

Benton County
Surveyor's Office

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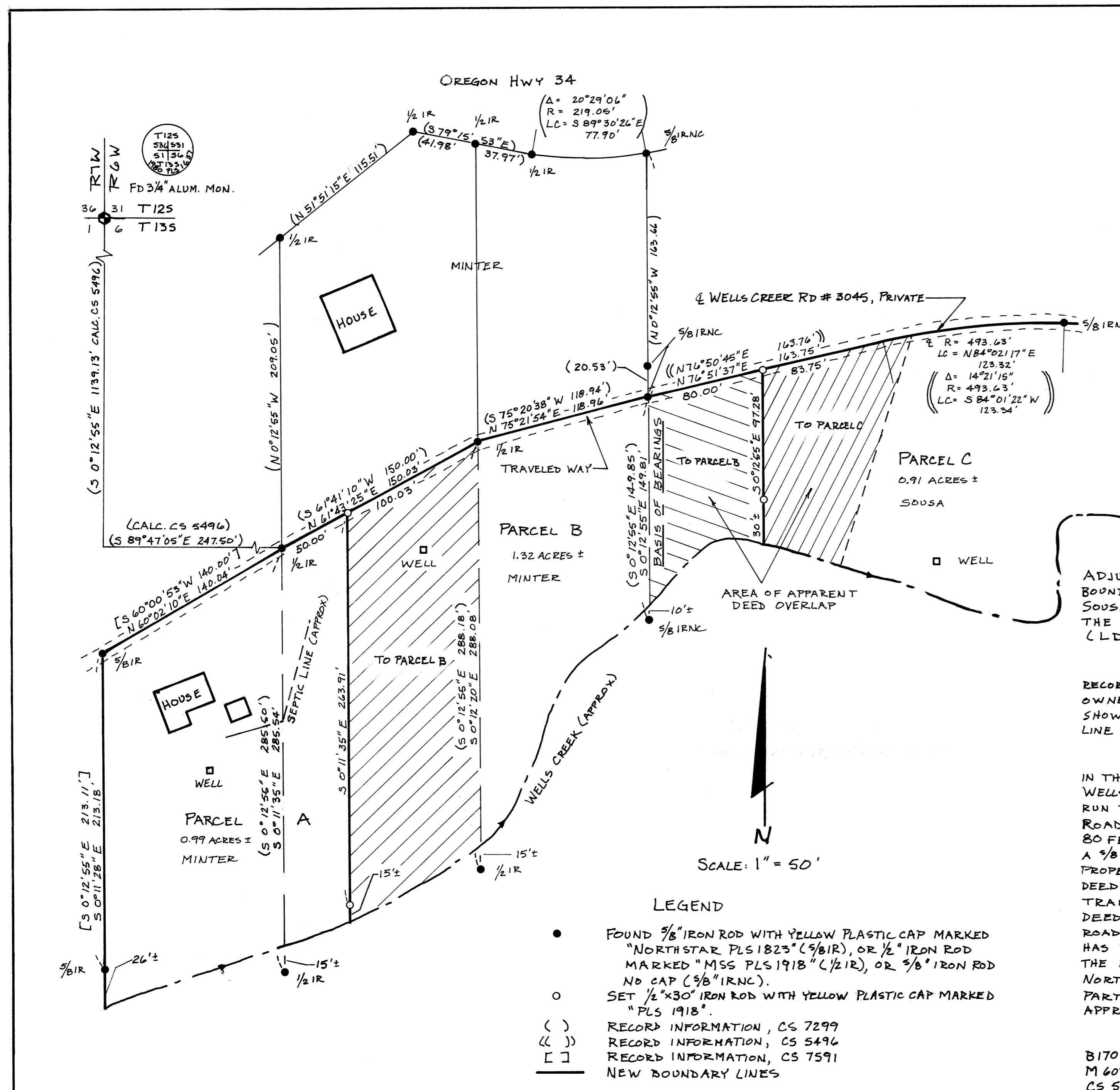
Lot Line Adjustment, LD 88-15
for

James I. & Joan L. Minter and
Jonathan L. & Jerilyn Sousa

NW 1/4, Sec. 6, T 13 S, R 6 W, W. M.
Benton County, Oregon

25 April 1988

PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97339
(503) 752-7515



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A LOT LINE ADJUSTMENT FOR JAMES AND JOAN MINTER, AND AN AGREED UPON BOUNDARY LINE BETWEEN JAMES & JOAN MINTER AND JONATHAN & JERILYN SOUSA, IN CONFORMANCE TO THEIR INSTRUCTIONS, AND ACCORDING TO THE PLAN APPROVED BY THE BENTON COUNTY DEVELOPMENT DEPARTMENT (LD 88-15).

AN APPARENT OVERLAP EXISTS BETWEEN THE DEED TO THE MINTERS RECORDED AS M-16387 AND DEEDS FOR THE PROPERTY TO THE EAST, CURRENTLY OWNED BY THE SOUSAS. BOTH PARTIES HAVE AGREED THAT THE LINE SHOWN ON THIS PLAT BETWEEN PARCELS B & C SHALL BE THE BOUNDARY LINE BETWEEN THEIR RESPECTIVE PROPERTIES.

BASIS OF BEARINGS IS $S 0^{\circ} 12' 55'' E$ BETWEEN FOUND MONUMENTS IN THE CENTERLINE OF WELLS CREEK ROAD AND ON THE SOUTH BANK OF WELLS CREEK, FROM CS 7299 AND CS 5496. A RANDOM TRAVERSE WAS RUN TO TIE FOUND MONUMENTS SOUTH OF THE CENTERLINE OF WELLS CREEK ROAD. THE DIVISION LINE BETWEEN PARCELS B & C WAS ESTABLISHED 80 FEET EASTERLY ALONG THE CENTERLINE OF WELLS CREEK ROAD FROM A $\frac{3}{8}$ " IRON ROD MARKING THE SOUTHEAST CORNER OF THE MINTERS PROPERTY NORTH OF THE ROAD, SO AS TO DIVIDE THE AREA OF APPARENT DEED OVERLAP INTO TWO APPROXIMATELY EQUAL PARTS. THE AREAS BEING TRANSFERRED BETWEEN EXISTING PARCELS AND THE AREA OF APPARENT DEED OVERLAP ARE SHOWN IN HACHURES. WELLS CREEK ROAD, A PRIVATE ROADWAY, OCCUPIES THE POSITION OF THE OLD ALSEA HIGHWAY, WHICH HAS BEEN VACATED. NO ATTEMPT WAS MADE IN THIS SURVEY TO DETERMINE THE EXISTING RIGHT-OF-WAY WIDTH OF THIS ROAD. SURVEY DATA SHOWN NORTH OF WELLS CREEK ROAD IS FOR INFORMATION ONLY AND IS NOT PART OF THIS SURVEY. ACREAGES SHOWN FOR EACH PARCEL ARE THE APPROXIMATE RESULTING ACREAGES FROM THESE ADJUSTMENTS.

REFERENCES - B117p426, B117p539, B139p564, B160p576, B170p205, B170p229, M16387, M20857, M30364-81, M32742-81, M60707-84, M77263-86, BENTON COUNTY DEED RECORDS. CS 5417, CS 5496, CS 5339, CS 5520, CS 7299, CS 7591, BENTON COUNTY SURVEYOR

LEGEND

- FOUND $\frac{3}{8}$ " IRON ROD WITH YELLOW PLASTIC CAP MARKED "NORTHSTAR PLS 1823" ($\frac{5}{8}$ IR), OR $\frac{1}{2}$ " IRON ROD MARKED "MSS PLS 1918" ($\frac{1}{2}$ IR), OR $\frac{3}{8}$ " IRON ROD NO CAP ($\frac{5}{8}$ IRNC).
- SET $\frac{1}{2}$ " x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 1918".
- () RECORD INFORMATION, CS 7299
- (()) RECORD INFORMATION, CS 5496
- [] RECORD INFORMATION, CS 7591
- NEW BOUNDARY LINES

APPROVED:

Gary Minter 4/27/88
BENTON COUNTY DEVELOPMENT DEPT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Tyler B. Parsons
OREGON
JULY 18, 1980
TYLER B. PARSONS
1918