

Survey for
Venell Farms Inc. & Chad Cook
Property Line Adjustment Survey for
Venell Farms Inc. & Mark and Linda Cook

in the Albert Rhinehart DLC No. 73
 Section 21 and E1/2 Section 22, T12S, R5W, W.M.
 Benton County, Oregon
 May 25, 2017
 Benton County File No. LU-17-030

Benton County
Surveyor's Office

CS FILE NO. 10844
 FILING DATE 9-8-17
 FILE SIZE 18x24

APPROVED: LU-17-030

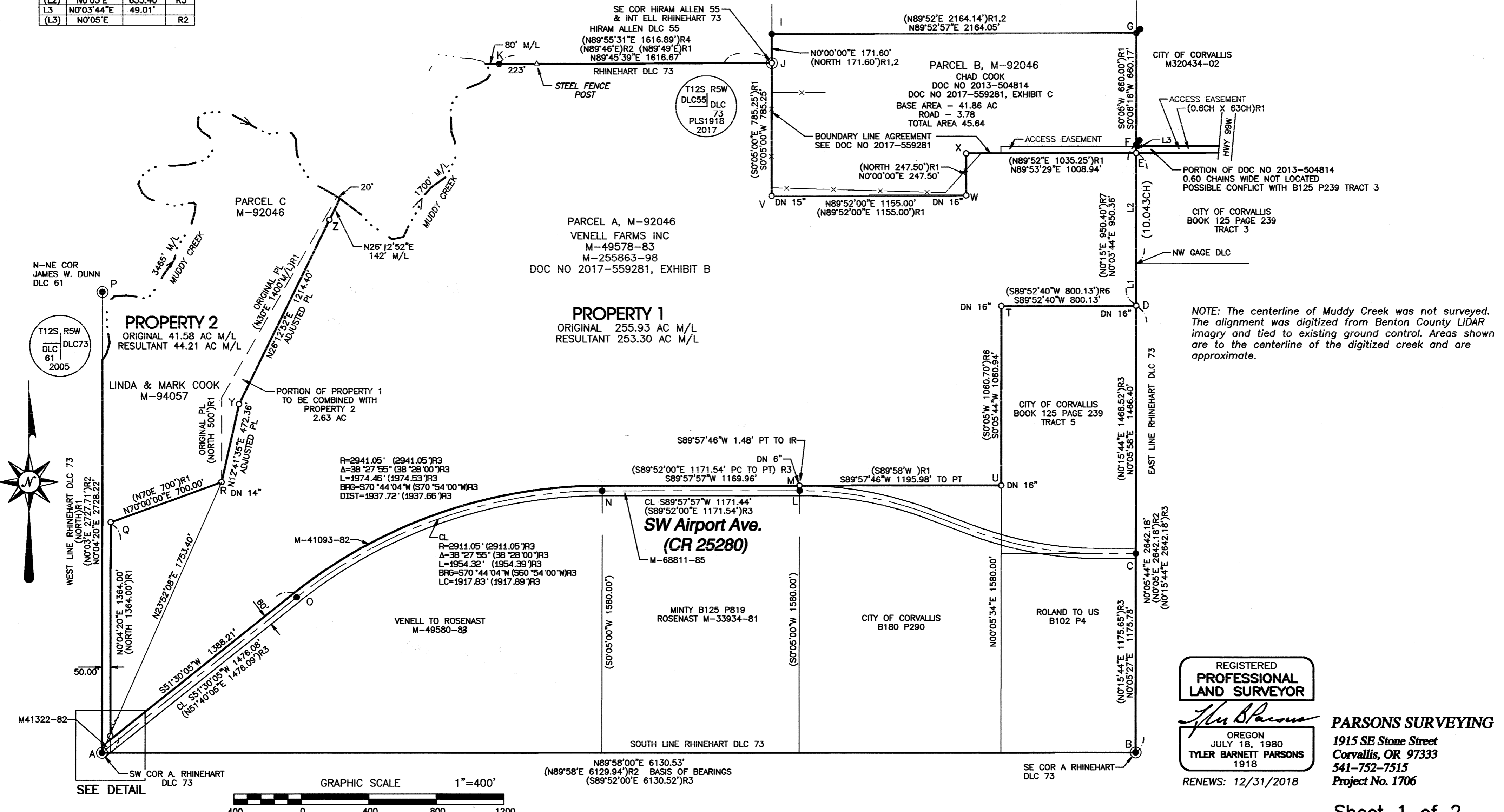
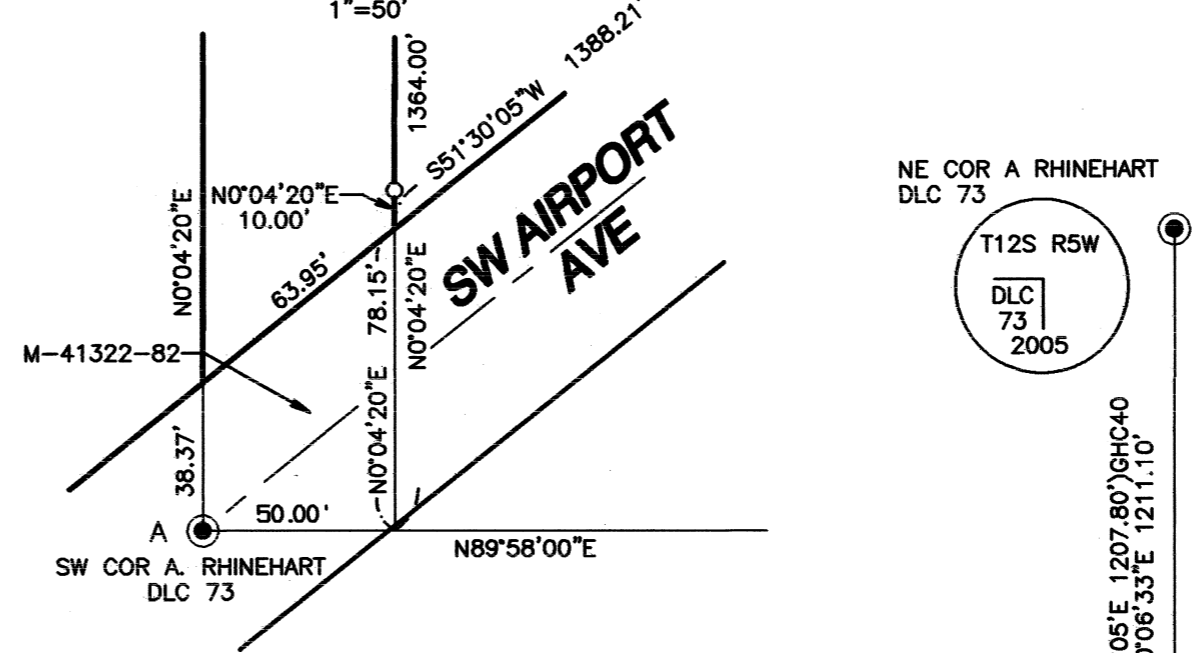
Sue Vemet 9/8/2017
 BENTON COUNTY PLANNING DIRECTOR Date

LINE TABLE

LINE	BEARING	DISTANCE	REF
L1	N0°03'44"E	247.95'	
(L1)	N0°05'E	247.96'	R2
L2	N0°03'44"E	653.40'	
(L2)	N0°05'E	653.40'	R5
L3	N0°03'44"E	49.01'	
(L3)	N0°05'E		R2

- LEGEND**
- FOUND MONUMENT AS NOTED OR SEE CORNER NOTES
 - △ SET STEEL FENCE POST ON LINE
 - SET 5/8"x30" IRON ROD & YELLOW PLASTIC CAP MARKED "PARSONS PLS1918"
 - ⊙ DONATION LAND CLAIM CORNER FOUND/SET
 - () RECORD INFORMATION
 - R1 - MLP, M92046
 - R2 - GHC 12500040
 - R3 - CS 7567
 - R4 - CS 9714
 - R5 - M255863-98
 - R6 - BOOK 125 PAGE 239, TRACT 5
 - R7 - GHC 12500041
 - FD FOUND
 - IR IRON ROD
 - YPC YELLOW PLASTIC CAP
 - IP IRON PIPE, INSIDE MEASURE
 - GHC GALLOWAY HARD COPY
 - UNK UNKNOWN ORIGIN
 - AC ACRES
 - M/L MORE OR LESS
 - CL CENTERLINE
 - PL PROPERTY LINE
 - CS COUNTY SURVEY
 - FENCELINE

DETAIL
 1"=50'



NOTE: The centerline of Muddy Creek was not surveyed. The alignment was digitized from Benton County LIDAR imagery and tied to existing ground control. Areas shown are to the centerline of the digitized creek and are approximate.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tyler Barnett Parsons
 OREGON
 JULY 18, 1980
TYLER BARNETT PARSONS
 1918

PARSONS SURVEYING
 1915 SE Stone Street
 Corvallis, OR 97333
 541-752-7515
 Project No. 1706

RENEWS: 12/31/2018

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NARRATIVE

The purpose of this survey is to reestablish missing or destroyed corner monuments of that property described in the deed recorded as M-255863-98, being Parcel A of the unsurveyed Minor Land Partition recorded as M-92046, deed records of Benton County, Oregon. During the conduct of this survey, conflict was discovered between the boundary descriptions of Parcel A and B contained in M-92046. Also, an occupation encroachment was discovered between Parcels C and A since the property line passes through a barn. This survey is to monument the resolution of those conflicts. The Parcel A/B conflict is expected to be resolved by an exchange of quitclaim deeds as it is indeterminable what property would be passed or exchanged between the parcels, and the Parcel C and A conflict by a Property Line Adjustment, Benton County Planning File LU-17-030.

Basis of Bearings is the south line of the Rhinehart DLC 73 between southwest corner at A and the southeast corner at B, North 89°58'00" East per Galloway Hard Copy (GHC) 12500040. The descriptions contained in M-92046 appear to have been written with respect to this survey. Survey was conducted using a combination of static GPS control with total station ties to found monuments.

An initial investigation and search revealed that monuments at the northeast and northwest corners of the City of Corvallis property at D (record 1-1/4" pipe) and T (record 3/4" pipe) were probably destroyed as were the northwest corner of the Gage Donation Land Claim (record 3/4" pipe) to the north of D. The northeast corner of the City of Corvallis property (book 180 Page 290) at U appears to have never been set. The southeast corner of the Hiram Allen Claim No 55 at J, reestablished in CS 9714 (record 5/8" iron rod), was also apparently destroyed. There is no record of any monuments having been set pursuant to the Minor Land Partition described in M-92046 to define the boundaries between Parcels A, B, and C.

I reestablished northeast corner Tract 5, Book 125 Page 239, which is also a corner of Parcel A by holding the record angle at B from A to D of 90°07'44" per CS 7567, a survey by Benton County of the new alignment of Airport Avenue and the last survey of record showing the location of the 1-1/4" pipe. The CS 7567 angle at B and distance to D matches previous records extremely well. I did not hold the monument at H as it appears it was record from D, the found monuments at F and G fit the record in GHC 12500040 and GHC 12500041 very well with only a few tenths of a foot variance in bearings and distances from the record line between B and G. I set the northeast corner of Parcel A at E on the line between D and F at the deed called distance of 9.90 chains (653.40') north of the calculated northwest corner of the Gage Claim. A few feet northeast of F, I found a 5/8" iron rod set in CS 9714 as a remonumentation of the radius rod shown in GHC 12500041, but which I found to be about 3.5 feet north and 2.2 feet east of the record corner position. This iron rod was used to reestablish the northeast corner of the Rhinehart Claim at H using record distance (18.30 chains) north and at record distance from an Osage Orange tree. CS 9714 also found the stone at G but rejected it as "disturbed" and set a replacement corner for that corner. I found the stone about 2 feet south of the fence corner noted in GHC 12500037. The stone appeared to be undisturbed, buried about 3", of the approximate size noted in the field notes (2"x10"x?), and I accepted it as the northeast corner of Parcel B and on the DLC line. My measured distance from G to H is shown.

I found none of the northerly right of way monuments of Airport Avenue shown in CS 7453 and 7567 along the south line of the Venell property. I calculated the position of the right-of-way PCs and PTs on the north line at right angles to the centerline tangents. I reestablished the corner at T at record distance and direction from D per the description of Tract 5, Book 125 Page 239, and the corner at U, S0°15'55"W parallel with the line B-D and at 1580 feet northerly of the south line of DLC 73, as per deed. I accepted the position of the northwest corner of Book 180 Page 290 at M, the intersection of the south line of Parcel A with the north right-of-way line of Airport Avenue as shown in Detail "C" of CS 7453 and set the corner monument on the right-of-way line S89°57'46"W 1.48 feet from the calculated PT.

The corners of the common boundary between Parcels A and B, J-V-W-X-E, are in different positions from the deed descriptions. Parcel A reads clockwise from J to E, Parcel B reads clockwise from E to J, both using the same bearings and distances along the common line, however the Parcel A description from X to E calls to the DLC line but the distance extends about 26 feet east of the that line. It also appears that there is a scrivener's error in the bearings of J-V. The deeds calls S0°05'E for this line but GHC shows S0°05'W. A similar error occurs in the deed call of the east line of DLC 73 of S0°05'E between E and D, which should have been S0°05'W, the same as between G and E and the GHC 12500040 bearing. To resolve this conflict, the owners of Parcels A and B agreed that the bearing of the line J-V would be S0°05'W and the remaining courses V-W-X follow the Parcel A description, with the closing line X-E at the position called in both deeds on the DLC line.

For the boundary line between Parcels A and C, I established the corner at Q parallel with and 50 feet easterly of the west line of DLC 73 (A to P) and at 1364 feet north of the south line of DLC 73. R is N70° 700 feet from Q per the deeds. To resolve a building encroachment on the original property lines between Parcels A and C, the owners applied for a Property Line Adjustment to conform new property lines to occupation lines R to Y and through Z to the centerline of Muddy Creek, per LU-17-030.

Equipment used: X90D-OPUS dual frequency GPS, Promark3 single frequency GPS, TOPCON GRS-4.

REFERENCES:

Deed Records: Book 102 page 4, Book 125 page 239, Book 125 page 819, Book 137 page 694, Book 146 page 340, Book 180 page 290, M92046, M94057, M33934-81, M33933-81, M41093-82, M49091-82, M41322-82, M49578-83, M49580-83, M-68811-85, M69402-85, M2115681-89, M255863-98, M256491-98, M320434-02, Doc No 2013-504814, Doc No 2015-535003, Doc No 2017-559281

Surveys:
GHC 12-5-00037, GHC 12-5-00038, GHC 12-5-00040, GHC 12-5-00041, GHC 12-5-00042
CS 7453, 7567, 8352, 9714, Partition Plat 96-31
Restorations 125873040, 125861050 125873010

CORNER NOTES

- A - Southeast corner DLC 73 in monument box, Restoration 125873030. Unable to access monument. I calculated the monument position using the record distance from 2 references:
 - A 5/8" iron rod with Benton County Surveyor yellow plastic cap, S2°11'09"W 22.50 feet
 - A 5/8" iron rod with Benton County Surveyor yellow plastic cap, S78°34'44"E 23.11 feet.
- B - Found a 1-1/4" iron pipe in monument box, down 16", restoration 125873020, the southeast corner DLC 73.
- C - Found a 5/8" iron rod, with Benton County Surveyor yellow plastic cap, in monument box. See CS 7453.
- D - Searched, not found. Set a 5/8" iron rod down 16" - see narrative.
- E - Set a 5/8" iron rod, 9.90 chains northerly from calculated position of the NW corner Gage DLC.
 - A 5/8" iron rod bears N39°56'15"E 10.53', down 6", unknown origin.
 - A guy anchor bears S57°34'W 2.14 feet, down 6"
- F - Found a broken wishbone of Ford, R2, the remaining 1/2" pipe portion vertical in the ground.
 - A fence corner post bears S40°E 2.2'
 - In place of the remaining pipe, I set a 5/8" iron rod with yellow plastic cap marked PARSONS PLS1918, drove the pipe on the north side of the new monument and buried the Y portion around the new monument down 4".
 - A 5/8" iron rod with red plastic cap marked NORTHSTAR PLS1932 bears N34°04'42"E 4.18', down 6", set in place of a radius rod, R4.
- G - Found a stone, 2"x8"x?, down 3", firmly set, per R2. I cut an "X" in the center top.
 - A fence corner post bears S40°E 2.2'
 - A 5/8" iron rod, with red plastic cap marked NORTHSTAR PLS1823 bears N28°49'E 3.76 feet, R4.
- H - Found a 3-1/4" Benton County brass disk set for northeast corner DLC 73, R4 & Restoration 125873010. See Narrative.
- I - Found a 3/4" iron pipe, down 10", R2
- J - Searched 5/8" iron rod, R4, not found. I reestablished this corner S0°00'00"E 171.60 feet (2.60 chains) from I, Set a 2-1/2" aluminum cap with magnet on a 2" x 30" aluminum pipe with flared bottom 29" in the ground with a concrete collar, from which:
 - The existing 3/4" iron pipe at I bears N0°00'00"E 171.60 feet
 - I establish new references:
 - A 5/8" iron rod with yellow plastic cap marked PARSONS PLS1918 bears S80°02'35"E 11.99 feet, down 16".
 - A 5/8" iron rod with yellow plastic cap marked PARSONS PLS1918 bears S10°13'49"W 16.73 feet, down 15".
 - A 5/8" iron rod with yellow plastic cap marked PARSONS PLS1918 bears N85°42'00"W 16.09 feet, down 15"
- K - Found a 5/8" iron rod RPC "NORTHSTAR PLS1823" on south line Allen DLC 55, R4.
- L - Found a 5/8" iron rod with Benton County Surveyor yellow plastic cap centerline monument in monument box, R3.
- M - Set a 5/8" iron rod YPC, S89°57'57"W 1.48' from calculated right-of-way PC per R3.
- N - Found a 5/8" iron rod with Benton County Surveyor yellow plastic cap, centerline monument in monument box, R3.
- O - Found a 5/8" iron rod with Benton County Surveyor yellow plastic cap, centerline monument in monument box, R3.
- P - Found a 3-1/4" Benton County brass disk, northeast corner Dunn DLC 61, Restoration 125861050R2.
- S - Searched 3/4" pipe, not found, northwest corner Gage DLC 57. (Wishbone per GHC 12400040, 3/4" pipe per GHC 12500041 & 12500037)
- T - Searched pipe, not found.
- Q, R - See Narrative
- Y, Z - See Narrative
- U, V, W, X - See Narrative

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Tyler Barnett Parsons
OREGON
JULY 18, 1980
TYLER BARNETT PARSONS
1918

RENEWS: 12/31/2018

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