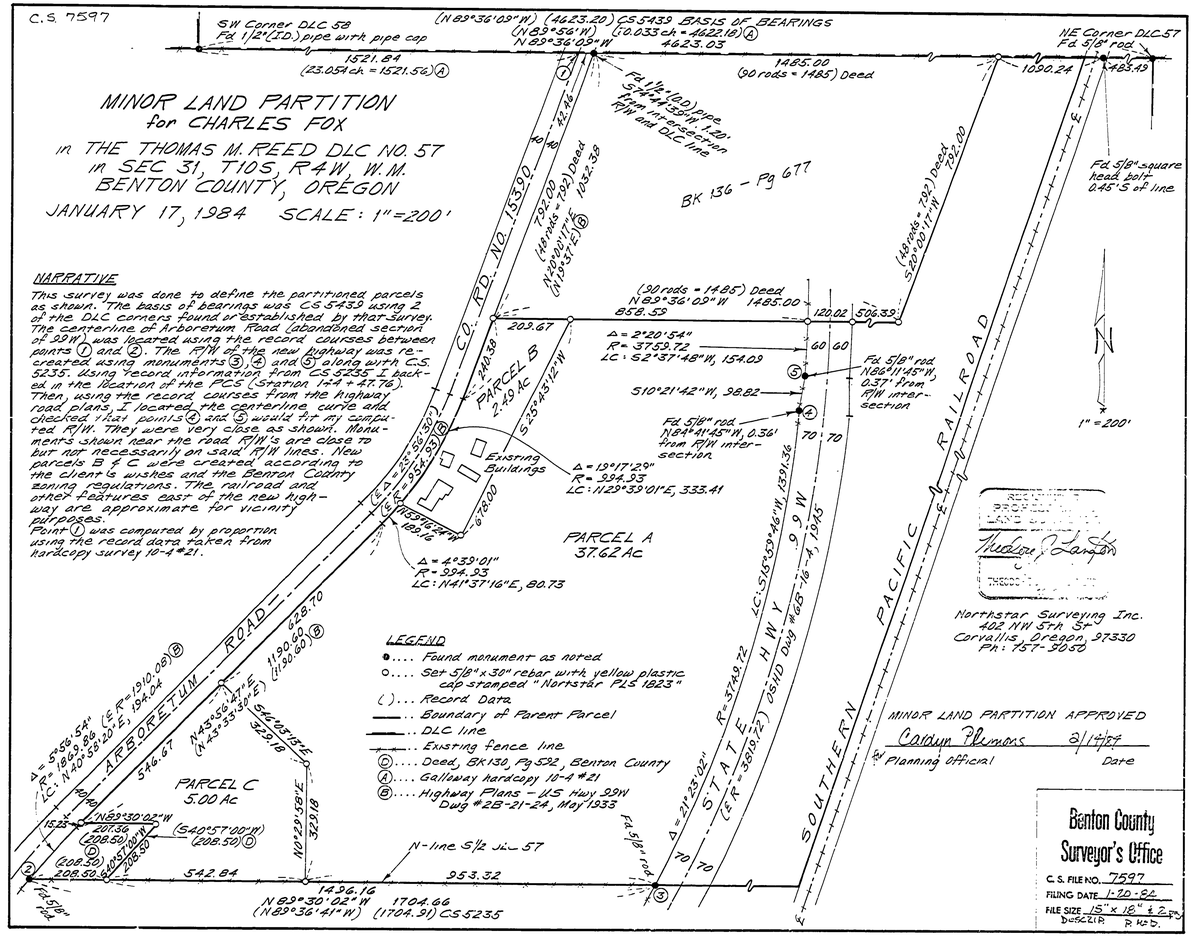
7517 7517

C.S. 7597

MINOR LAND PARTITION
for CHARLES FOX
in THE THOMAS M. REED DLC NO. 57
in SEC 31, T10S, R4W, W.M.
BENTON COUNTY, OREGON

JANUARY 17, 1984 SCALE: 1"=200'



NARRATIVE

This survey was done to define the partitioned parcels as shown. The basis of bearings was CS 5439 using 2 of the DLC corners found or established by that survey. The centerline of Arboretum Road (abandoned section of 99W) was located using the record courses between points (1) and (2). The R/W of the new highway was re-created using monuments (3), (4) and (5) along with C.S. 5235. Using record information from CS 5235 I backed in the location of the PCS (Station 144 + 47.76). Then, using the record courses from the highway road plans, I located the centerline curve and checked that points (4) and (5) would fit my computed R/W. They were very close as shown. Monuments shown near the road R/W's are close to but not necessarily on said R/W lines. New parcels B & C were created according to the client's wishes and the Benton County zoning regulations. The railroad and other features east of the new highway are approximate for vicinity purposes.

Point (1) was computed by proportion using the record data taken from hardcopy survey 10-4 #21.

LEGEND

- ●.... Found monument as noted
- ○.... Set 5/8" x 30" rebar with yellow plastic cap stamped "Nortstar PLS 1823"
- ( ).... Record Data
- ——.. Boundary of Parent Parcel
- ——.. DLC line
- —+—.. Existing fence line
- (D).... Deed, BK130, Pg 592, Benton County
- (A).... Galloway hardcopy 10-4 #21
- (B).... Highway Plans - US Hwy 99W Dwg #2B-21-24, May 1933

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

MINOR LAND PARTITION APPROVED
Carolyn Plemons 2/14/84
Planning Official Date

Benton County Surveyor's Office
C.S. FILE NO. 7597
FILING DATE 1-20-84
FILE SIZE 15" x 18" & 2 pgs
DESCRIP. R. MED.