

BOOK 2000 PAGE 21

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ACCESS EASEMENT COURSES

COURSE	BEARING	DISTANCE
1	S 37°20'51"W	148.10'
2	S 69°59'44"W	45.62'
3	N 77°11'26"W	44.19'
4	N 65°53'42"W	72.25'

CENTERLINE
R = 954.90' [954.9]
L = 83.10' [83.1]
Δ = 4°59'10"
CH: N 77°40'17"W
83.07'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore James Langton
OREGON
JULY 15, 1976
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2000

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

NARRATIVE

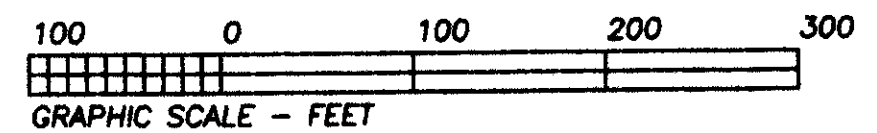
This plat is the result of Benton County Community Development Department File No. LD-00-02. Tax Lot 600, Map 14-5-33, is being divided into two Parcels. The property is described in M-156139-92, Benton County Deed Records.

The parent tract was surveyed in 1974 by R. S. Castleberry filed as CS 5747. Mr. Castleberry apparently held monuments from Hardcopy Survey 14-5 #24 and data from that survey and State Hwy Dept. Drawing 3B-20-3 to compute the highway right-of-way. He held monuments and data from Hardcopy Survey 14-5 #25 and the Army Corps of Engineers to determine the location of the centerline of the Long Tom River.

The County Development Department decision did not require a survey of Parcel 2. I show Mr. Castleberry's data (which matches the deed) along the river centerline and a portion of the east line of the property. I did determine the Highway R/W so I could properly monument Parcel 1.

I searched unsuccessfully for OSHD R/W monuments. I held the 1-1/4" rod at (A) as being on the line between Sections 33 and 34. Mr. Castleberry calls a 3/4" iron pin here but my relationship between this rod, the 1/4" corner monument to the south and the 1/2" rod (by CS 8015) to the west proves to me that it is virtually at the same position as Mr. Castleberry's 3/4" pin. I also believe that it is at the same position as the "Gun Barrel" called on Hardcopy Survey 14-5 #24. Per that survey I computed the southerly R/W line from rod (A) through a point 60.00 feet southerly of pipe (B), measured perpendicular to the line.

Dwg 3B-20-3 shows the P.C. at Engineer's Station 15+99.9 and the Section line intersecting the highway centerline at Station 16+83. The arc length and radius allowed me to compute the chord length and deflection from the centerline tangent and ultimately the P.C. at 15+99.9. I then computed the P.T. at 6+21.1 and the P.C. at 2+86.1. Mr. Castleberry's monuments are off the R/W as shown. He stated that they were not necessarily on the R/W.



- LEGEND**
-Found monument: 1/2" Rod by CS 5747 unless otherwise noted.
 -Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
 - { }.....Record data from CS 5747.
 - []..... " " " Oregon State Highway Dept. Drawing 3B-20-3 (West Side Highway- Benton County, Monroe-Junction City Section).
 - < >..... " " " Hardcopy Survey 14-5 #25.
 - * *..... " " " M-156139-92, Benton County Deed Records.

NOTE: Pipe dimension is inside diameter.

PARTITION PLAT 2000-21
for
LARRY & MARGARET WEBBER
in
NE 1/4 SECTION 33
T 14 S, R 5 W, W.M.
BENTON COUNTY, OREGON

JUNE 21, 2000
SHEET 1 OF 2

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

