

PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 4,
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN,
BENTON COUNTY, OREGON

FOR: JOHN & LINDA MYERS AND
DARRELL & JEAN CHRISTENSON

DATE: OCTOBER 1, 2009

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2010

DAVID L. MALONE, P.L.S.
COLE SURVEYING, LLC
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COLE
SURVEYING, LLC

Benton County
Surveyor's Office

C.S. FILE NO. 10351
FILING DATE 2-6-09
FILE SIZE 18x24

② FOUND 3/4" IP UP 12"
SLIGHT LEAN TO SOUTHEAST
④ ALSO FOUND 5/8" IR
S87°21'42"W 12.82' OF 3/4" IP

(N89°44'W 300.00')②
S89°06'06"E 293.24'

② FOUND 1" IP UP 3"
④ ALSO FOUND 5/8" IR
N70°47'55"W 6.55' OF 1" IP

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT SURVEY IS TO SET THE MONUMENTS MARKING THE NEW ADJUSTED PROPERTY LINES AND AN EASEMENT BETWEEN THE 2 PROPERTIES AS SHOWN ON THE ATTACHED MAP AND AS REQUIRED BY THE BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER LU-08-083, AND THEREBY COMPLETE THE REQUIREMENTS OF A SETTLEMENT AGREEMENT INVOLVING A BOUNDARY DISPUTE.

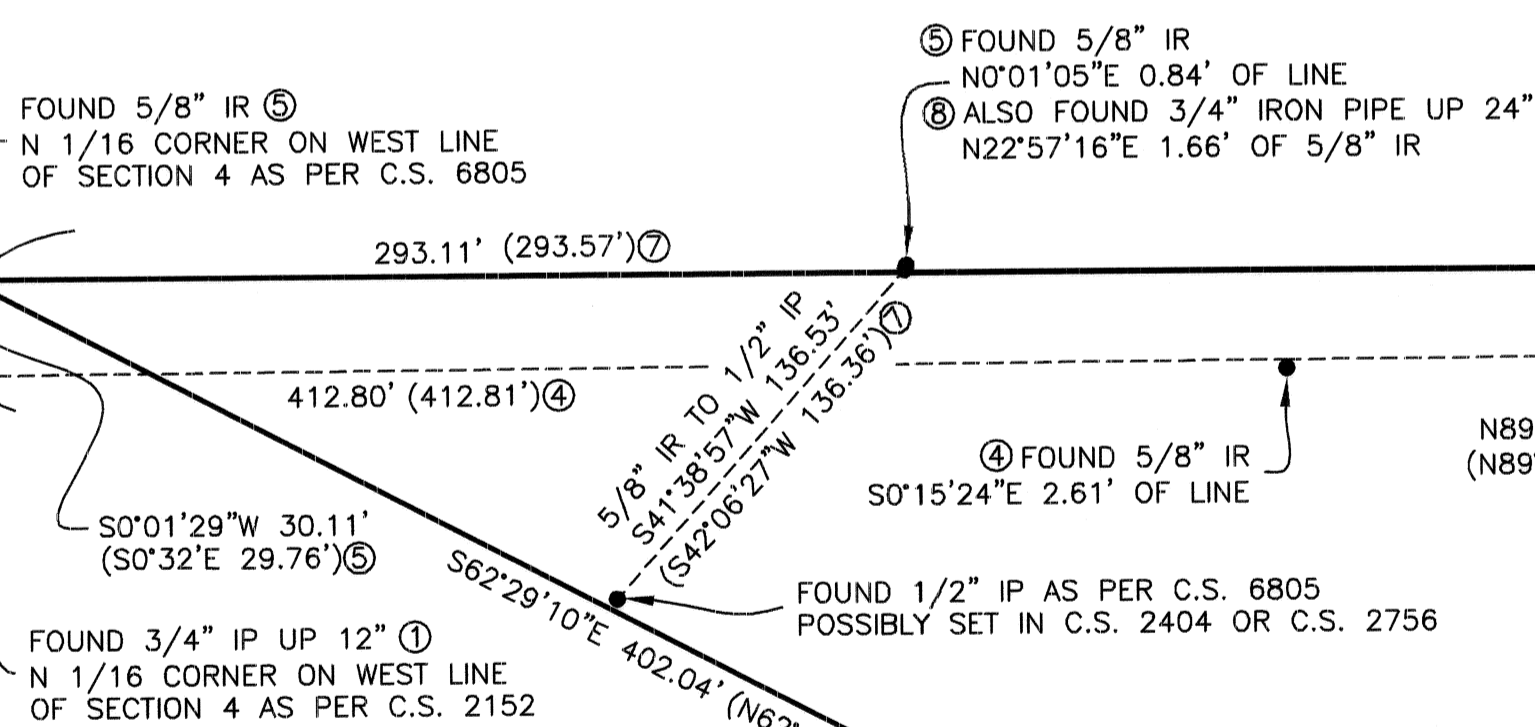
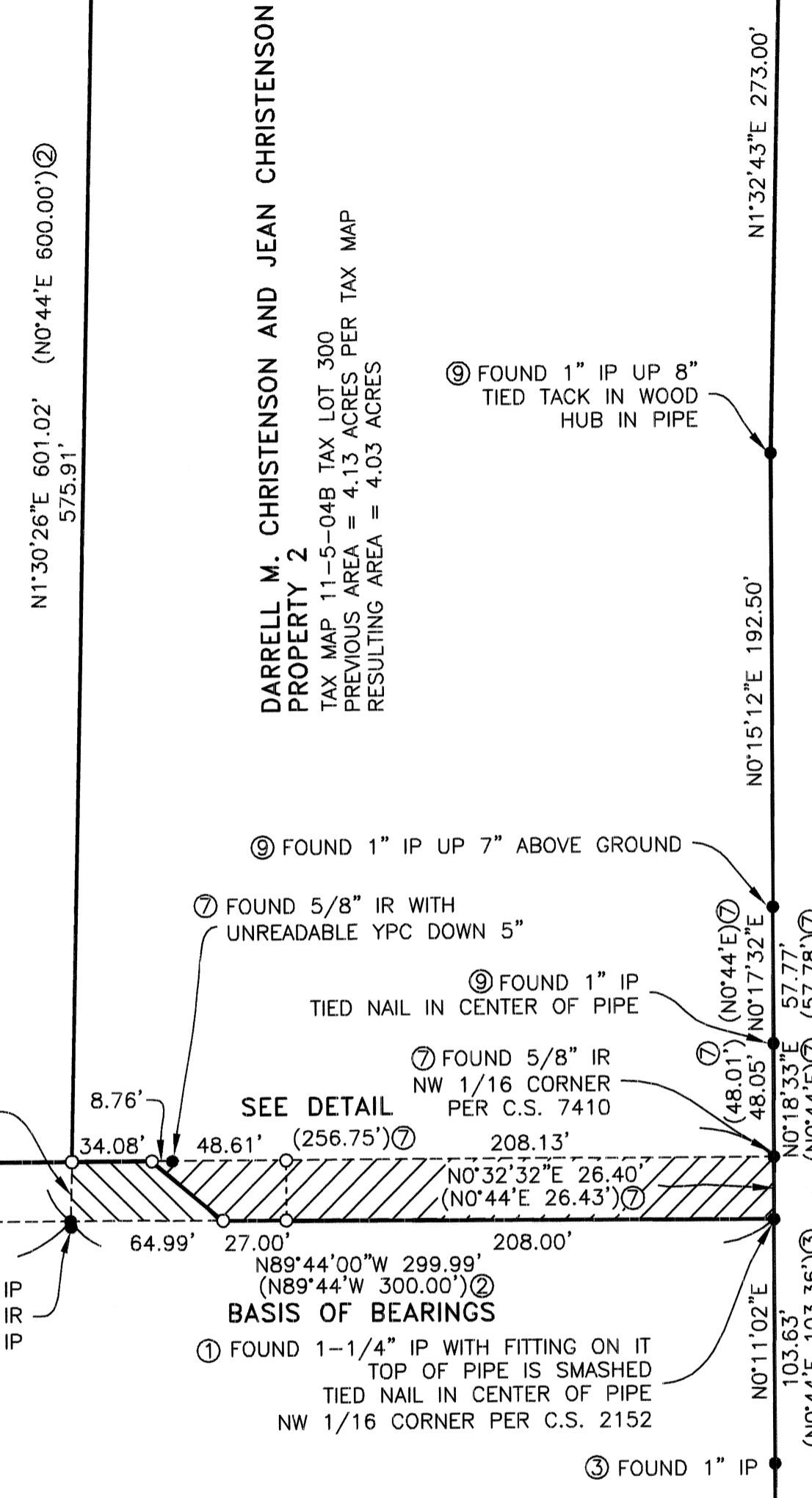
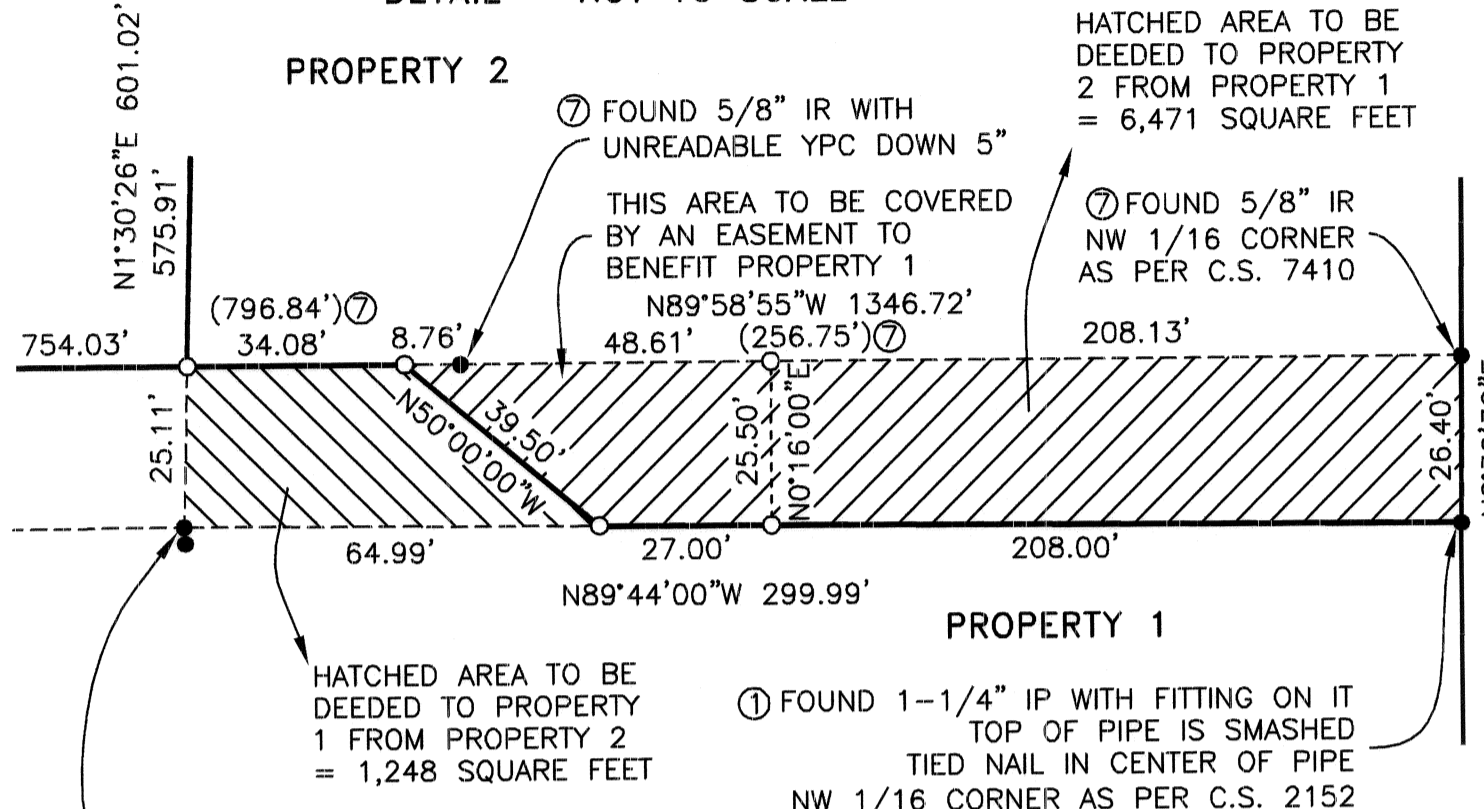
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE LINE BETWEEN THE TWO MONUMENTS SET BY OTTO H. MEYER AS SHOWN IN BENTON COUNTY SURVEY 2404 AND AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

THE NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 4 AND THE NW 1/16 CORNER OF SECTION 4 WERE SET BY OTTO MEYER IN 1949 USING INCORRECT PROCEDURE AS PER BENTON COUNTY SURVEY 2152. THESE MONUMENTS WERE HELD UNTIL THE NORTH 1/16 CORNER WAS PROPERLY SET BY VERLE MOORE IN 1978 AS PER C.S. 6805 AND THE NW 1/16 CORNER WAS SET BY ROLAND LAVOIE IN 1982 AS PER C.S. 7410. LAVOIE DID NOT USE THE CORRECT PROCEDURE TO SET HIS NW 1/16 CORNER. THESE TWO SETS OF CORNERS CLAIMING TO MARK THE LINE BETWEEN THE NORTH 1/16 CORNER AND THE NW 1/16 CORNER HAVE CAUSED A DISPUTE BETWEEN THE TWO PROPERTIES SHOWN HERE. A SETTLEMENT AGREEMENT WAS REACHED BETWEEN THE TWO PARTIES TO RESOLVE THE DISPUTED PROPERTY BETWEEN THEM, AND THIS PROPERTY LINE ADJUSTMENT SURVEY MARKS THE NEW PROPERTY LINE BETWEEN THEM AS PER THAT SETTLEMENT AGREEMENT AND USES THE COUNTY PLANNING PROCEDURE TO ACCOMPLISH THAT GOAL IN A WAY THAT WILL SATISFY ANY FUTURE PLANNING AND PERMITTING PROCESSES IN REGARDS TO THE NEW PROPERTY LINE LOCATION. FOR THIS SURVEY, THE WEST LINE OF THE CHRISTENSON PROPERTY WAS DETERMINED HOLDING THE MONUMENTS SET AT THE NORTHWEST AND SOUTHWEST CORNERS BY OTTO MEYER IN 1952 AS PER C.S. 2404, AS PER THE SETTLEMENT AGREEMENT. THIS SURVEY DOES NOT ADDRESS OTHER POTENTIAL BOUNDARY DISPUTES FOR EITHER PROPERTY, BUT DOES SHOW THE RELATIONSHIP TO VARIOUS OTHER SURVEY MONUMENTS, INCLUDING THE 5/8" IRON RODS SET AT THE SOUTHWEST, NORTHWEST, AND NORTHEAST CORNERS OF THE CHRISTENSON PROPERTY BY FRED LEMKE IN 1973 AS PER C.S. 5643.

DETAIL - NOT TO SCALE



JOHN T. MYERS, III, AND LINDA LEE MYERS
PROPERTY 1
TAX MAP 11-5-04B TAX LOT 500
PREVIOUS AREA = 7.34 ACRES PER TAX MAP
RESULTING AREA = 7.20 ACRES

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FOUND SURVEY MONUMENT AS NOTED
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- YPC YELLOW PLASTIC CAP
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER
- ① C.S. 2152
- ② C.S. 2404
- ③ C.S. 4320
- ④ C.S. 5643
- ⑤ C.S. 6805
- ⑥ C.S. 7270
- ⑦ C.S. 7410
- ⑧ UNKNOWN ORIGIN
- ⑨ C.S. 4154

SCALE: 1" = 60'

APPROVALS:

APPROVED *Enea Vernet* 2/3/2009
BENTON COUNTY PLANNING OFFICIAL DATE