7641

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RECORD OF SURVEY / MINOR LAND PARTITION

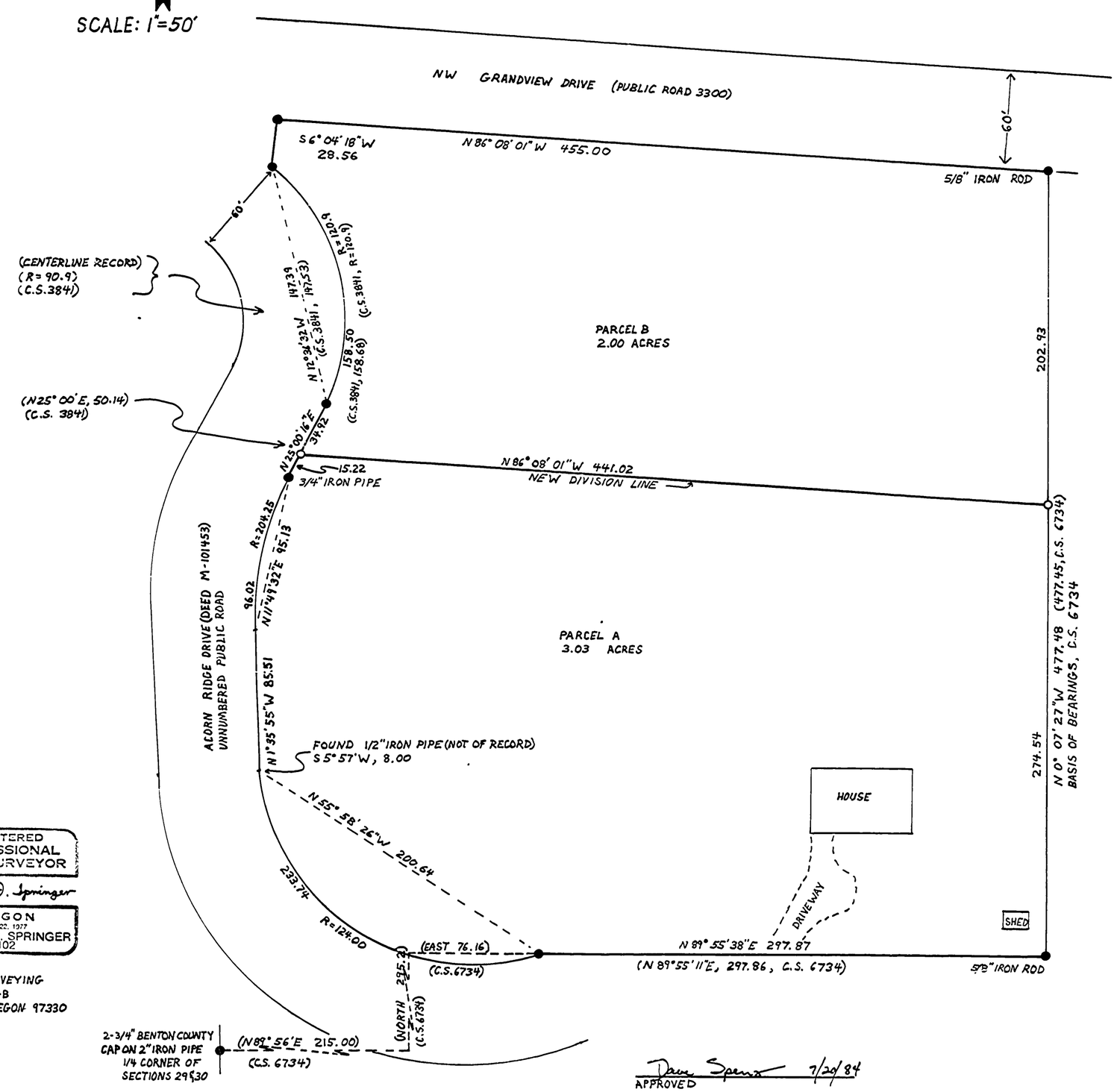
for STEPHEN LAWTON
in the NW 1/4 of SECTION 29, T. 11S., R. 5 W., W. M.
BENTON COUNTY, OREGON
MAY 17, 1984

LEGEND
- ● FOUND 1/2" IRON PIPE, EXCEPT AS NOTED (INSIDE DIAMETER ON PIPES)
- ○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED LS 1102
- ( ) DATA OF RECORD OR COMPUTED FROM RECORD

Benton County
Surveyor's Office
C. S. FILE NO. 7641
FILING DATE 6-4-84
FILE SIZE 18" x 24"
P. M. = D.

N

SCALE: 1"=50'



PARENT PARCEL (M-203/4)
BEGINNING AT A 1/2" IRON PIPE MARKING THE NORTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE ROAD AT PT 16+01.85, SAID 1/2" PIPE BEING SOUTH 89° 56' EAST 215.0 FEET, NORTH 294.90 FEET AND EAST 77.10 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, IN BENTON COUNTY, OREGON; THENCE EAST 297.90 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 474.31 FEET, MORE OR LESS, TO A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE ROAD THAT IS DESCRIBED BY DEED RECORDED IN VOLUME 189, PAGE 16, BENTON COUNTY DEED RECORDS; THENCE NORTH 86° 08' WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 60 FOOT WIDE ROAD 485.0 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY IRON AT PT 9+50.19; THENCE SOUTHERLY AND EASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE RIGHT-OF-WAY 700.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL A
BEGINNING AT A 1/2" IRON PIPE MARKING THE NORTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE ROAD AT PT 16+01.85, SAID 1/2" PIPE BEING NORTH 89° 56' EAST 215.0 FEET, NORTH 295.2 FEET AND EAST 76.16 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 89° 55' 38" EAST 297.87 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 07' 27" WEST 274.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 86° 08' 01" WEST 441.02 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF THE AFOREMENTIONED 60 FOOT WIDE ROAD; THENCE SOUTHERLY AND EASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: SOUTH 25° 00' 16" WEST 15.22 FEET TO A 3/4" IRON PIPE; THENCE ALONG THE ARC OF A 204.25 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 96.02 FEET (CHORD BEARS SOUTH 11° 49' 32" WEST 95.13 FEET); THENCE SOUTH 01° 35' 55" EAST 85.51 FEET; THENCE ALONG THE ARC OF A 124.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 233.74 FEET (CHORD BEARS SOUTH 55° 58' 26" EAST 200.64 FEET) TO THE POINT OF BEGINNING.

PARCEL B
BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANDVIEW DRIVE, SAID IRON ROD BEING NORTH 89° 56' EAST 215.0 FEET, NORTH 295.2 FEET, EAST 76.16 FEET, NORTH 89° 55' 38" EAST 297.87 FEET, AND NORTH 0° 07' 27" WEST 477.48 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 0° 07' 27" EAST 202.93 FEET TO A 5/8" IRON ROD; THENCE NORTH 86° 08' 01" WEST 441.02 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF A 60 FOOT WIDE ROADWAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, NORTH 25° 00' 16" EAST 34.92 FEET TO A 1/2" IRON PIPE; THENCE ALONG THE ARC OF A 120.9 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 158.50 FEET (CHORD BEARS NORTH 12° 36' 32" WEST 147.39 FEET) TO A 1/2" IRON PIPE; THENCE NORTH 6° 04' 18" EAST 28.56 FEET TO A 1/2" IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANDVIEW DRIVE; THENCE SOUTH 86° 08' 01" EAST 455.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE
THIS SURVEY WAS DONE TO PARTITION THE SUBJECT PARCEL. THE LOCATION OF THE DIVISION LINE WAS DETERMINED BY THE OWNER. THE SURVEY WAS PERFORMED WITH THEODOLITE AND DISTANCE METER. THE 60 FOOT ROADWAY ALONG THE WEST SIDE OF THE PARCEL WAS DETERMINED BY EXISTING MONUMENTS, C.S. 4308, AND DEED NUMBER M-101453. THE DEED DESCRIPTION WAS ROTATED AND ADJUSTED TO FIT EXISTING MONUMENTS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Norman D. Springer
OREGON
JULY 22, 1977
NORMAN D. SPRINGER
1102

SPRINGER SURVEYING
RT. 1, BOX 288-B
CORVALLIS, OREGON 97330
745-5798

APPROVED Dave Spence 7/20/84

C.S. 7641