Record of Survey for Cyrus & Rebecca Field

C.P. Blair DLC No. 57
SW 1/4 Sec 26 and NW 1/4 Sec 36
T.12 S., R. 6 W., W.M.
Benton County, Oregon

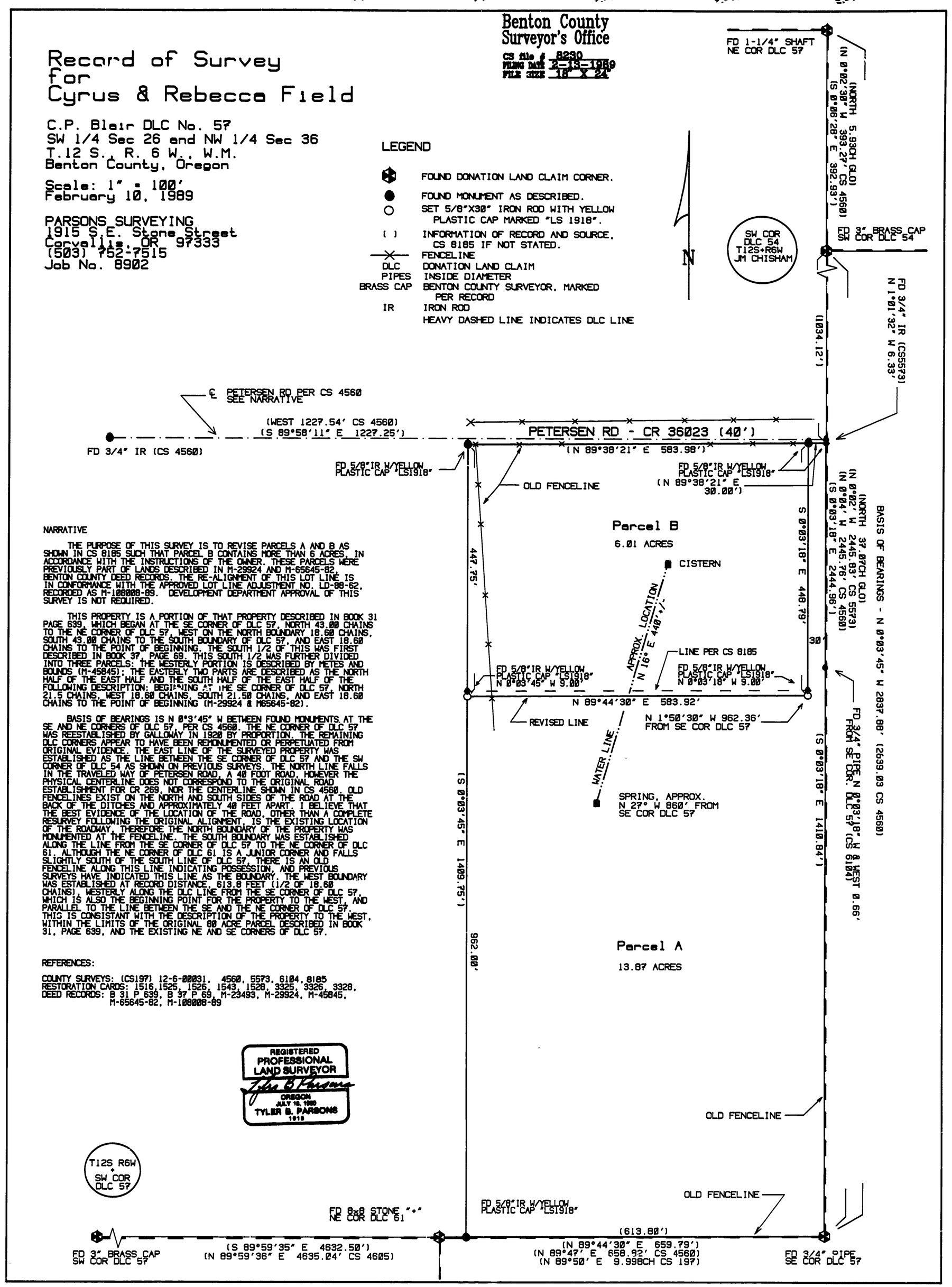
Scale: 1" = 100'
February 10, 1989

PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
(503) 752-7515
Job No. 8902

Benton County Surveyor's Office
CS file # 8230
FILING DATE 2-13-1989
FILE SIZE 18" X 24"

LEGEND

- FOUND DONATION LAND CLAIM CORNER.
- FOUND MONUMENT AS DESCRIBED.
- SET 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 1918".
- ( ) INFORMATION OF RECORD AND SOURCE, CS 8185 IF NOT STATED.
- FENCELINE
- DLC DONATION LAND CLAIM
- PIPES INSIDE DIAMETER
- BRASS CAP BENTON COUNTY SURVEYOR, MARKED PER RECORD
- IR IRON ROD
- HEAVY DASHED LINE INDICATES DLC LINE



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REVISE PARCELS A AND B AS SHOWN IN CS 8185 SUCH THAT PARCEL B CONTAINS MORE THAN 6 ACRES, IN ACCORDANCE WITH THE INSTRUCTIONS OF THE OWNER. THESE PARCELS WERE PREVIOUSLY PART OF LANDS DESCRIBED IN M-29924 AND M-65645-82 BENTON COUNTY DEED RECORDS. THE RE-ALIGNMENT OF THIS LOT LINE IS IN CONFORMANCE WITH THE APPROVED LOT LINE ADJUSTMENT NO. LD-88-82, RECORDED AS M-188888-89. DEVELOPMENT DEPARTMENT APPROVAL OF THIS SURVEY IS NOT REQUIRED.

THIS PROPERTY IS A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 31 PAGE 639, WHICH BEGAN AT THE SE CORNER OF DLC 57, NORTH 43.00 CHAINS TO THE NE CORNER OF DLC 57, WEST ON THE NORTH BOUNDARY 18.68 CHAINS, SOUTH 43.00 CHAINS TO THE SOUTH BOUNDARY OF DLC 57, AND EAST 18.68 CHAINS TO THE POINT OF BEGINNING. THE SOUTH 1/2 OF THIS WAS FIRST DESCRIBED IN BOOK 37, PAGE 69. THIS SOUTH 1/2 WAS FURTHER DIVIDED INTO THREE PARCELS: THE WESTERLY PORTION IS DESCRIBED BY METES AND BOUNDS (M-45845). THE EASTERLY TWO PARTS ARE DESCRIBED AS THE NORTH HALF OF THE EAST HALF AND THE SOUTH HALF OF THE EAST HALF OF THE FOLLOWING DESCRIPTION: BEGINNING AT THE SE CORNER OF DLC 57, NORTH 21.5 CHAINS, WEST 18.68 CHAINS, SOUTH 21.50 CHAINS, AND EAST 18.68 CHAINS TO THE POINT OF BEGINNING (M-29924 & M65645-82).

BASIS OF BEARINGS IS N 0°3'45" W BETWEEN FOUND MONUMENTS AT THE SE AND NE CORNERS OF DLC 57, PER CS 4560. THE NE CORNER OF DLC 57 WAS REESTABLISHED BY GALLOWAY IN 1928 BY PROPORTION. THE REMAINING DLC CORNERS APPEAR TO HAVE BEEN REMONUMENTED OR PERPETUATED FROM ORIGINAL EVIDENCE. THE EAST LINE OF THE SURVEYED PROPERTY WAS ESTABLISHED AS THE LINE BETWEEN THE SE CORNER OF DLC 57 AND THE SW CORNER OF DLC 54 AS SHOWN ON PREVIOUS SURVEYS. THE NORTH LINE FALLS IN THE TRAVELED WAY OF PETERSEN ROAD, A 40 FOOT ROAD. HOWEVER THE PHYSICAL CENTERLINE DOES NOT CORRESPOND TO THE ORIGINAL ROAD ESTABLISHMENT FOR CR 269, NOR THE CENTERLINE SHOWN IN CS 4560. OLD FENCELINES EXIST ON THE NORTH AND SOUTH SIDES OF THE ROAD AT THE BACK OF THE DITCHES AND APPROXIMATELY 40 FEET APART. I BELIEVE THAT THE BEST EVIDENCE OF THE LOCATION OF THE ROAD, OTHER THAN A COMPLETE RESURVEY FOLLOWING THE ORIGINAL ALIGNMENT, IS THE EXISTING LOCATION OF THE ROADWAY. THEREFORE THE NORTH BOUNDARY OF THE PROPERTY WAS MONUMENTED AT THE FENCELINE. THE SOUTH BOUNDARY WAS ESTABLISHED ALONG THE LINE FROM THE SE CORNER OF DLC 57 TO THE NE CORNER OF DLC 61. ALTHOUGH THE NE CORNER OF DLC 61 IS A JUNIOR CORNER AND FALLS SLIGHTLY SOUTH OF THE SOUTH LINE OF DLC 57, THERE IS AN OLD FENCELINE ALONG THIS LINE INDICATING POSSESSION, AND PREVIOUS SURVEYS HAVE INDICATED THIS LINE AS THE BOUNDARY. THE WEST BOUNDARY WAS ESTABLISHED AT RECORD DISTANCE, 613.8 FEET (1/2 OF 18.68 CHAINS), WESTERLY ALONG THE DLC LINE FROM THE SE CORNER OF DLC 57, WHICH IS ALSO THE BEGINNING POINT FOR THE PROPERTY TO THE WEST, AND PARALLEL TO THE LINE BETWEEN THE SE AND THE NE CORNER OF DLC 57. THIS IS CONSISTANT WITH THE DESCRIPTION OF THE PROPERTY TO THE WEST, WITHIN THE LIMITS OF THE ORIGINAL 80 ACRE PARCEL DESCRIBED IN BOOK 31, PAGE 639, AND THE EXISTING NE AND SE CORNERS OF DLC 57.

REFERENCES:

COUNTY SURVEYS: (CS197) 12-6-80031, 4560, 5573, 6184, 8185
RESTORATION CARDS: 1516, 1525, 1526, 1543, 1520, 3325, 3326, 3328,
DEED RECORDS: B 31 P 639, B 37 P 69, M-23493, M-29924, M-45845, M-65645-82, M-188888-89

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 15, 1988
TYLER B. PARSONS
1918

8230