

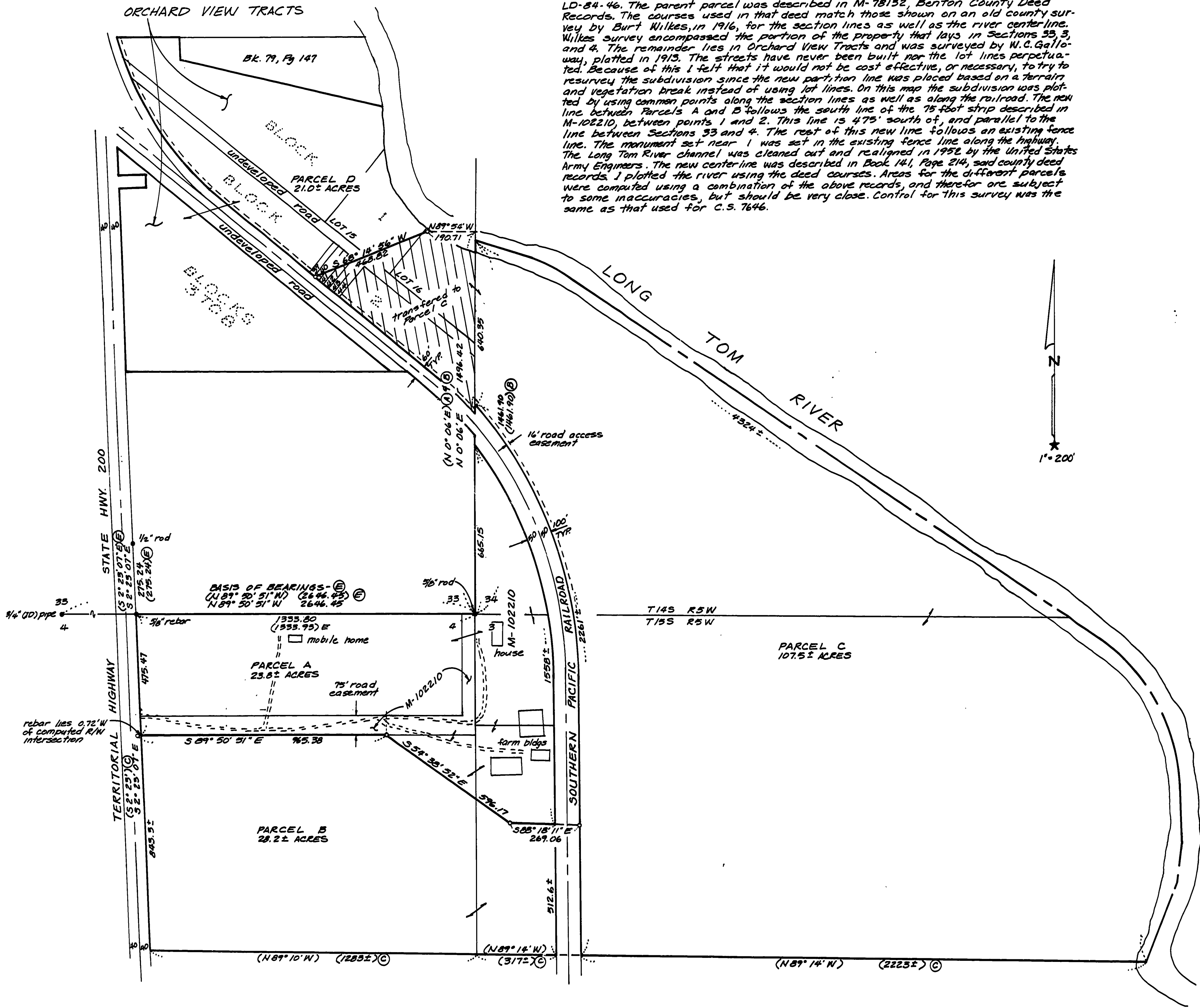
**NARRATIVE**

This map represents the survey required to satisfy the development conditions for LD-84-46. The parent parcel was described in M-78132, Benton County Deed Records. The courses used in that deed match those shown on an old county survey by Burt Wilkes, in 1916, for the section lines as well as the river centerline. Wilkes survey encompassed the portion of the property that lays in Sections 33, 3, and 4. The remainder lies in Orchard View Tracts and was surveyed by W.C. Galloway, platted in 1913. The streets have never been built nor the lot lines perpetuated. Because of this I felt that it would not be cost effective, or necessary, to try to resurvey the subdivision since the new partition line was placed based on a terrain and vegetation break instead of using lot lines. On this map the subdivision was plotted by using common points along the section lines as well as along the railroad. The new line between Parcels A and B follows the south line of the 75 foot strip described in M-102210, between points 1 and 2. This line is 475' south of, and parallel to the line between Sections 33 and 4. The rest of this new line follows an existing fence line. The monument set near 1 was set in the existing fence line along the highway. The Long Tom River channel was cleaned out and realigned in 1952 by the United States Army Engineers. The new centerline was described in Book 141, Page 214, said county deed records. I plotted the river using the deed courses. Areas for the different parcels were computed using a combination of the above records, and therefore are subject to some inaccuracies, but should be very close. Control for this survey was the same as that used for C.S. 7646.

Dave Spurr 2/19/85  
 Planning Department official Date

**LEGEND**

- ..... Found monuments as labeled
- ..... Set 3/8" x 30' rebar with yellow plastic cap stamped "Northstar PLS 1823"
- ..... New partition line
- ..... Parent parcel boundary
- ( )..... Data of, or computed from, record
- Ⓐ..... Plat of Orchard View Tracts
- Ⓑ..... Wilkes Hard copy survey 15-5 #4
- Ⓒ..... M-78132, Benton County Deed Records
- Ⓓ..... M-102210, " " " "
- Ⓔ..... C.S. 7646



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 Theodore J. Langton  
 OREGON  
 JUL 15, 1959  
 THEODORE JAMES LANGTON  
 1823

Northstar Surveying, Inc.  
 402 N.W. 5th Street  
 Corvallis, Oregon 97330  
 503-757-9050

MINOR LAND PARTITION  
 AND LOT LINE ADJUSTMENT  
 SURVEY  
 for ALLEN & SHIRLEY WISER  
 IN SE 1/4, SEC. 33 & SW 1/4, SEC. 34, T14S, R5W, W.M. AND  
 N 1/2, SEC. 3 & NE 1/4, SEC. 4, T15S, R5W, W.M.  
 BENTON COUNTY, OREGON  
 JANUARY 30, 1985 SCALE: 1" = 200'

original

C.S. 779

MINOR LAND PARTITION - ALLEN & SHIRLEY WISER

PARCELS A & D (as per Benton County Planning Dept. Site Map)

Beginning at the corner common to Sections 33 and 34, T14S, R5W, W.M., and Sections 3 and 4, T15S, R5W, W.M., Benton County, Oregon; thence along the section line N 89°50'51" W 1333.80 feet to a 5/8" rebar lying on the easterly right-of-way line of State Highway No. 200; thence along said right-of-way S 2°23'07" E 475.47 feet to the southwest corner of the 75 foot strip of land conveyed in M-102210, said county deed records; thence along the south line of said strip S 89°50'51" E 964.66 feet to a 5/8" rebar; thence leaving said strip S 54°38'52" E 596.17 feet to a 5/8" rebar; thence S 88°18'11" E 179 feet, more or less, to the westerly right-of-way line of the Southern Pacific Railroad; thence northerly along said right-of-way 1558 feet, more or less, to the line between said Sections 33 and 34; thence S 0°06' W 665.15 feet to the point of beginning; containing 23.8 acres, more or less;

ALSO the following described lots in Orchard View Tracts, a platted subdivision in Benton County, Oregon: Lots 10 to 14 inclusive, of Block 1; Lots 1 to 39, inclusive, of Block 2; Lot 1 and Lots 4 to 32, inclusive, of Block 3; Lots 1 to 14, inclusive, of Block 4; Lots 1 to 24, inclusive, of Blocks 5 to 7, inclusive; Lots 1 to 6, inclusive, of Block 8; and those portions of Lots 15 and 16, of said Block 1, and Lots 40 to 43, inclusive, of said Block 2, lying to the north of the following described line: Beginning at a 5/8" rebar on the southerly bank of the Long Tom River lying N 0°06' E 1496.42 feet and N 89°54' W 190.71 feet from the corner common to Sections 33 and 34, T14S, R5W, W.M., and Sections 3 and 4, T15S, R5W, W.M.; thence S 68°14'56" W 468.82 feet to a 5/8" rebar set approximately on the northeasterly right-of-way line of the Southern Pacific Railroad; containing 21.0 acres, more or less.

TOGETHER with an access easement, 16 feet in width, running adjacent to and easterly of the easterly right-of-way line of the Southern Pacific Railroad; said easement begins on the south side of the following described line: Beginning at a 5/8" rebar on the southerly bank of the Long Tom River lying N 0°06' E 1496.42 feet and N 89°54' W 190.71 feet from the corner common to Sections 33 and 34, T14S, R5W, W.M., and Sections 3 and 4, T15S, R5W, W.M.; thence S 68°14'56" W 468.82 feet to a 5/8" rebar set approximately on the northeasterly right-of-way line of the Southern Pacific Railroad; this easement ends on the line between Section 34, T14S, R5W, W.M., and Section 3, T15S, R5W, W.M. The total resultant area of the above described parcels is 44.8 acres, more or less.

PARCELS B & C (as per Benton County Planning Dept. site map)

Beginning at the corner common to Sections 33 and 34, T14S, R5W, W.M., and Sections 3 and 4, T15S, R5W, W.M., Benton County, Oregon; thence along the section line N 89°50'51" W 1333.80 feet to a 5/8" rebar lying on the easterly right-of-way line of State Highway No. 200; thence along said right-of-way S 2°23'07" E

475.47 feet to the true point of beginning of this description, being also the southwest corner of the 75 foot strip of land conveyed in M-102210, said county deed records; thence along the south line of said strip S 89°50' 51" E 964.66 feet to a 5/8" rebar; thence S 54°38' 52" E 596.17 feet to a 5/8" rebar; thence S 88°18'11" E 179 feet, more or less, to the westerly right-of-way line of the Southern Pacific Railroad; thence along said right-of-way in a southerly direction 512.6 feet, more or less, to the south line of the parcel conveyed in the second paragraph of M-78132, said county deed records; thence westerly along said south line 1600 feet, more or less, to said easterly right-of-way line of State Highway No. 200; thence N 2°23'07" W 843.3 feet, more or less, to the true point of beginning; containing 28.2 acres, more or less;

ALSO beginning at the intersection of the northeasterly right-of-way line of the Southern Pacific Railroad with the line between Sections 33 and 34, T14S, R5W, W.M.; being N 0°06' E 821.55 feet, more or less, from the corner common to said Sections 33 and 34 and Sections 3 and 4, T15S, R5W, W.M., Benton County, Oregon; thence continuing along said section line N 0°06' E 640.35 feet, more or less, to the centerline of the Long Tom River; thence along said centerline in a generally southeasterly direction 4324 feet, more or less, to the southeast corner of the parcel conveyed in the second paragraph of M-78132, said county deed records; thence along the south line of said parcel N 89°14' W 2223 feet, more or less, to the easterly right-of-way line of said Southern Pacific Railroad; thence along said right-of-way in a northerly direction 2261 feet, more or less, to the point of beginning; containing 107.52 acres, more or less;

ALSO the following described lots in Orchard View Tracts, a platted subdivision in Benton County, Oregon: Lots 44 to 67, inclusive, of Block 2; and those portions of Lots 15 and 16 of Block 1, and Lots 40 to 43, inclusive, of Block 2, lying south of the following described line: Beginning at a 5/8" rebar on the southerly bank of the Long Tom River lying N 0°06' E 1496.42 feet and N 89°54' W 190.71 feet from the corner common to Sections 33 and 34, T14S, R5W, W.M., and Sections 3 and 4, T15S, R5W, W.M.; thence S 68° 14'56" W 468.82 feet to a 5/8" rebar set approximately on the northeasterly right-of-way line of the Southern Pacific Railroad; containing 4.76 acres, more or less.

TOGETHER with an access easement, 16 feet in width, running adjacent to and northeasterly of the northeasterly right-of-way line of the Southern Pacific Railroad; said easement begins on the north side of the following described line: Beginning at a 5/8" rebar on the southerly bank of the Long Tom River lying N 0° 06' E 1496.42 feet and N 89°54' W 190.71 feet from the corner common to Sections 33 and 34, T14S, R5W, W.M., and Sections 3 and 4, T15S, R5W, W.M.; thence S 68°14'56" W 468.82 feet to a 5/8" rebar set approximately on the northeasterly right-of-way line of the Southern Pacific Railroad; this easement ends on the easterly right-of-way line of State Highway No. 200.

The total resultant area of parcels B and C is 140.5 acres, more or less.