



SCALE: 1" = 50'

MARY'S RIVER ESTATES ROAD

NORTH CORNER LOT 1,  
BLOCK 4, MARY'S  
RIVER ESTATES

{S0°17'W}  
{50.00'}

{S72°17'E}  
{18.99'} (S72°17'E)  
(31.01')

{S51°00'W}  
{59.78'}  
LOT 1, BLOCK 4  
MARY'S RIVER  
ESTATES

{N70°34'E}  
{69.74'}

{N54°01'35"E}  
{451.19'}

{R=1500.00'}  
{A=399.68'}  
{LC=398.49'}  
{CB=N78°12'E}

{N86°07'51"E}  
{122.73'}

NW CORNER OF  
TERFLOTH TRACT PER  
MICROFILM No. 61462

PROPERTY LINE ADJUSTMENT SURVEY  
FOR  
**NIKLAUS AND ELISABETH GRUNWALD**  
NOVEMBER 4, 2009

IN THE JONATHAN MASON D.L.C. No. 76  
N.E. 1/4 OF SECTION 3, T.12S., R.6W., W.M.  
BENTON COUNTY, OREGON

**Benton County**  
**Surveyor's Office**

DRAWING NO. 10403  
DATE 12-16-09  
JOB NO. 18x24

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY LINE ADJUSTMENT APPROVED IN BENTON COUNTY PLANNING FILE No. LU-09-055. THE PROPERTY OWNERS INTENT WAS TO TRANSFER 0.24 ACRES FROM PROPERTY "1" TO PROPERTY "2" BY HOLDING THE NORTHERLY CORNER OF THE COMMON NORTH-SOUTH LINE AND ESTABLISHING A NEW CORNER ALONG THE SOUTH LINE OF PROPERTY "1".

MONUMENTS FROM CS 7248 WERE FOUND AS SHOWN ON THE MAP AND ARE REFERENCED IN RECORD DEEDS "M-139502-91" (PROPERTY "1") AND "2004-370129" (PROPERTY "2"). ALL MEASUREMENTS WERE MADE WITH A NIKON DTM 522 TOTAL STATION BY TAKING TWO SETS OF DIRECT AND REVERSE ANGLES AND DISTANCES.

PROPERTY "2"  
DEED REFERENCE: 2004-370129  
TAX LOT 1500, MAP 12-06-02B  
RESULTANT AREA: 3.01 ACRES

PROPERTY "1"  
DEED REFERENCE: M-139502-91  
TAX LOT 1400, MAP 12-06-02B  
RESULTANT AREA: 3.00 ACRES

0.24 ACRE PORTION OF  
PROPERTY "1" TRANSFERRED  
TO PROPERTY "2"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
FEB. 8, 2000  
**JOHN D. MCGEE**  
#58902

RENEWAL DATE: 12/31/10

LU-09-055  
PROPERTY LINE ADJUSTMENT APPROVAL

*Guy Vanet* 12/16/2009  
PLANNING OFFICIAL DATE

PREPARED BY:  
JD MCGEE, INC.  
PO BOX 1472  
1215 MAIN STREET  
PHILOMATH, OR 97370  
PHONE: (541) 929-4226  
FAX: (541) 929-4227  
EMAIL: jmcgee@actionnet.net

LEGEND

- 5/8" X 30" REBAR SET W/ ORANGE PLASTIC CAP MARKED "JD MCGEE INC LS#58902"
- 5/8" IRON ROD FOUND PER CS 7248
- ⊗ MONUMENT OF RECORD NOT SEARCHED FOR OR TIED
- Sxx°W xx' BEARING AND DISTANCE AS MEASURED
- {XX} RECORD INFORMATION FROM BENTON COUNTY DEED 2004-370129
- {XX} RECORD INFORMATION FROM BENTON COUNTY DEED M-139502-91
- [XX] CS 7248 RECORD INFORMATION

