

RECORD OF SURVEY AND
PROPERTY LINE ADJUSTMENT
FOR

**RST WEIGEL, LLC. +
CALLOWAY CREEK, LLC**
LOCATED IN THE
MARK CAHOON D.L.C. No. 58 IN THE
SW 1/4 SEC. 29, SE 1/4 SEC. 30,
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,
T. 10 S., R. 04 W., W.M.

IN
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

SEPTEMBER 13, 2018

PROPERTY LINE ADJUSTMENT APPROVED BY
CITY OF ADAIR VILLAGE ON JUNE 11, 2018

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO SET THE COMMON SECTION CORNER BETWEEN SECTIONS 29, 30, 31 AND 32 OF TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN AND TO MONUMENT A PORTION OF THAT TRACT DESCRIBED BY DEED 2016-549400 THAT WAS ANNEXED TO THE CITY OF ADAIR VILLAGE BY ANNEXATION NUMBER ORDINANCE NUMBER 2008-0228 RECORDED IN DOCUMENT NUMBER 2008-443532 IN THE BENTON COUNTY, OREGON DEED RECORDS, AND TO MONUMENT A PROPERTY LINE ADJUSTMENT APPROVED BY THE CITY OF ADAIR VILLAGE ON JUNE 11, 2018

SECTION CORNER BOUNDARY DETERMINATION:

FOUND MONUMENTS, SET MONUMENTS AND CALCULATED POINTS WERE HELD AS SHOWN ON THE MAP AND FURTHER DESCRIBED BELOW:

POINT "A" WAS CALCULATED AT A SINGLE PROPORTION BETWEEN POINTS 68 AND 763 PER GOVERNMENT LAND OFFICE RECORD PLAT INFORMATION.

POINT "B" WAS SET AT A DOUBLE PROPORTION BETWEEN POINT "A" AND 900 AND BETWEEN 65 AND 66 PER GOVERNMENT LAND OFFICE RECORD PLAT INFORMATION.

SEE SHEET 2 FOR BOUNDARY DETERMINATION OF SUBJECT PROPERTY

COORDINATE TABLE:

POINT #	NORTHING	EASTING
65	120753.26'	135377.33'
66	121152.20'	124597.44'
68	115717.79'	128072.55'
567	115805.93'	125441.70'
763	115645.10'	130706.85'
900	131504.63'	130454.90'
POINT "A"	115666.49'	129931.71'
POINT "B"	120945.87'	130106.53'

FOUND MONUMENT LIST:

- 65 NE COR. SECTION 32
FOUND 1 3/4" IRON SHAFT (B) HELD.
- 66 NW COR. SECTION 31
FOUND 3 1/4" BRASS DISK (C) HELD.
- 68 N. 1/4 COR. SECTION 6
FOUND 3 1/4" BRASS DISK (I) HELD.
- 128 FOUND 5/8" I.R. (G) W/ YPC MARKED:
"LS 1102" HELD.
- 552 FOUND 5/8" I.R. (G) W/ YPC MARKED:
"LS 1102" HELD.
- 553 FOUND 5/8" I.R. (G) W/ YPC MARKED:
"LS 1102" HELD.
- 567 NW COR. SECTION 6
FOUND 3 1/4" BRASS DISK (D) HELD.
- 763 NE COR. SECTION 6
FOUND 3 1/4" BRASS DISK (E) HELD.
- 900 SW COR. SECTION 17
FOUND 3 1/4" BRASS DISK (F) HELD.

LEGEND:

- FOUND MONUMENT IRON ROD, AS NOTED
- SET 5/8" X 30" ROD W/YPC MARKED:
"K+D ENGR. LS 58561"
- CALCULATED POINT
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- [] CALCULATED DATA, BASED ON RECORD INFORMATION
- { } RECORD DATA PER ANNEXATION DOCUMENT NUMBER 2008-443532 SAME AS CALCULATED, UNLESS OTHERWISE NOTED.
- P.O.B. POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP
- I.R. IRON ROD
- C.S. COUNTY SURVEY
- C1 CURVE REFERENCE, SEE CURVE REFERENCE TABLE
- R-O-W RIGHT-OF-WAY
- 54 FOUND MONUMENT REFERENCE SEE "FOUND MONUMENT LIST"
- (A) RECORD REFERENCE, SEE "SURVEY REFERENCE LIST"
- (1) SEARCHED FOR GOVERNMENT CORNER AND FOUND NO EVIDENCE OF CORNER, BEARING TREES OR MOUNDS.

SURVEY REFERENCE LIST:

- (A) GOVERNMENT LAND OFFICE RECORD PLAT
- (B) HARDCOPY SURVEY 10-4 #18
- (C) BK. 30, PG. 63, BENTON COUNTY CORNER RESTORATION RECORDS
- (D) BK. 15, PG. 62, BENTON COUNTY CORNER RESTORATION RECORDS
- (E) BK. 4, PG. 49, BENTON COUNTY CORNER RESTORATION RECORDS
- (F) BK. 31, PG. 61, BENTON COUNTY CORNER RESTORATION RECORDS
- (G) C.S. 7993
- (H) C.S. 10059
- (I) BK. 31, PG. 72, BENTON COUNTY CORNER RESTORATION RECORDS

APPROVALS:

J.P. Van
CITY ADMINISTRATOR,
CITY OF ADAIR VILLAGE

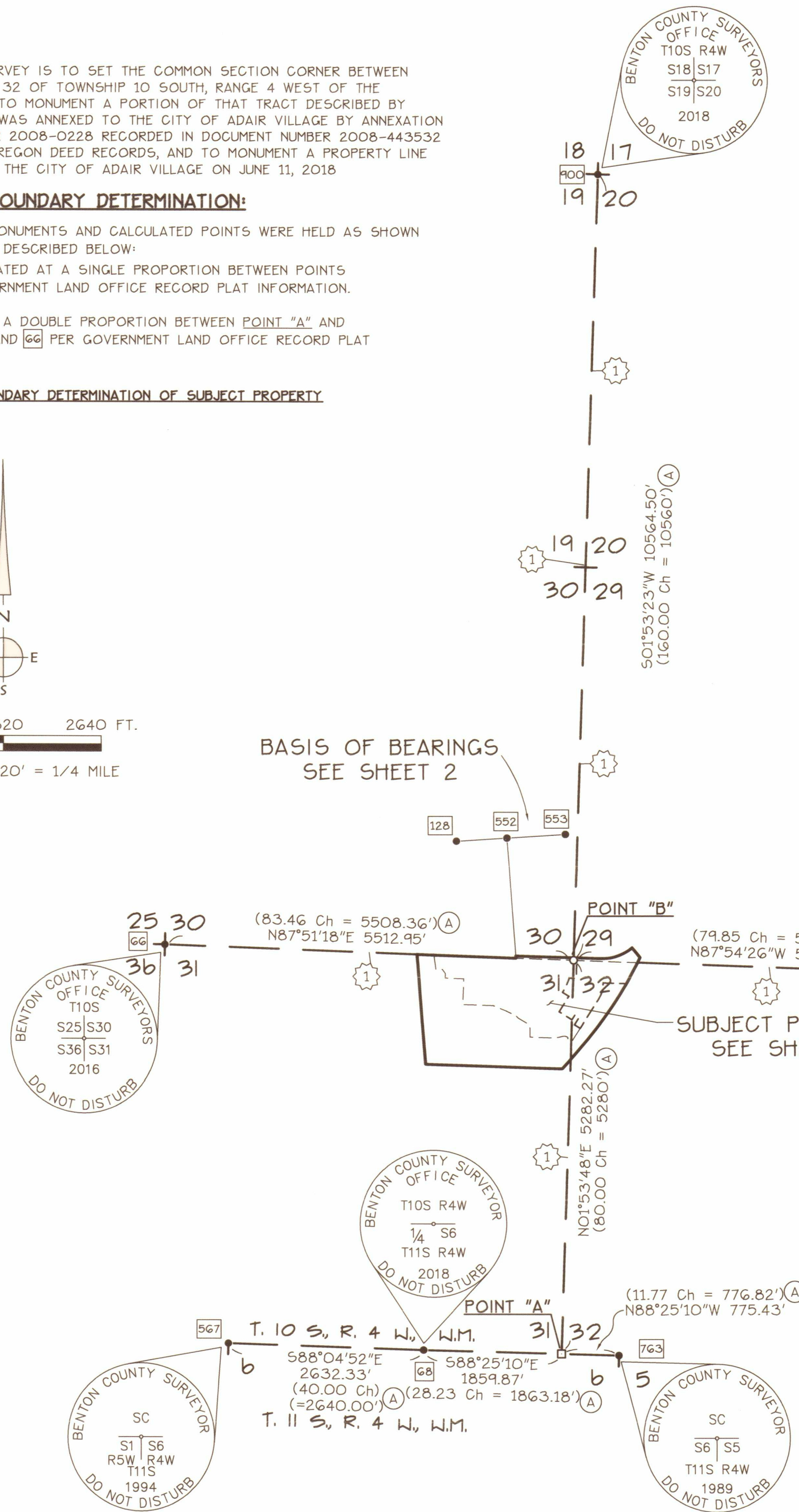
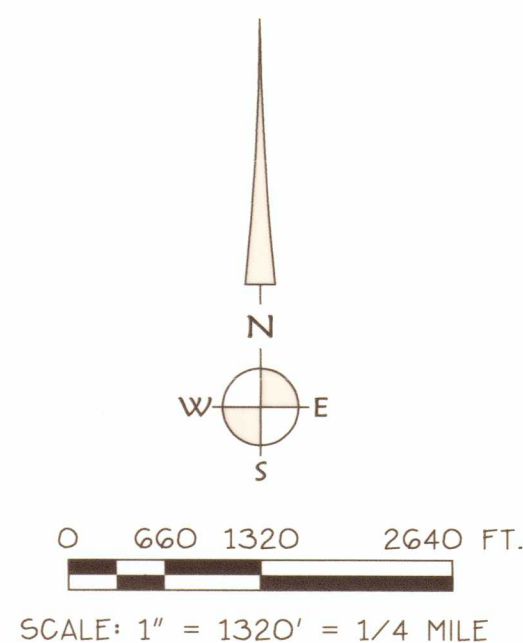
9/14/18
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Joe J. Cota
OREGON
JULY 9, 2002
JOE J. COTA
#58561LS
Renewal: 12/31/19

Date: 9/13/2018 Time: 11:51
Scale: 1"=1(P5)
File: dwg\2017\17-55\17-55-rs 1.dwg (lan)



K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583



C.S. 10928

RECORD OF SURVEY AND
PROPERTY LINE ADJUSTMENT
FOR

C.S. FILE NO. 10928
FILING DATE 9-24-18
FILE SIZE 18x24

RST WEIGEL, LLC. +
CALLOWAY CREEK, LLC

LOCATED IN THE
MARK CAHOON D.L.C. No. 58 IN THE
SW 1/4 SEC. 29, SE 1/4 SEC. 30,
NE 1/4 SEC. 31 + NW 1/4 SEC. 32,
T. 10 S., R. 04 W., W.M.

IN
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

SEPTEMBER 13, 2018

PROPERTY LINE ADJUSTMENT APPROVED BY
CITY OF ADAIR VILLAGE ON JUNE 11, 2018

CURVE REFERENCE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	NOTE
C1	{134.99'}	{395.00'}	{N82°08'26"E}	{134.33'}	19°34'48"	
C2	62.24'	{75.00'}	{S83°52'25"E}	{60.47'}	47°32'54"	
C3	{22.55'}	{14.00'}	{S13°57'12"E}	{20.19'}	92°17'18"	
C4	{179.33'}	{335.00'}	{N16°51'19"E}	{177.20'}	30°40'19"	
C5	315.16'	{5699.65'}	528°35'24"W	315.12'	3°10'06"	R-O-W
C6	702.33' (702.42')	572.96' (572.96')	556°39'47"W	659.18'	70°13'59" (70°14'30")	CENTERLINE (H)
C7	451.90'	622.96' (622.96')	570°59'54"W	442.06'	41°33'46"	R-O-W
C8	77.88'	{5699.65'}	N26°36'52"E	77.87'	00°46'58"	R-O-W
C9	{1098.05'}	{5699.65'}	{S35°41'36"W}	{1096.36'}	{11°02'18"}	R-O-W (H)

SUBJECT PROPERTY BOUNDARY DETERMINATION:

THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY IS THE NORTH LINE OF SECTIONS 31 AND 32 FOR WHICH THE BOUNDARY DETERMINATION IS SHOWN ON SHEET 1. THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 99-W AND WAS NOT SURVEYED. THE SOUTH BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE MARK CAHOON DONATION LAND CLAIM NUMBER 58 AND WAS NOT SURVEYED. THE EAST BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND WAS NOT SURVEYED.

RYALS AVENUE:

THE RIGHT-OF-WAY OF RYALS AVENUE WAS ESTABLISHED BY BEST FIT OF THE EXISTING AS-CONSTRUCTED CENTERLINE ALONG WITH RECORD SURVEY AND ROAD INFORMATION.

THE CITY LIMITS BOUNDARY WAS ESTABLISHED BY RECORD BEARING AND DISTANCES PER DOCUMENT NUMBER 2008-443532 AS SHOWN ON THIS MAP.

WEST LINE PROPERTY "A":

THE WEST LINE WAS CALCULATED PER C.S. 10059

SOUTH LINE PROPERTY "A":

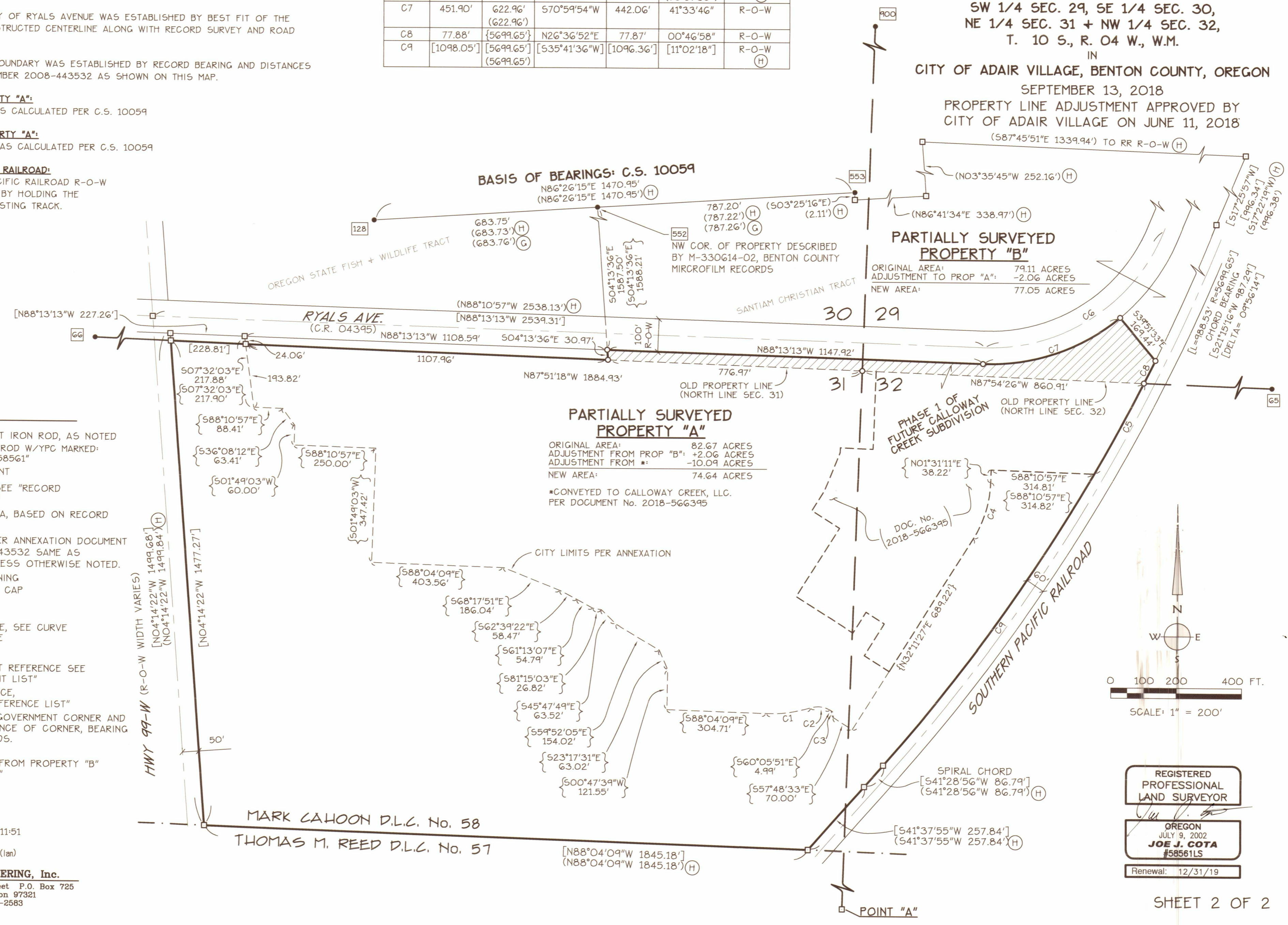
THE SOUTH LINE WAS CALCULATED PER C.S. 10059

SOUTHERN PACIFIC RAILROAD:

THE SOUTHERN PACIFIC RAILROAD R-O-W WAS ESTABLISHED BY HOLDING THE CENTERLINE OF EXISTING TRACK.

BASIS OF BEARINGS: C.S. 10059

N86°26'15"E 1470.95'
(N86°26'15"E 1470.95') (H)



LEGEND:

- FOUND MONUMENT IRON ROD, AS NOTED
- SET 5/8" X 30" ROD W/ YPC MARKED: "K+D ENGR. LS 58561"
- CALCULATED POINT
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- [] CALCULATED DATA, BASED ON RECORD INFORMATION
- { } RECORD DATA PER ANNEXATION DOCUMENT NUMBER 2008-443532 SAME AS CALCULATED, UNLESS OTHERWISE NOTED.
- P.O.B. POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP
- I.R. IRON ROD
- C.S. COUNTY SURVEY
- C1 CURVE REFERENCE, SEE CURVE REFERENCE TABLE
- R-O-W RIGHT-OF-WAY
- 54 FOUND MONUMENT REFERENCE SEE "FOUND MONUMENT LIST"
- A RECORD REFERENCE, SEE "SURVEY REFERENCE LIST"
- 1 SEARCHED FOR GOVERNMENT CORNER AND FOUND NO EVIDENCE OF CORNER, BEARING TREES OR MOUNDS.
- ▨ TRANSFER AREA FROM PROPERTY "B" TO PROPERTY "A"

Date: 9/13/2018 Time: 11:51
Scale: 1"=100'
File: dwg\2017\17-55\17-55-rs 1.dwg (lan)

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
JOE J. GOTA
#58561LS
Renewal: 12/31/19