

MINOR LAND PARTITION
for:
LEONARD SCHOOLCRAFT
SCALE: 1" = 100'
MAY 28, 1985

LOCATION
S.W. 1/4 SECTION 30, T.11S., R.5 W., W.M.
BENTON COUNTY, OREGON

- LEGEND**
- 5/8" IRON ROD FOUND (EXCEPT AS NOTED)
 - 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP (D.W. HARMS, P.L.S. 1079 ON CAP) SET
 - CALCULATED POINT (NO MONUMENT FOUND OR SET)
 - () RECORD INFORMATION (SOURCE NOTED)
 - EXISTING ROAD OR DRIVEWAY

LEGAL DESCRIPTIONS

(0.55 E. OF LINE) ON SEPARATE SHEET
(S 39° 45' W 39.25)
(S 40° 14' 18" W 39.28

NARRATIVE

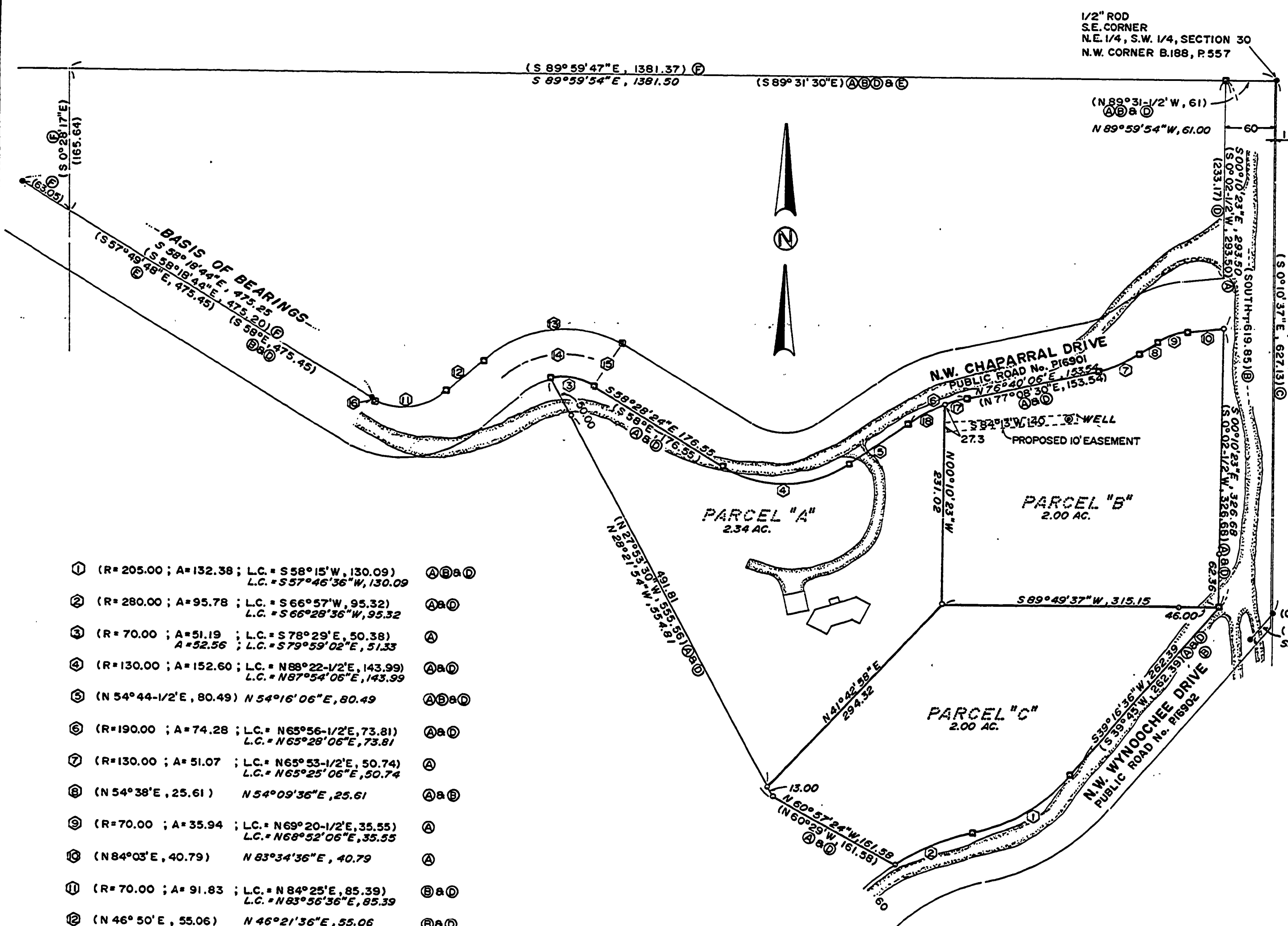
I CHOSE THE BASIS OF BEARINGS FOR THIS SURVEY (S 58° 18' 44" E PER C.S. 7645) IN ORDER TO MAINTAIN CONTINUITY BETWEEN C.S. 7645, THIS SURVEY AND C.S. 7502. ALTHOUGH THE C.S. 7502 NARRATIVE STATES THAT CHAPARRAL DRIVE AND WYNOOCHEE DRIVE WERE CONSTRUCTED PRIOR TO THEIR BEING SURVEYED AND DESCRIBED (M-36451), THEREFORE THE EXISTING SUBGRADE SHOULD SERVE AS AS IT'S OWN MONUMENT (I AGREE), I HAVE USED THE DESCRIBED RIGHTS-OF-WAY IN ORDER TO MAINTAIN SOME RESEMBLANCE BETWEEN THE PARENT PARCEL DESCRIPTION (M-84365) AND THE PARCEL "A", "B" & "C" DESCRIPTIONS. CHAPARRAL DRIVE AND WYNOOCHEE DRIVE COURSES WERE ROTATED 0° 28' 24" COUNTERCLOCKWISE TO COINCIDE WITH THE S 89° 59' 54" E VS. S 89° 31' 30" E OF THE S. LINE OF THE N.E. 1/4, S.W. 1/4, SEC. 30. A TYPICAL CLOSED RANDOM TRAVERSE WAS RUN AROUND THE PARENT PARCEL WITH SIDE SHOTS TO TIE FOUND MONUMENTS, IMPROVEMENTS AND TO SET NEW MONUMENTS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darryl W. Harms

OREGON
JULY 30, 1979
DARRYL W. HARMS
1079

DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR. 97339
(503) 758-5579



- | | |
|--|---------|
| ① (R=205.00 ; A=132.38 ; L.C. = S 58° 15' W, 130.09)
L.C. = S 57° 46' 36" W, 130.09 | Ⓐ Ⓑ Ⓒ Ⓓ |
| ② (R=280.00 ; A=95.78 ; L.C. = S 66° 57' W, 95.32)
L.C. = S 66° 28' 36" W, 95.32 | Ⓐ Ⓑ Ⓓ |
| ③ (R=70.00 ; A=51.19 ; L.C. = S 78° 29' E, 50.38)
A=52.56 ; L.C. = S 79° 59' 02" E, 51.33 | Ⓐ |
| ④ (R=130.00 ; A=152.60 ; L.C. = N 88° 22' 1/2" E, 143.99)
L.C. = N 87° 54' 06" E, 143.99 | Ⓐ Ⓑ Ⓓ |
| ⑤ (N 54° 44' 1/2" E, 80.49) N 54° 16' 06" E, 80.49 | Ⓐ Ⓑ Ⓒ Ⓓ |
| ⑥ (R=190.00 ; A=74.28 ; L.C. = N 65° 56' 1/2" E, 73.81)
L.C. = N 65° 28' 06" E, 73.81 | Ⓐ Ⓑ Ⓓ |
| ⑦ (R=130.00 ; A=51.07 ; L.C. = N 65° 53' 1/2" E, 50.74)
L.C. = N 65° 25' 06" E, 50.74 | Ⓐ |
| ⑧ (N 54° 38' E, 25.61) N 54° 09' 36" E, 25.61 | Ⓐ Ⓑ Ⓓ |
| ⑨ (R=70.00 ; A=35.94 ; L.C. = N 69° 20' 1/2" E, 35.55)
L.C. = N 68° 52' 06" E, 35.55 | Ⓐ |
| ⑩ (N 84° 03' E, 40.79) N 83° 34' 36" E, 40.79 | Ⓐ |
| ⑪ (R=70.00 ; A=91.83 ; L.C. = N 84° 25' E, 85.39)
L.C. = N 83° 56' 36" E, 85.39 | Ⓑ Ⓒ Ⓓ |
| ⑫ (N 46° 50' E, 55.06) N 46° 21' 36" E, 55.06 | Ⓑ Ⓒ Ⓓ |
| ⑬ (R=130.00 ; A=170.55 ; L.C. = N 84° 25' E, 158.58)
L.C. = N 83° 56' 36" E, 158.58 | Ⓑ Ⓒ Ⓓ |
| ⑭ (R=100.00 ; A=136.14 ; L.C. = N 84° 25' E, 125.86)
R=100.00 ; A=131.19 ; L.C. = N 83° 56' 36" E, 121.98 | Ⓑ |
| ⑮ (N 32° E, 60.00) N 31° 31' 36" E, 60.00 | Ⓑ Ⓒ Ⓓ |
| ⑯ N 20° 51' 20" W, 3.71 | |
| ⑰ R=190.00 ; A=26.05 ; L.C. = N 72° 44' 24" E, 26.03 | |
| ⑱ R=190.00 ; A=48.23 ; L.C. = N 61° 32' 24" E, 48.10 | |

- REFERENCES**
- Ⓐ DEED M-84365
 - Ⓑ DEED M-36451
 - Ⓒ C.S. 7502
 - Ⓓ "EARL WEGER DEVELOPMENT MAP"
 - Ⓔ C.S. 6609
 - Ⓕ C.S. 7645
 - Ⓖ C.S. 6356

MINOR LAND PARTITION APPROVED

BENTON COUNTY PLANNING OFFICIAL _____ DATE _____

Benton County
Surveyor's Office
C.S. FILE NO. 7755
FILING DATE 7-11-85
FILE SIZE 18" x 24"
R.M.D.

MINOR LAND PARTITION
FOR:
LEONARD SCHOOLCRAFT

MAY 28, 1985

LEGAL DESCRIPTION; (PARCEL "A")

BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH $89^{\circ}59'54''$ WEST 61.00 FEET, ALONG THE EAST-WEST CENTER LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN AND SOUTH $00^{\circ}10'23''$ EAST, PARALLEL TO THE WEST LINE OF THE TRACT DESCRIBED IN DEED BOOK 188, PAGE 557, BENTON COUNTY DEED RECORDS, 620.18 FEET AND SOUTH $89^{\circ}49'37''$ WEST 315.15 FEET FROM THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH $41^{\circ}42'58''$ WEST 294.32 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF THE TRACT OF LAND CONVEYED TO LEONARD D. SCHOOLCRAFT AND LILLIAN M. SCHOOLCRAFT, HUSBAND AND WIFE, BY DEED RECORDED ON MICROFILM No. M-84365, SAID DEED RECORDS; THENCE NORTH $28^{\circ}21'54''$ WEST ALONG THE WEST LINE OF SAID SCHOOLCRAFT TRACT 491.81 FEET TO A 5/8" IRON ROD; THENCE NORTH $28^{\circ}21'54''$ WEST 50.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SCHOOLCRAFT TRACT AND THE SOUTH LINE OF A 60 FOOT WIDE ROAD RIGHT-OF-WAY (N.W. CHAPARRAL DRIVE) AS DESCRIBED ON MICROFILM DEED No. M-36451, SAID DEED RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH $79^{\circ}59'02''$ EAST 51.33 FEET) 52.56 FEET AND SOUTH $58^{\circ}28'24''$ EAST 176.55 FEET AND ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS NORTH $87^{\circ}54'06''$ EAST 143.99 FEET) 152.60 FEET AND NORTH $54^{\circ}16'06''$ EAST 80.49 FEET AND ALONG A 190.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH $61^{\circ}32'24''$ EAST 48.10 FEET TO A 5/8" IRON ROD; THENCE SOUTH $00^{\circ}10'23''$ EAST 231.02 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (PARCEL "B")

BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH $89^{\circ}59'54''$ WEST 61.00 FEET, ALONG THE EAST-WEST CENTER LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND SOUTH $00^{\circ}10'23''$ EAST, PARALLEL TO THE WEST LINE OF THE TRACT DESCRIBED IN DEED BOOK 188, PAGE 557, BENTON COUNTY DEED RECORDS, 620.18 FEET AND SOUTH $89^{\circ}49'37''$ WEST 315.15 FEET FROM THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH $00^{\circ}10'23''$ WEST 231.02 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO LEONARD D. SCHOOLCRAFT AND LILLIAN M. SCHOOLCRAFT, HUSBAND AND WIFE, BY DEED RECORDED ON MICROFILM DEED No. M-84365, SAID DEED RECORDS, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF A 60 FOOT WIDE ROAD RIGHT-OF-WAY (N.W. CHAPARRAL DRIVE) AS DESCRIBED ON MICROFILM DEED No. M-36451, SAID DEED RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH $72^{\circ}44'24''$ EAST 26.03 FEET) 26.05 FEET AND NORTH $76^{\circ}40'06''$ EAST 153.54 FEET AND ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS NORTH $65^{\circ}25'06''$ EAST 50.74 FEET) 51.07 FEET AND NORTH $54^{\circ}09'36''$ EAST 25.61 FEET AND ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH $68^{\circ}52'06''$ EAST 35.55 FEET) 35.94 FEET AND NORTH $83^{\circ}34'36''$ EAST 40.79 FEET TO THE NORTHEAST CORNER OF SAID SCHOOLCRAFT TRACT; THENCE SOUTH $00^{\circ}10'23''$ EAST, ALONG THE EAST LINE OF SAID SCHOOLCRAFT TRACT, 326.68 FEET; THENCE SOUTH $89^{\circ}49'37''$ WEST 46.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}49'37''$ WEST 269.15 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PARCEL "C")

BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH $89^{\circ}59'54''$ WEST 61.00 FEET, ALONG THE EAST-WEST CENTER LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND SOUTH $00^{\circ}10'23''$ EAST, PARALLEL TO THE WEST LINE OF THE TRACT DESCRIBED IN DEED BOOK 188, PAGE 557, BENTON COUNTY DEED RECORDS, 620.18 FEET AND SOUTH $89^{\circ}49'37''$ WEST 315.15 FEET FROM THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH $89^{\circ}49'37''$ EAST 269.15 FEET TO A 5/8" IRON ROD; THENCE NORTH $89^{\circ}49'37''$ EAST 46.00 FEET TO THE EAST LINE OF THE TRACT OF LAND CONVEYED TO LEONARD D. SCHOOLCRAFT AND LILLIAN M. SCHOOLCRAFT, HUSBAND AND WIFE, BY DEED RECORDED ON MICROFILM DEED No. M-84365, SAID DEED RECORDS SAID WEST LINE ALSO BEING THE EAST LINE OF A 60 FOOT WIDE ROAD RIGHT-OF-WAY (N.W. WYNOOCHEE DRIVE) AS DESCRIBED ON MICROFILM DEED No. M-36451, SAID DEED RECORDS; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH $39^{\circ}16'36''$ WEST 262.39 FEET AND ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH $57^{\circ}46'36''$ WEST 130.09 FEET) 132.38 FEET AND ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH $66^{\circ}28'36''$ WEST 95.32 FEET) 95.78 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOLCRAFT TRACT; THENCE NORTH $60^{\circ}57'24''$ WEST 161.58 FEET TO A 5/8" IRON ROD MARKING AN ANGLE POINT IN THE WEST LINE OF SAID SCHOOLCRAFT TRACT;

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LEGAL DESCRIPTION: (PARCEL "C") CONT.

THENCE NORTH $28^{\circ}21'54''$ WEST, ALONG THE WEST LINE OF SAID SCHOOLCRAFT TRACT,
13.00 FEET TO A $5/8''$ IRON ROD; THENCE NORTH $41^{\circ}42'58''$ EAST 294.32 FEET TO
THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (WELL AND WATERLINE EASEMENT)

A 10 FOOT WIDE EASEMENT THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF AND SOUTH $00^{\circ}10'23''$ EAST 27.3 FEET
FROM THE NORTHWEST CORNER OF PARCEL "B" AS DESCRIBED ABOVE; THENCE NORTH
 $84^{\circ}13'$ EAST 140 FEET.