

Re: Benton County Community Development Department property line adjustment File No. LU-08-053 & 054

The purpose of this property line adjustment is to adjust the lines as shown hereon. The southerly portion of this Property Line Adjustment was surveyed, the balance was constructed from deed and survey records. The primary survey used is C.S. 10067, which is an Oregon Department of Transportation survey. That survey states in the Narrative that "the basis of bearings... is the Oregon Coordinate system of 1983, North Zone", and then further explains the stations used as a basis. Later in the narrative is the explanation that the survey is "Local Datum Plane (LDP) coordinates are State Plane Coordinates that have been scaled from the State Plane Grid to the ground surface. ...Scale factor calculated at Station 10. To convert from LDP coordinates to NAD '83 (98) Oregon State Plane North Zone coordinates, multiply the LDP coordinates by 0.9999307525". Survey 10067 tied in the southeast corner of the Anthony Roberts Claim 41, the north northeast corner of the Ira Hunter claim 43, and the southwest corner of the James Taylor claim 41. We located those monuments and rotated the bearings around Station 10 -1°54'34.8" to obtain true bearings for the surveyed portion of this survey, which is the "Basis of Bearings". Point 10 was not tied in in this survey.

Property Line Adjustment for
Howard Ropp
in the
Southeast Quarter of Section 4
and the Northeast Quarter of Section 9
Township 11 South, Range 4 West
Willamette Base and Meridian
Benton County, Oregon
Scale: 1"=300' November 5, 2008

Northeast Corner Anthony Roberts DLC 41

Northwest Corner Taylor Donation Land Claim 42

Benton County Surveyor's Office

C.S. FILE NO. 10342
FILING DATE 1-12-09
FILE SIZE 18x24

Northeast Corner of the James Taylor Donation Land Claim 42

(R=1145.92, ch=S 77°11'07"W 143.32, L=143.41)-C
(ch=S 83°05'07"W 92.56, L=92.56)-C
(R=2864.79, ch=S 85°21'38"W 3.93, L=3.93)-C

(S 15°56'45"W 309.60')-C

(N 26°01'55"W 187.33')-G

(N 26°01'55"W 188.84')-G

(S 15°56'45"W 364.42')-G

(S 73°36'W 1812.74)-C

(N 64°11'11"E 524.72)-C
(N 65°01'20"E 384.20)-C

(S 85°24'W 633.00)-C
(Total 729.52)-G

(R=1145.92, L=76.14)-C

(S 88°05'W 19.340 ch)-A,B

(N 63°58'05"E 589.82)-G
(S 26°01'55"E 180.00')-G
(chord 3.93')-C

(S 89°36'W 8.984 ch)-A
(S 89°34'59"W 591.48')-H

(N 0°24'W .80 ch)-A
(N 0°24'W .80 ch)-A S 89°56'45"W 1351.80'

(S 01°16'42"E 1016.42')-G
(S 01°13'E 20.009 ch)-A

(N 89°56'45"E 628.24)-G
(N 89°56'45"E 1122.02')-B

(S 00°03'32"E 660.05')-B,H
(South 660)-B,H

(S 00°03'32"E 660.05')-B,H
(South 660)-B,H

(S 00°03'32"E 660.05')-B,H
(South 660)-B,H

(S 00°03'32"E 660.05')-B,H
(South 660)-B,H

(S 00°03'32"E 660.05')-B,H
(South 660)-B,H

(S 00°03'32"E 660.05')-B,H
(South 660)-B,H

(S 00°03'32"E 660.05')-B,H
(South 660)-B,H

Southeast Corner of the David D. Stroud DLC 44

Southwest Corner Anthony Roberts DLC 41

(East 4 ch)-E

Lawrence Rickert

Book 106, Page 513

North Northwest Corner of the Ira Hunter Donation Land Claim 43

Survey and Deed References:

- A - Howard Ropp deed 2007-416557
- B - Stanley P. Snyder Parcel VII deed M - 76222-86
- C - Cynthia and Robert Kapple deed M - 319400-02
- D - Computed from CS 10067
- E - Lawrence Rickert deed, Book 106, Page 513
- F - Galloway Survey G1140007
- G - Computed
- H - Lunceford & LaCoste Inv. 2005-390364
- I - Duane L. Coyier etux M-126602-90

APPROVED: *[Signature]*
Director, Community Development Department
Date: 1/12/2009

(South 43.85 ch)-E

- Fd. 3 1/4" brass cap 27" below surface marked DLC 41
- Fd. old 1" by 30" iron pipe 24" below surface S 68°44'E 6.29'
- Fd. 46" Maple N 1 1/2°E 86.8
- Fd. 40" triple ash N 89 1/4°E 68.9 (Mower scyle by oak post)-CS 895
- (1" pipe over Mower scyle with "by oak post" crossed out)-F
- ALSO (1" pipe Ash 15" N 87°30'E Nail in S. side N 88°30'E .9264 = 61.14
- (Maple 33" S 86°35'W 1.2544 = 82.79 to head of spike in cen. 4' up)-F
- Latter maple now gone.

Fd. 3 1/4" brass caps on 1 1/4" pipes at the N NE corner of the Ira Hunter DLC 43 and at the SW corner of the James Taylor DLC 42

Fd. 5/8" iron rod with Northstar PLS 1823 cap 2.00 South of line. (Stake)-F

Fd. 5/8" iron rod with Northstar cap (1 1/4" Pipe)-F

Set 5/8" by 30" iron rod with Moore Surveying cap. (Stake)-F

Fd. 5/8" iron rod with Northstar cap (Stake)-F

Lunceford & LaCoste Investments, LLC 2005-390364

(West 45.026 ch)-H

(S 62°30'W 1.24 ch)-H

Section 4
Section 9

Ropp Resultant Area
Total Area 74.38 Acres, m/l
2.96 Acres, m/l in ODOT r/w
71.42 Acres, m/l net

Stanley P. and Louise H. Snyder M-76222-86, Parcel IV
ESE Cor. James Taylor DLC 42

Fd. 3 1/4" brass cap at the S SE corner of the James Taylor DLC 42 24" below surface.

(East 2.50 ch)-H

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
MAY 13, 1960
VERLE C. MOORE
501
expires 12/31/2010

JOB NAME: Ropp, Howard page 1 of 1
COORDINATE: 080213.crd SCREEN: 080213
ACTIVE LAYERS: 1,21,23-25,38-40,50
PLOT TIME: 12/06/2008 9:00 am JOB #: 080213

Moore Surveying
424 2nd Ave SE Albany, OR 97321
phone: 541-928-3878