DRAWING NUMBER
7537
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE •

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MINOR LAND PARTITION SURVEY
for ROBERT and JUDITH BAKER

in SW 1/4 SEC 5 and SE 1/4 SEC 6
T13S, R5W, W.M.
BENTON COUNTY, OREGON
JULY 15, 1983 SCALE: 1" = 100'

LEGEND
- ● Found monument (5/8" rebar unless otherwise noted)
- ○ Set 5/8" x 30" rebar with yellow plastic cap stamped "Northstar PLS 1823"
- ⊕ Monument of record – not searched for
- ( )... Data of, or calculated from the record shown
- (D)... Deed: Instrument No. M-36509, Benton County Deed Records
- (1)... CS 6637
- —x— .. Approximate location of fence line
- ——— .. DLC line

Benton County
Surveyor's Office
C. S. FILE NO. 7537
FILING DATE 7-20-83
FILE SIZE 15" x 18" ±
Descr. P. M=D.

REGISTERED PROFESSIONAL LAND SURVEYOR
Theodore J Langston
OREGON
JULY 13, 1979
THEODORE JAMES LANGSTON
1823

Northstar Surveying Inc.
402 NW 5th St
Corvallis, Oregon, 97330
Ph: 757-9050

BASIS OF BEARINGS – CS 6044
(S 89°34'20"E) (2369.71)
S 89°34'20"E 2369.37
920.49 (920.73) CS 6199

Original most E'ly NE corner Geo. W. Herbert DLC #40. Found & held 1/2" (I.D.) pipe. Found stone 0.5' E.

1448.88

513.30

910.73 (D)

397.43

SW corner Jesse Ownby DLC No. 57
Found stone marked "CS" with drill hole in top.

(S0°28'27"W) (147.19) (D)

5/8" rebar
0.10' N of line

30 30

(N89°34'52"W) (462.65) (D)

BELLFOUNTAIN ROAD
County Rd No. 25001

(S0°25'08"W) (360.0) (D)

PARCEL A
11.05 Ac

PARCEL B
5.00 Ac

667.19

N0°00'30"W

(NORTH) N0°00'30"W (501.57) (D)
501.42

S0°02'04"E (SOUTH) (506.23) CS 6199
506.11

MINOR LAND PARTITION APPROVED

Dave Sperry 6/8/84
Planning Official Date

5/8" rebar
N86°26'08"W
3.29' from PT
(no record)

(N65°00'W) (1)
(11.03)
N65°00'19"W
11.03

(S 89°34'20"E) (750.0) (D)

L=177.27 R=180.00 (D)

PT

(N65°00'W)
N65°00'19"W
234.09
(233.97) (1)

(S 56°00'W)
S 55°59'41"W
158.81

(425.00) (D)
425.00
266.19

S85°28'57"W
118.22
(S85°30'W)
(118.18) CS 6636

5/8" rebar
S10°20'21"E
0.17' from PT

(SOUTH) (280.0) (D)

5/8" rod
S64°13'55"W
0.30' from PC

SW NICOLE DRIVE
Public Rd No. 3342

5/8" rebar
S20°07'54"W
0.20' from PC

(D) 91.98
L= 91.98
R=170.00

30 30

(N87°0'E) (12.0) (D)
(N87°00'00"E) (10.02) (D) & (1)
} monuments found not tied

NARRATIVE

The purpose of this survey was to divide the Parent Parcel as shown. Parcel B, per the client's instructions, was to have 5.00 acres. The NE corner of the Parent Parcel was set at the deeded distance of 910.73 from the SW corner of DLC #57 per M-36509. The northerly R/W line of Nicole Dr. was established by road data from the above mentioned deed which also matches CS 6637. Holding the 2 found monuments on the northerly R/W to the east, all of the other found road monuments related well to record road data. I held the SE corner of Parcel B to be at the PT of the curve because it appears to be the intent of the deed. Those monuments shown as not being searched for were found or set by CS 6637.

C.S. 7537