

7549

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RECORD OF SURVEY / MINOR LAND PARTITION

FOR

ROBERT S. RONDEAU

LOCATED IN THE NORTH 1/2 SECTION 33 T. 10 S., R. 4 W., W.M. AND THE JACOB HALTER D.L.C. NO. 73 JULY 28, 1983

APPROVAL

MADE HONORABLE BY ME AUG 12, 1983 PLANNING OFFICIAL DATE

NARRATIVE:

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO LOCATE AND DIVIDE A PARCEL OF LAND IN CONJUNCTION WITH A MINOR LAND PARTITION, FILE NUMBER LD-83-26/X-REF MA-83-25 BENTON COUNTY PLANNING DEPARTMENT.

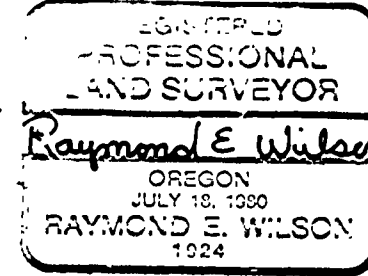
BASIS OF BEARINGS: THE BASIS OF BEARINGS WAS DETERMINED FROM THE FOUND MONUMENTS ALONG THE NORTH LINE AS SHOWN.

BOUNDARY DETERMINATION: THE NORTH AND WEST LINES WERE DETERMINED FROM THE FOUND MONUMENTS AS SHOWN.

THE SOUTH LINE WAS DETERMINED AS BEING PARALLEL WITH THE WITH THE NORTH LINE.

THE RIGHT-OF-WAY ALONG COUNTY ROAD NO. 14430 WAS DETERMINED FROM THE FOUND MONUMENTS ALONG THE EAST RIGHT-OF-WAY LINE AT STATION 131+16.95 AND STATION 144+14.73 AS SHOWN ON ROAD PLAN, ROUTE 43A, YEAR 1969, BENTON COUNTY.

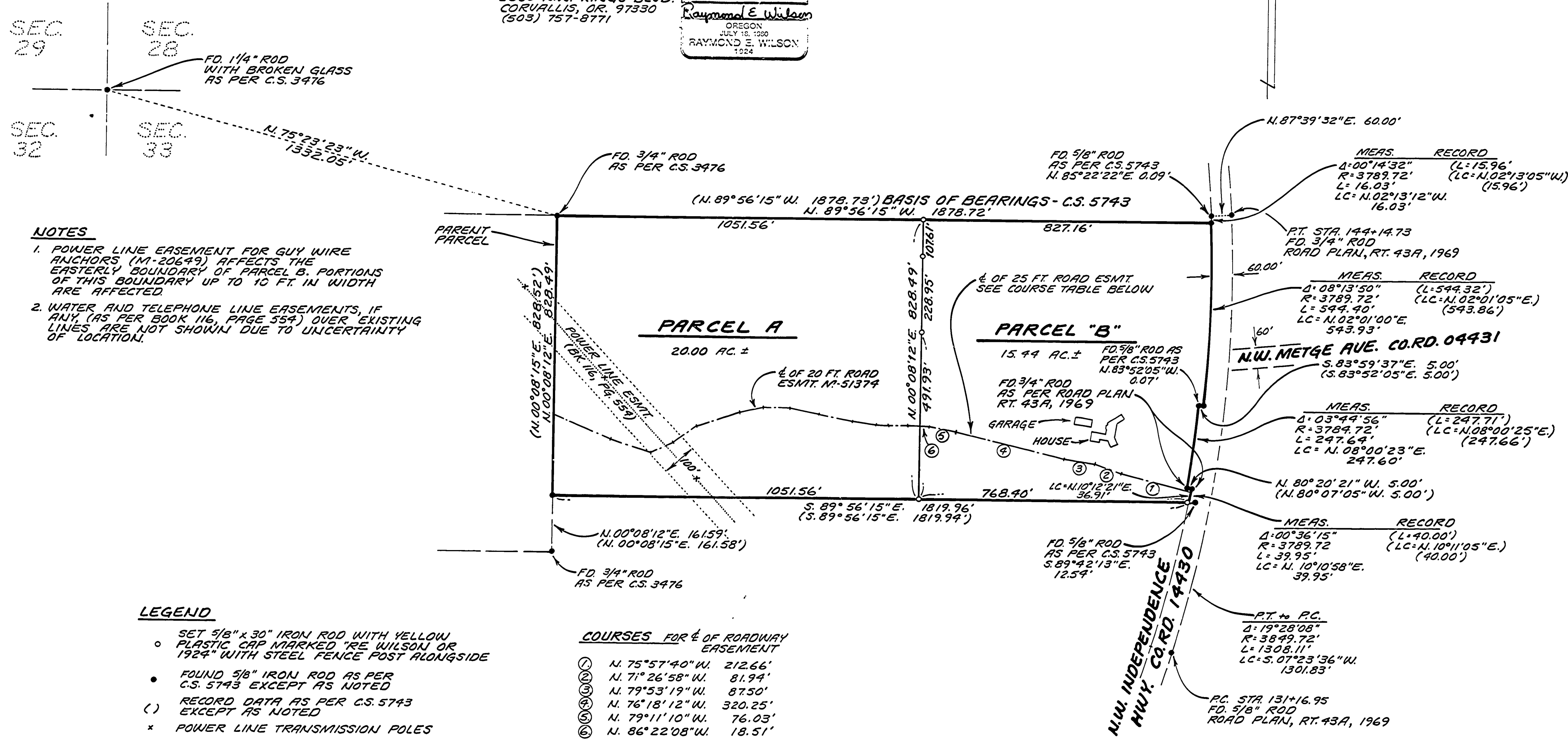
RAYMOND E. WILSON, PAUL GREEN & ASSOC., 2380 N.W. KINGS BLVD., CORVALLIS, OR. 97330 (503) 757-8771



Benton County Surveyor's Office

C.S. FILE NO. 7549, FILING DATE 8-5-83, SIZE 18" x 24" 1/2, DESCR. (PT. 7A) b.

SCALE: 1" = 200'



NOTES

- 1. POWER LINE EASEMENT FOR GUY WIRE ANCHORS (M-20649) AFFECTS THE EASTERLY BOUNDARY OF PARCEL B. PORTIONS OF THIS BOUNDARY UP TO 10 FT. IN WIDTH ARE AFFECTED.
2. WATER AND TELEPHONE LINE EASEMENTS, IF ANY, (AS PER BOOK 116, PAGE 554) OVER EXISTING LINES ARE NOT SHOWN DUE TO UNCERTAINTY OF LOCATION.

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED 'RE WILSON OR 1924' WITH STEEL FENCE POST ALONGSIDE
FOUND 5/8" IRON ROD AS PER C.S. 5743 EXCEPT AS NOTED
RECORD DATA AS PER C.S. 5743 EXCEPT AS NOTED
POWER LINE TRANSMISSION POLES

COURSES FOR E OF ROADWAY EASEMENT

- 1. N. 75°57'40" W. 212.66'
2. N. 71°26'58" W. 81.94'
3. N. 79°53'19" W. 87.50'
4. N. 76°18'12" W. 320.25'
5. N. 79°11'10" W. 76.03'
6. N. 86°22'08" W. 18.51'

PARCEL "A" - RONDEAU

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, AND IN THE JACOB HALTER DONATION LAND CLAIM NO. 73, BENTON COUNTY, OREGON WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a 3/4 inch iron rod at the northwest corner of that tract of land described by deed in M-51374, Benton County Microfilm Records which point is S75°23'23"E 1332.05 feet from the northwest corner of said Section 33; thence S89°56'15"E along the north line of said tract 1051.56 feet to a 5/8 inch rod; thence S00°08'12"W leaving said north line 828.49 feet to a 5/8 inch rod on the south line of said tract; thence N89°56'15"W 1051.56 feet to a 5/8 inch rod; thence N00°08'12"E 828.49 feet to the point of beginning. Containing 20.00 acres of land, more or less.

The Basis of Bearings of this description is CS No. 7549.

83-50
8/2/83



PARCEL "B" - RONDEAU

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, AND IN THE JACOB HALTER DONATION LAND CLAIM NO. 73, BENTON COUNTY, OREGON WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8 inch rod on the north line of that tract of land described by deed in M-51374 Benton County Microfilm Records, which point is S75°23'23"E 1332.05 feet and S89°56'15"E 1051.56 feet from the northwest corner of said Section 33; thence S89°56'15"E along said north line 827.16 feet to a 5/8 inch rod on the westerly right-of-way line of County Road No. 14430 (also known as N. W. Independence Hwy); thence along said westerly right-of-way line the following courses and distances:

along the arc of a 3789.72 foot radius curve to the right (long chord bears S02°01'00"W 543.93 feet) a distance of 544.40 feet to a 5/8 inch rod; thence N83°59'37"W 5.00 feet; thence along the arc of a 3784.72 foot radius curve to the right (long chord bears S8°00'23"W 247.60 feet) a distance of 247.64 feet to a 3/4 inch rod; thence S80°20'21"E 5.00 feet to a 3/4 inch rod; thence along the arc of a 3789.72 foot radius curve to the right (long chord bears S10°10'58"W 39.95 feet) a distance of 39.95 feet to a 5/8 inch rod on the south line of said tract;

thence N89°56'15"W leaving said westerly right-of-way line 768.40 feet to a 5/8 inch rod; thence N0°08'12"E 828.49 feet to the point of beginning. Containing 15.4352 acres of land, more or less.

The Basis of Bearings of this description is CS No. 7549.

83-50
8/2/83

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jack R. Burrell
OREGON
JULY 14, 1978
JACK R. BURRELL
1630

TWENTY-FIVE FOOT ROADWAY EASEMENT - RONDEAU

A STRIP OF LAND 25 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE NOW EXISTING ROADWAY LOCATED IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point on the westerly right-of-way line of County Road No. 14430 (Known as N. W. Independence Hwy) which point is $N10^{\circ}12'21''E$ 36.91 feet from the southeast corner of Parcel "B" as shown on County Survey No. 7549 thence along the centerline of said now existing roadway the following courses and distances:

$N75^{\circ}57'40''W$ 212.66 feet; thence $N71^{\circ}26'58''W$ 81.94 feet; thence $N79^{\circ}53'19''W$ 87.50 feet; thence $N76^{\circ}18'12''W$ 320.25 feet; thence $N79^{\circ}11'10''W$ 76.03 feet; thence $N86^{\circ}22'08''W$ 18.51 feet to the West line of said Parcel "B".

The basis of bearings of this description is CS No. 7549. The easterly terminus of this easement is the westerly right-of-way line of said County Road No. 14430. The westerly terminus of this easement is the westerly line of said Parcel "B".

83-50
8/02/83

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LAND SURVEYOR

Jack R. Burrell

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JULY 14 1978
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