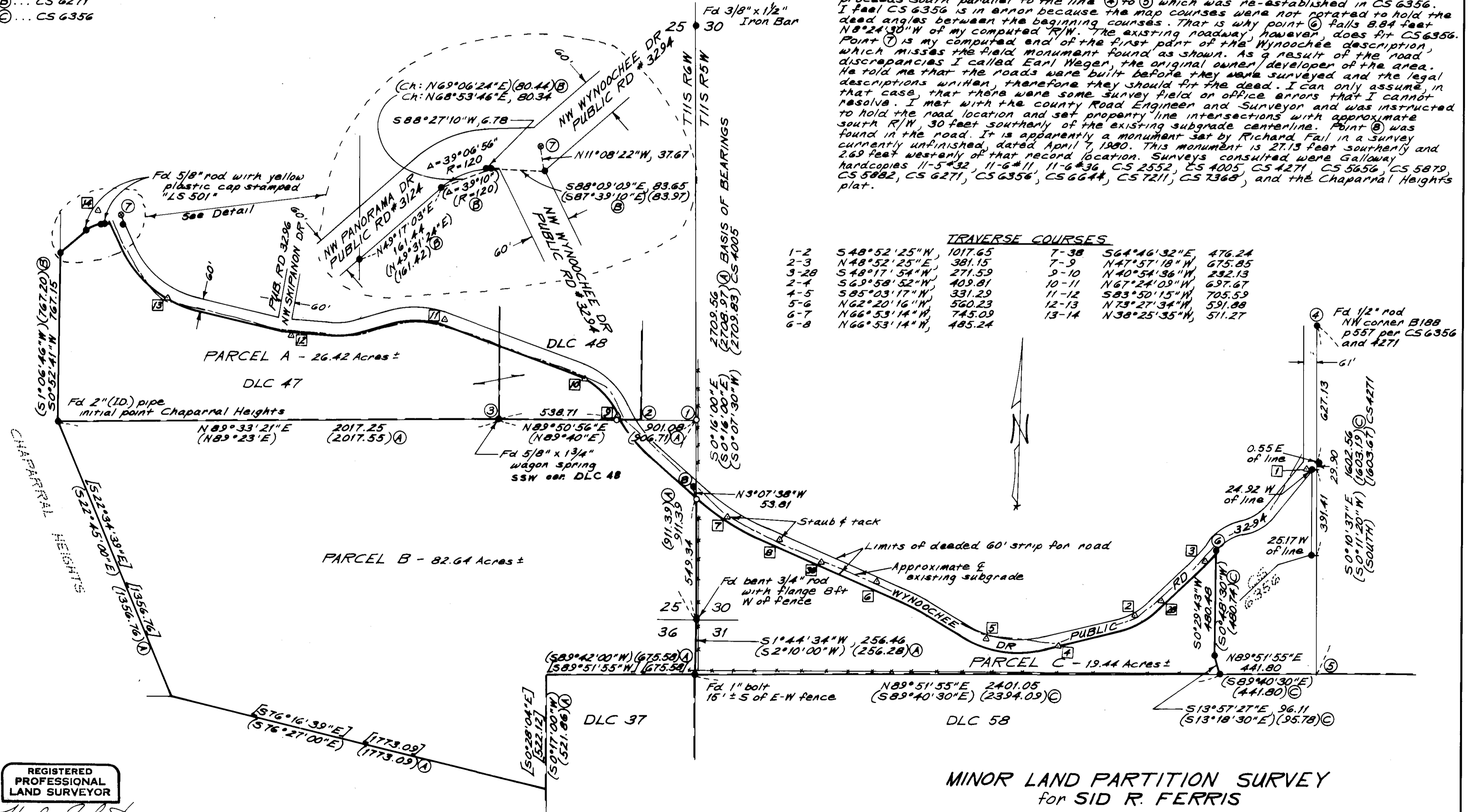
- Found 5/8" rod unless otherwise noted
- Set 5/8" x 30" rebar with yellow plastic cap stamped "Northstar PLS 1823"
- Computed position for terminus of the first part of Wynoochee Dr.
- △ Traverse control point - 2x2 hub with tack unless otherwise noted
- Traverse control point number
- () Data of, or calculated from the record shown
- [] Data arrived at by holding record interior angles and distances from Galloway 11-6 #11 or by forcing closure
- ④ Galloway 11-6 #11
- ⑤ CS 6271
- ⑥ CS 6356

NARRATIVE

This survey re-establishes the planning zone boundaries that follow the section and DLC lines as shown. The survey is based on Galloway hardcopy survey 11-6 #11. My ties to his work fit very well. Point ① was re-established on the section line per Galloway. The record stone at ② was not found but the computed position fit with a rotted fir stump that probably was Galloway's BT. I therefore held a straight line between ① and ③. The south line of Parcel C followed Galloway and held the southwest corner of CS 6356. The northerly boundary of Parcels A and C is the southerly right-of-way line of NW Wynoochee Dr. I found that the legal description of Wynoochee (as shown in instrument # M-36451, Benton County Deed Records) does not fit the actual existing dirt subgrade as shown on map. The deed location begins at point ④, then moves westerly 61 feet along the centerline of the SW 1/4, Sec 30; and then proceeds south parallel to the line ④ to ⑤ which was re-established in CS 6356. I feel CS 6356 is in error because the map courses were not rotated to hold the dead angles between the beginning courses. That is why point ⑥ falls 8.84 feet N8°24'30"W of my computed R/W. The existing roadway, however, does fit CS 6356. Point ⑦ is my computed end of the first part of the Wynoochee description, which misses the field monument found as shown. As a result of the road discrepancies I called Earl Weger, the original owner/developer of the area. He told me that the roads were built before they were surveyed and the legal descriptions written, therefore they should fit the deed. I can only assume, in that case, that there were some survey field or office errors that I cannot resolve. I met with the county Road Engineer and Surveyor and was instructed to hold the road location and set property line intersections with approximate south R/W 30 feet southerly of the existing subgrade centerline. Point ⑧ was found in the road. It is apparently a monument set by Richard Fall in a survey currently unfinished, dated April 7, 1980. This monument is 27.13 feet southerly and 2.69 feet westerly of that record location. Surveys consulted were Galloway hardcopies 11-5 #32, 11-6 #11, 11-6 #36, CS 2552, CS 4005, CS 4271, CS 5656, CS 5879, CS 5882, CS 6271, CS 6356, CS 6644, CS 7211, CS 7368, and the Chaparral Heights plat.

Benton County
Surveyor's Office

C. S. FILE NO. 7502
FILING DATE 3-7-83
FILE SIZE 18" x 24"
F.A.B.



TRAVERSE COURSES

1-2	S48°52'25"W, 1017.65	7-8	S64°46'32"E, 476.24
2-3	N48°52'25"E, 381.15	7-9	N47°57'18"W, 675.85
3-28	S48°17'54"W, 271.59	9-10	N40°54'36"W, 232.13
2-4	S69°58'52"W, 409.81	10-11	N67°24'09"W, 697.67
4-5	S85°03'17"W, 331.29	11-12	S83°50'15"W, 705.59
5-6	N62°20'16"W, 560.23	12-13	N73°27'34"W, 591.88
6-7	N66°53'14"W, 745.09	13-14	N38°25'35"W, 511.27
6-8	N66°53'14"W, 485.24		

REGISTERED PROFESSIONAL LAND SURVEYOR
Theodore J. Langton
 OREGON
 JULY 13, 1979
 THEODORE JAMES LANGTON
 1823

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MINOR LAND PARTITION APPROVED
Carolee Plummer 3/23/83
 for Planning Official Date

MINOR LAND PARTITION SURVEY
for SID R. FERRIS

in W.B. CARTER DLC NO. 47 and
 B.P. CALDWELL DLC NO. 48
 in SW 1/4 SEC. 30 and NW 1/4 SEC. 31, T11S, R5W, W.M. and
 SE 1/4 SEC. 25 and NE 1/4 SEC. 36, T11S, R6W, W.M.
 BENTON COUNTY, OREGON

MARCH 2, 1983 SCALE: 1"=300'