

Benton County  
Surveyor's Office  
CS file # 8303  
FILING DATE 7-21-18  
FILE SIZE 18" X 24"

RECORD OF SURVEY  
for  
**LEONARD COX**  
in  
ALPINE ORCHARD TRACTS  
CHATMAN HAWLEY DLC NO. 49  
S 1/2 SEC 23 and N 1/2 SEC 26  
T14S, R6W, W.M.  
BENTON COUNTY, OREGON

JUNE 22, 1989



**NARRATIVE**

The purpose of this survey was to set the four corners of Tract 95, Alpine Orchard Tracts. I had previously surveyed Tracts 63-66 in 1980, CS 7075. I oriented to the control of that survey to do this one. For CS 7075 I computed the south line of Alpine Orchard Tracts. This time we physically tied in the corner monuments to do the Tract corner proportioning. This, as well as the possibility that the rods I previously set have been moved, caused some slight variations to my 1980 calculations as shown. There has been a question raised by CS 7369 concerning whether fences should be held vs. proportioning between subdivision corners. I would refer others to my narrative on CS 7075 as well as the narrative on CS 7369 for clarification on the past history of surveys in this area. I also would refer to a letter from Ken Wightman concerning his work in this subdivision for CS 6124A. All in all my position remains that I can not change the original plat configuration even though conditions for adverse possession may be met in many properties in this area. Proportioning may not define ownership boundaries but it should define Tract lines. A court of law would have to make the ultimate decision. My interpretation of the original plat is that the Tracts were dimensional exclusive of the roads. I created straight line proportions for the interior tract corners using the four exterior positions, 1 to 4 against the original plat information. Position 1 was computed by proportion also between 4 and 5. Monument 2 was previously proportioned by CS 4631 (see CS 7075). The 30' roadway width was taken off after the four Tract corners were developed.

**LEGEND**

- .....Found monument: 5/8" rod with yellow plastic cap stamped "Northstar PLS 1823" unless otherwise shown.
- .....Set monument: 5/8" x 30" rebar with red plastic cap stamped "Northstar PLS 1823".
- ( ).....Record data from CS 7075 unless otherwise shown.
- .....Donation Land Claim line.

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Theodore James Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

