



NARRATIVE
 This map represents the survey required to satisfy LD-86-26. I had previously run a control traverse in this area as a part of my survey C.S. #7724. For this survey I tied additional pins along the north line of the section, and found them to fit C.S. #7391 nicely. Therefore I held the same basis of bearings as C.S. #7724. I held the road R/W pins in their found positions, and then using a distance-distance intersection of the record radius to locate the curve radius points. Consequently the curves are not tangent with the tangents in and out. The new section of road on the westerly end was previously established as a 25' easement by C.S. #7724, which used the centerline of an existing paved driveway as the centerline of the easement. I held the same centerline and expanded the width 30' each side, except between (4) & (5). In this section I computed a centerline 30' from (4), approximately 17.5' NE of the paved driveway centerline, and 30' from (5) lying in the centerline of said paved drive. The boundaries of Parcel A shown hereon are close approximations, but some record monuments were not tied by this survey. Hence I computed the necessary positions in order to calculate areas and write legal descriptions. The boundary between Parcels B & C had to take into consideration the potential for future division of Parcel C into 5 acre parcels, and in addition flag strips to the resulting three 5 acre tracts. Since we had control traverse within these lots, Mr. Dapp requested that we set the monuments for these potential parcels in order to save the extra expense later. Parcel B also has the potential to be divided in the future, so monuments were set as shown.

LEGEND
 • Found 5/8" iron rod, or as shown.
 ○ Set 5/8" x 30" rebar w/ yellow plastic cap stamped "NORTHSTAR PLS 1823"
 [] Data computed using found monuments and deed distances for courses around Parcel A
 () Data of, or computed from the following record:
 (A) C.S. 9712
 (B) C.S. 6075
 (C) C.S. 6853
 (D) C.S. 7391
 (E) C.S. 7724
 (M) M-54527, Deed Records
 (N) M-80010, " "
 - - - Existing fence line

CURVE DATA

- R=208.75
 Δ=54°23'11"
 CHORD: N44°05'28"W 125.40
- R=208.75
 Δ=6°24'14"
 CHORD: N64°44'10"N 25.14
- R=208.75
 Δ=19°12'15"
 CHORD: N77°47'24"W 69.65

MINOR LAND PARTITION APPROVED
 [Signature] 9/3/86
 Planning Official Date

REGISTERED PROFESSIONAL LAND SURVEYOR
 Theodore James Langton
 OREGON
 THEODORE JAMES LANGTON
 1823

MINOR LAND PARTITION SURVEY for
ALAN DAPP
 IN THE NW 1/4, SECTION 15, T11S, R5W, W.M.,
 BENTON COUNTY, OREGON
 AUGUST 18, 1986 SCALE: 1" = 100'

NORTHSTAR SURVEYING INC.
 402 NW 5TH ST.
 CORVALLIS, OREGON 97330
 503-751-9050

ORIGINAL

CS 1918

PARCEL A

Beginning at a 5/8" iron rod at the southwest corner of the parcel conveyed to Ormond and Cheryl Galvin by M-68439-85, Deed Records of Benton County, and lying S 0° 02' 04" E 408.25 feet from a stone marking the northwest corner of Section 15, T11S, R5W, W.M., Benton County, Oregon; thence along the south line of said Galvin parcel N 89° 42' 00" E 339.20 feet to the westerly right-of-way line of Public Road No. 15511 (Marshall Drive); thence along said right-of-way line S 46° 51' 49" E 225.94 feet; thence S 56° 47' 53" E 300.53 feet; thence S 39° 43' 05" E 312.70 feet to a 5/8" iron rod at the northeast corner of the parcel conveyed to James N. Kelley and Herbert M. Jones by M-5753-79, said county deed records; thence leaving said right-of-way, along the north line of said Kelley parcel, S 89° 44' 41" W 207.05 feet to a 5/8" iron rod at the northwest corner thereof; thence along the west line of said parcel S 2° 13' 40" W 603.13 feet to the southwest corner thereof, lying on the south boundary of that tract of land described in Book 33, Page 235, said county deed records; thence along said boundary line S 89° 55' 03" W 724.16 feet to the southwest corner thereof; thence along the west line of said parcel N 0° 02' 04" W 1162.44 feet to the point of beginning; containing 18.80 acres, more or less.

PARCEL B

Beginning at a 5/8" iron rod at the northeast corner of the parcel conveyed to Ormond and Cheryl Galvin by M-68439-85, Deed Records of Benton County, and lying N 89° 42' 00" E 576.18 feet from a stone marking the northwest corner of Section 15, T11S, R5W, W.M., Benton County, Oregon; thence along the north line of said Section 15 N 89° 42' 00" E 622.48 feet to a 5/8" iron rod; thence S 3° 17' 46" W 274.94 feet to a 5/8" iron rod; thence N 89° 42' 00" E 271.11 feet to a 5/8" iron rod; thence S 0° 18' 00" E 497.99 feet to a 5/8" iron rod; thence S 31° 13' 56" W 519.78 feet to a 5/8" iron rod on the northerly right-of-way line of Public Road No. 15511 (Marshall Drive); thence along said right-of-way through the arc of a 208.73 foot radius curve right (long chord: N 44° 05' 28" W 123.40 feet), 125.27 feet to a 5/8" iron rod; thence N 26° 52' 45" W 210.42 feet to a 5/8" iron rod; thence N 39° 43' 05" W 323.94 feet to a 5/8" iron rod; thence N 56° 47' 53" W 301.07 feet to a 5/8" iron rod; thence N 46° 51' 49" W 165.04 feet to a 5/8" iron rod on the south boundary of said Galvin parcel; thence along said boundary N 89° 42' 00" E 149.72 feet to a 5/8" iron rod at the southeast corner thereof; thence N 0° 02' 04" W 408.25 feet to the point of beginning; containing 16.28 acres, more or less.

PARCEL C

Beginning at a 5/8" iron rod lying on the section line, N 89° 42'00" E 1198.67 feet from a stone marking the northwest corner of Section 15, T11S, R5W, W.M., Benton County, Oregon; thence continuing along the section line N 89°42'00" E 798.43 feet to a 5/8" iron rod at the northwest corner of the parcel conveyed to Joseph and Georgia Martin by M-65102, Deed Records of Benton County; thence along the westerly line of said Martin parcel S 5° 14'26" W 708.98 feet to a 5/8" iron rod at the northeast corner of the parcel conveyed to Alan M. and Karen E. Dapp by M-54527, said county deed records; thence along the northerly line of said Dapp parcel S 81°36'41" W 210.13 feet to a 5/8" iron rod at the northwest corner thereof; thence along the westerly line of said parcel S 20° 07'55" E 307.87 feet to a 5/8" iron rod on the northwesterly right-of-way line of Public Road No. 15511 (Marshall Drive); thence along said right-of-way S 23°42'37" W 46.32 feet to a 5/8" iron rod; thence along the arc of a 130.00 foot radius curve left (long chord: S 2°28'01" E 115.11 feet) 119.25 feet to a 5/8" iron rod; thence S 28°56'38" E 17.76 feet to a 5/8" iron rod; thence along the arc of a 85.20 foot radius curve right (long chord: S 50°09'58" W 120.67 feet) 134.08 feet to a 5/8" iron rod; thence N 84°46'57" W 184.90 feet to a 5/8" iron rod; thence along the arc of a 1462.40 foot radius curve left (long chord: N 86°00'32" W 66.25 feet) 66.26 feet to a 5/8" iron rod; thence N 87°21'43" W 204.81 feet to a 5/8" iron rod; thence along the arc of a 208.73 foot radius curve, right (long chord: N 74°20'17" W 94.29 feet) 95.11 feet to a 5/8" iron rod; thence leaving said right-of-way N 31°13'56" E 519.78 feet to a 5/8" iron rod; thence N 0°18'00" W 497.99 feet to a 5/8" iron rod; thence S 89°42'00" W 271.11 feet to a 5/8" iron rod; thence N 3° 17'46" E 274.94 feet to the point of beginning; containing 15.78 feet, more or less.