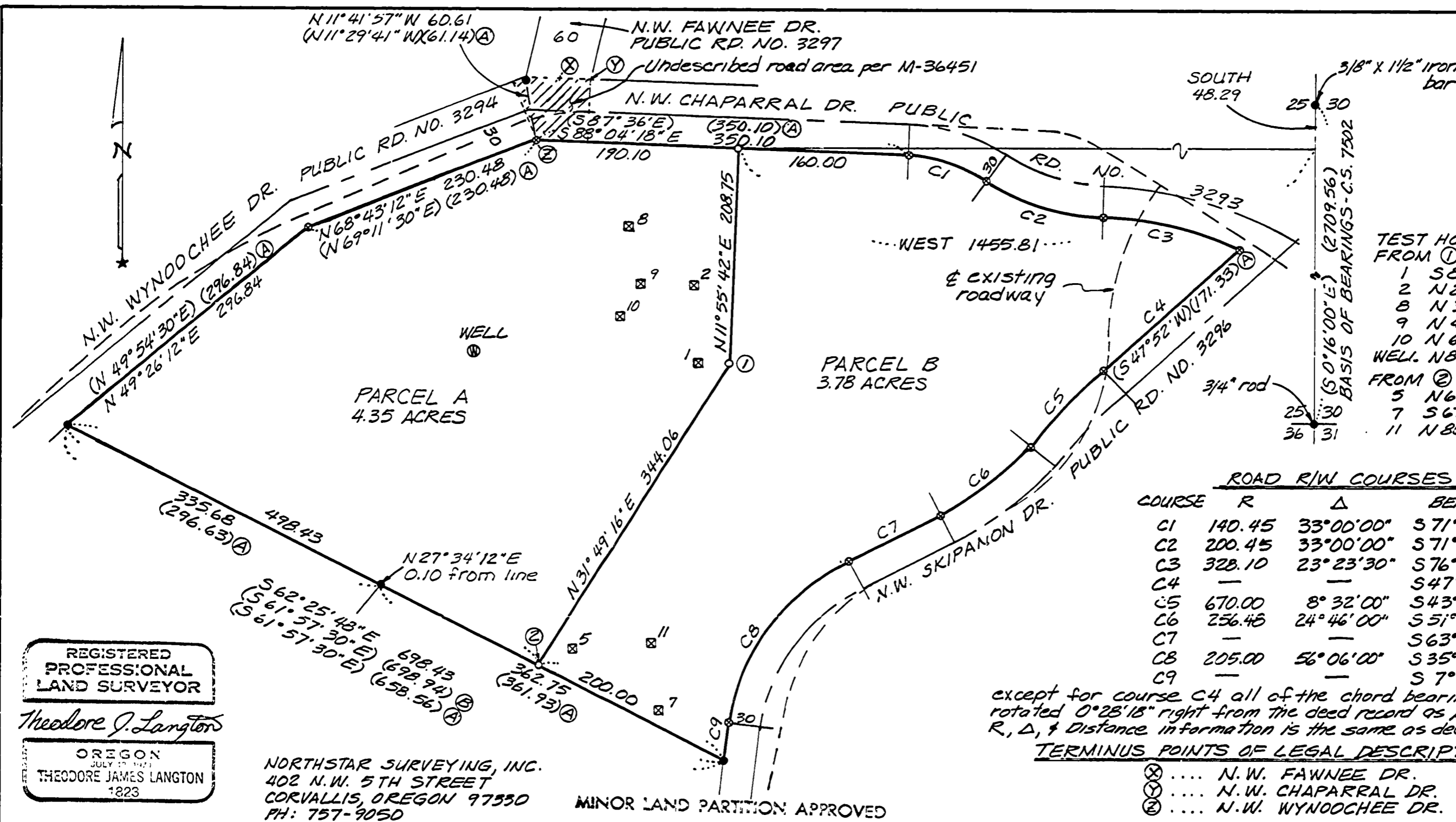


7625

7625

Benton County
Surveyor's Office

C.S. FILE NO. 7625
FILING DATE 4-26-84
FILE SIZE 15" x 18" &
DESCR. P.M.C.D.



TEST HOLE LOCATIONS:
 FROM ① TO HOLE #:
 1 S89°45'W 35.0
 2 N24°09'W 81.0
 8 N36°29'W 164.0
 9 N48°04'W 112.5
 10 N67°50'W 115.0
 WELL: N87°37'W 241.0
 FROM ② TO HOLE #:
 5 N63°26'E 34.5
 7 S67°34'E 121.0
 11 N80°07'E 109.5

ROAD R/W COURSES				
COURSE	R	Δ	BEARING	DIST.
C1	140.45	33°00'00"	S71°34'18"E	79.78
C2	200.45	33°00'00"	S71°34'18"E	113.86
C3	328.10	23°23'30"	S76°22'33"E	153.02
C4	—	—	S47°28'50"W	172.72
C5	670.00	8°32'00"	S43°07'42"W	99.69
C6	256.48	24°46'00"	S51°14'42"W	110.00
C7	—	—	S63°37'42"W	95.55
C8	205.00	56°06'00"	S35°34'42"W	192.80
C9	—	—	S7°31'42"W	38.34

except for course C4 all of the chord bearings above were rotated 0°28'18" right from the deed record as per M-36451. The R, Δ, & Distance information is the same as deed record.

TERMINUS POINTS OF LEGAL DESCRIPTIONS FOR:

- ⊗ N.W. FAWNEE DR.
- ⊙ N.W. CHAPARRAL DR.
- ⊚ N.W. WYNOOCHEE DR.

LEGEND

- Found 5/8" rebar, or as shown
- Set 5/8" x 30" rebar with yellow plastic cap stamped "NORTHSTAR PLS 1823"
- ⊙ Corner position of record - searched for, not found
- ⊠ Septic test hole as numbered by County sanitarian
- () Data of, or computed from the record shown
- Ⓐ Unrecorded "Earl Weger Development Plan" and/or legal description from contract sale, Weger to Kiekel in 1968
- Ⓑ Just on the above mentioned legal description

**MINOR LAND PARTITION SURVEY
for BOB and MYRA KIEKEL**

IN B.F. CARDWELL D.L.C. NO. 48 &
WM. B. CARTER D.L.C. NO. 47,
SE 1/4, SEC. 25, T11S, R6W, W.M.,
BENTON COUNTY, OREGON

APRIL 23, 1984

SCALE: 1"=100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton

OREGON
JULY 1971
THEODORE JAMES LANGTON
1823

NORTHSTAR SURVEYING, INC.
402 N.W. 5TH STREET
CORVALLIS, OREGON 97330
PH: 757-9050

MINOR LAND PARTITION APPROVED

Dave Spence 6/1/84
PLANNING OFFICIAL DATE

NARRATIVE

The purpose of this survey was to divide the parent parcel by the most effective manner, taking into consideration available building sites, useable septic areas so no easements would be needed, and to have the well be on parcel A. I tied my control into that established for C.S. 7502. As I have explained previously on C.S. 7502 & 7605 this area was originally developed around 1964, but never had a survey recorded. The county surveyor has a copy of a development plan for the area, and the courses shown on that plan match the legal descriptions for the parcels that have been sold. The actual location of the surfaced roads do not fit the dedicated R/W as shown on this map and said previous surveys. However it is difficult to recover any road R/W monuments, and many of the corner monuments do not fit the legal descriptions very well. I tied my survey to the 1/4 corner of sections 25 & 30, rather than the "Northwest corner of the third parcel as in the deed recorded in Book 133, Page 229" because there is some discrepancy between the location of that corner out on the ground and on the legal descriptions (see C.S. 5879 for a better explanation), and I feel that surveys of all of the parcels do need to be retied to one common beginning point as the above described problems are slowly addressed. The R/W of the roads was calculated using record legal descriptions. I held the distances and curve information as shown on Ⓐ, and rotated the bearings to fit my system. However I did force a closure at course C4 since the record legal description did not mathematically close. The monuments found related close enough to the deed positions, that I feel there could not be any question as to their intended location.

MINOR LAND PARTITION

BOB & MYRA KIEKEL

PARCEL A

Beginning at a 5/8" rebar, lying South 48.29 feet and West 1455.81 feet from the quarter corner common to Sections 25 and 30, T11S, R6W, W.M., Benton County, Oregon, and lying on the southerly right-of-way line of Public Road No. 3293 (N.W. Chaparral Drive); thence leaving said right-of-way S 1°55'42" W 208.75 feet; thence S 31°49'16" W 344.06 feet; thence N 62°25'48" W 498.43 feet to the easterly right-of-way line of Public Road No. 3294 (N.W. Wynoochee Drive); thence along said right-of-way as recorded on M-36451, said county deed records, N 49°26'12" E 296.84 feet; thence N 68°43'12" E 230.48 feet; thence S 88°04'18" E 190.10 feet to the point of beginning; containing 4.35 acres, more or less.

PARCEL B

Beginning at a 5/8" rebar, lying South 48.29 feet and West 1455.81 feet from the quarter corner common to Sections 25 and 30, T11S, R6W, W.M., Benton County, Oregon, and lying on the southerly right-of-way line of Public Road No. 3293 (N.W. Chaparral Drive); thence along said right-of-way as recorded on M-36451, said county deed records, S 88°04'18" E 160.00 feet; thence along the arc of a 140.45 foot radius curve right (long chord: S 71°34'18" E 79.78 feet), 80.89 feet; thence along the arc of a 200.45 foot radius curve left (long chord: S 71°34'18" E 113.86 feet), 115.45 feet; thence along the arc of a 328.10 foot radius curve right (long chord: S 76°22'33" E 133.02 feet), 133.95 feet to the right-of-way intersection with Public Road No. 3296 (N.W. Skipanon Drive); thence along said right-of-way as recorded on said M-36451, S 47°28'50" W 172.72 feet; thence along the arc of a 670 foot radius curve left (long chord: S 43°07'42" W 99.69 feet), 99.79 feet; thence along the arc of a 256.48 foot radius curve right (long chord: S 51°14'42" W 110.00 feet), 110.87 feet; thence S 63°37'42" W 95.55 feet; thence along the arc of a 205 foot radius curve left (long chord: S 35°34'42" W 192.80 feet), 200.72 feet; thence S 7°31'42" W 38.34 feet; thence leaving said right-of-way N 62°25'48" W 200.00 feet; thence N 31°49'16" E 344.06 feet; thence N 1°55'42" E 208.75 feet to the point of beginning; containing 3.78 acres, more or less.