

DRAWING NUMBER
8511

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER
8511

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

MAP OF SURVEY FOR:
JOSEPH FAZZIO
APRIL 17, 1991

ANTHONY ROBERTS D.L.C. No. 55, S.E. 1/4 SECTION 32 & S.W. 1/4 SECTION 33,
TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON
COUNTY, OREGON

Benton County
Surveyor's Office

C.S. FILE NO. 8511
FILING DATE 5-7-1991
FILE SIZE 11x17

(N.E. CORNER, S.E. 1/4,
SECTION 32, T.10 S.,
R. 4 W.)

S.W. CORNER
JACOB HALTER D.L.C. No. 73
T.10 S., R. 4 W.

(596.64) (C)
(596.84) (A)

FD. 3/4" I.D. PIPE
N.W. CORNER
ANTHONY ROBERTS D.L.C. No. 55
T.10 S., R. 4 W.

(EAST 3300.00) (C) (WEST 3333.00) (D) & (E) (WEST 3328.00) (F)
--- (S 89°56'15"E 3300.74) (A) ---
S 89°57'45"E 3300.81

983.95

1294.05

FD. 3/4" BRASS CAP
STAMPED "BENTON COUNTY
SURVEYOR, N.E. COR. D.L.C.
55, T.10 S., R. 4 W., W.M.,
1991"

SCALE: 1"=300'

RICHLAND APPLE AND WALNUT TRACTS
PLAT BOOK 3, PAGE 9 VACATED DEED BOOK 75, PAGE 125

80.00 AC.
INCLUDES PORTION
IN HIGHWAY

SET 5/8" ROD
30 FT. W. OF
CENTER OF PAVEMENT
9.17

LEGEND

- ⊙ MONUMENT FOUND, TYPE NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.W. HARMS LS 1079"
- () RECORD INFORMATION, SOURCE NOTED
- I.D. INNER DIAMETER
- FENCE
- C.S. 5743
- C.S. 7596
- DEED BOOK N, PAGE 328
- DEED BOOK 27, PAGE 531
- DEED BOOK 49, PAGE 600
- RICHLAND APPLE AND WALNUT TRACTS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1975
DARRYL W. HARMS
1079

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

BASIS OF BEARINGS
(S 00°16'E 4361.41) C.S. 5142
(S 00°16'00"E 4360.98)

(SOUTH 1045.5) (E)

1055.08

1022.81

1243.00

N 89°57'45" W 3305.05
(EAST 3333.00) (F)

2052.88

(N 00°16' W 1045.5) (E)

1095.11

INDEPENDENCE HIGHWAY COUNTY RD. No. 14430
(N 00°28'30" W 7788.67) (N 00°29'51" W 7788.57)

N 63°54'51" E
33.00
(N 63°56'12" E) (B)
(33.00)

FD. 1/2" I.D. PIPE

SOUTHERN

PACIFIC R.R.

NARRATIVE

CONVEYANCE BY THE UNITED STATES OF AMERICA TO ANTHONY ROBERTS AND ELIZABETH ROBERTS OF CLAIM No. 55, NOTIFICATION No. 1805, WAS RECORDED DECEMBER 14, 1880 HAVING AN INSTRUMENT DATE OF JUNE 14, 1877 AS RECORDED IN DEED BOOK N, PAGE 328, AND GAVE THE DIMENSION OF THE NORTH CLAIM LINE AS 50 CHAINS (3300 FEET) ALTHOUGH THE FIRST CONVEYANCE BY ANTHONY ROBERTS OF A PORTION OF CLAIM No. 55, TO STEPHEN TAYLOR WAS RECORDED OCTOBER 17, 1856 HAVING AN INSTRUMENT DATE OF OCTOBER 9, 1856 AS RECORDED IN DEED BOOK B, PAGE 217, AND GAVE THE DIMENSION OF THE NORTH CLAIM LINE AS 50.50 CHAINS (3333 FEET). THE 50.50 CHAINS LENGTH FOR THE NORTH CLAIM LINE HAS BEEN USED IN DEED DESCRIPTIONS SINCE THE TAYLOR DEED IN 1856. THE NORTH 160 ACRES, "MORE OR LESS", WAS CONVEYED TO MARY E. PALMER MAY 28, 1891 AS RECORDED IN DEED BOOK 27, PAGE 531 AND THE "NORTH 80 ACRES" WAS CONVEYED TO L.B. CROSBY AND FRANCIS C. WIDDEN, AS RECORDED AUGUST 17, 1909 IN DEED BOOK 49, PAGE 600. CROSBY AND WIDDEN SUBSEQUENTLY RETAINED HUGH G. FISHER TO SURVEY AND SUBDIVIDE THE NORTH 80 ACRES AS PLATTED AND RECORDED IN PLAT BOOK 3, PAGE 9, THE SUBDIVISION WAS NAMED "RICHLAND APPLE AND WALNUT TRACTS". THE SUBDIVISION WAS APPROVED IN APRIL, 1910. AS THE INITIAL POINT, FISHER SET A 2-1/2" X 40" GALVANIZED IRON PIPE "AT THE NORTHEAST CORNER OF CLAIM No. 55". FISHER DID NOT INDICATE THAT HE FOUND ANY EVIDENCE OF THE ORIGINAL CLAIM CORNER MONUMENT BUT HE DOES SHOW ON THE SUBDIVISION PLAT THAT HE SET THE INITIAL POINT IN THE CENTER OF THE ROAD AND THAT HIS MEASUREMENT OF THE NORTH LINE WAS 3328 FEET, ALTHOUGH HE USED THE 3333 FOOT LENGTH IN CALCULATING THE NORTH 80 ACRES THUS MONUMENTING THE SOUTH SUBDIVISION LINE 1045.5 FEET SOUTH OF HIS NORTH CLAIM LINE. THE FENCE LINE SHOWN ABOVE APPEARS TO COINCIDE WITH FISHER'S SOUTH SUBDIVISION LINE. TWO YEARS AFTER FISHER SET THE INITIAL POINT OF THE SUBDIVISION AT THE NORTHEAST CORNER OF CLAIM No. 55, THE COUNTY SURVEYOR'S OFFICE SEARCHED FOR THE NORTHEAST CLAIM CORNER, FOUND NO EVIDENCE, MADE NO MENTION OF FISHER'S 2-1/2" PIPE, AND RESET THE CLAIM CORNER BY PROPORTION, WHICH ALSO MATCHED NICELY WITH THE CLAIM PATENT DIMENSION OF 50 CHAINS (3300 FEET) FOR THE NORTH LINE AS DESCRIBED IN DEED BOOK N, PAGE 328. FOR CONTROL OF THE NORTH AND WEST LINES OF THIS SURVEY I HELD THE THREE FOUND CLAIM CORNERS. FOR CONTROL OF THE EAST LINE I HELD THE NORTHEAST CORNER OF CLAIM No. 55 AND A CALCULATED POINT 33.00 FEET, ALONG THE RAILROAD RIGHT-OF-WAY FROM THE FOUND 1/2" PIPE AS SHOWN ABOVE AND ON COUNTY SURVEY No. 7596. THE SOUTH LINE WAS MONUMENTED PARALLEL WITH THE NORTH CLAIM LINE AND AT A DISTANCE SOUTH OF THE CLAIM LINE TO ENCOMPASS 80.00 ACRES.