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.

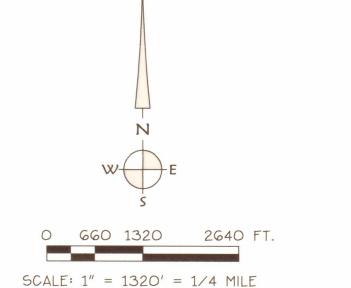
POINT "B" WAS SET AT A DOUBLE PROPORTION BETWEEN POINT "A" AND 900 AND BETWEEN 65 AND 66 PER GOVERNMENT LAND OFFICE RECORD PLAT INFORMATION.

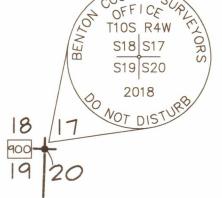
SC

S1 S6

R5W R4W T11S

SEE SHEET 2 FOR BOUNDARY DETERMINATION OF SUBJECT PROPERTY



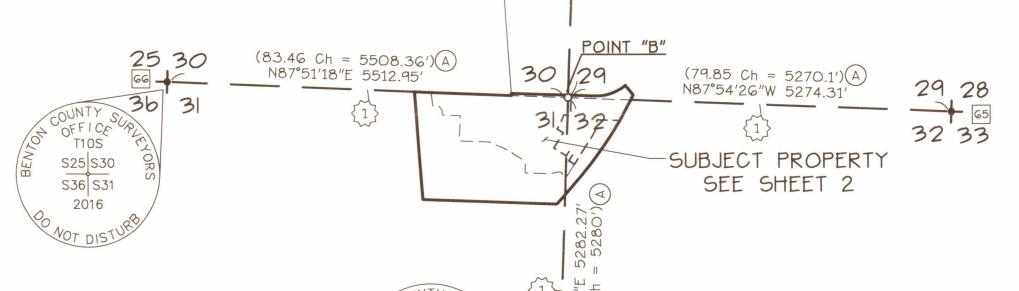


COORDINATE TABLE: | T10S R4W | T

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'
I OINI D	120-143.07	150106.55

FOUND MONUMENT LIST:

- FOUND 1 3/4" IRON SHAFT B HELD.
- NW COR. SECTION 31 FOUND 3 1/4" BRASS DISK C HELD.
- R. 1/4 COR. SECTION 6
 FOUND 3 1/4" BRASS DISK | HELD.
- FOUND 5/8" I.R. G W/ YPC MARKED: "LS 1102" **HELD**.
- FOUND 5/8" I.R. G W/ YPC MARKED: "LS 1102" **HELD**.
- 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.
- SW COR. SECTION 17
 FOUND 3 1/4" BRASS DISK F HELD.



552

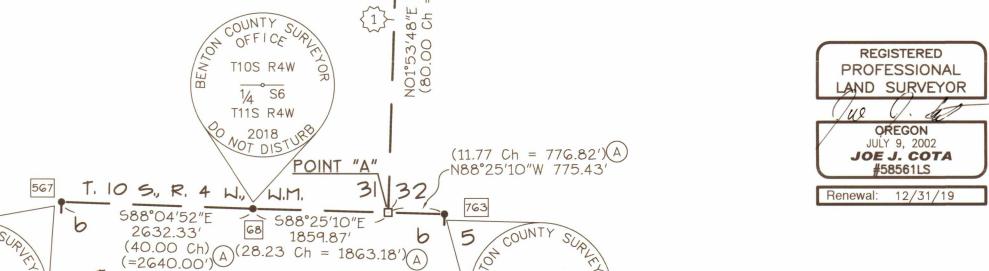
BASIS OF BEARINGS

SEE SHEET 2

T. 11 S., R. 4 W., W.M.

301

553



SC

S6 S5

T11S R4W

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

Benton County Surveyor's Office

C.S. <u>/09</u>28

C.S. FILE NO <u>/0928</u>
FILING DATE <u>9-24-/8</u>
FILE SIZE __/8×24

RECORD OF SURVEY AND
PROPERTY LINE ADJUSTMENT
FOR

RST WEIGEL, LLC. + CALLOWAY CREEK, LLC

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. O4 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

LEGEND:

- FOUND MONUMENT IRON ROD, AS NOTED
- O 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.
- O.B. POINT OF BEGINNING 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"
- RECORD REFERENCE,
 SEE "SURVEY REFERENCE LIST"
- 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
- © BK. 30, PG. 63, BENTON COUNTY CORNER RESTORATION RECORDS
- D BK. 15, PG. 62, BENTON COUNTY CORNER RESTORATION RECORDS
- 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
- BK. 31, PG. 72, BENTON COUNTY CORNER RESTORATION RECORDS

APPROVALS:

CITY ADMINISTRATOR, CITY OF ADAIR VILLAGE

7/14/18 DATE

 $\mathbf{K}_{\mathbb{A}\mathbf{D}}$

K & D ENGINEERING, Inc.

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

SHEET 1 OF 2

CURVE REFERENCE TABLE

683.75' (683.73')

(683.76')(G

(N88°10'57"W 2538.13')(H)

504°13′36″E 30.97′

N87°51′18″W 1884.93′

PARTIALLY SURVEYED

PROPERTY "A"

*CONVEYED TO CALLOWAY CREEK, LLC.

PER DOCUMENT No. 2018-566395

ORIGINAL AREA: ADJUSTMENT FROM PROP

ADJUSTMENT FROM *:

CITY LIMITS PER ANNEXATION

[N88°13′13"W 2539.31′]

OREGON STATE FISH + WILDLIFE TRACT

(C.R. 04395) N88°13′13″W 1108.59′

1107.96

\$88°04′09″E} 403.56′

568°17′51″E

186.04

562°39'2

58.47'

S561°13'07"EZ

54.79'

S81°15'03"E)

26.82'

S45°47'49"E)

63.52

S59°52'05"E)

154.02'

523°17'31"E

S500°47′39"W

63.02

RYALS AVE.

588°10′57″E

MARK CAHOON D.L.C. No. 58

THOMAS M. REED D.L.C. No. 57

250.00'

24.06

193.82

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

[N88°13′13″W 227.26′

SOUTHERN PACIFIC RAILROAD:

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

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'} {583°52'25"E} {60.47'} 47°32′54" C3 {22.55'} {14.00'} {513°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' 572.96' 556°39′47″W 659.18 70°13′59" CENTERLINE (702.42')(572.96')H (70°14′30″) C7 451.90' 622.96' 570°59′54″W 442.06' 41°33′46" R-O-W (622.96') C8 77.88' {5699.65'} N26°36′52″E 77.87' 00°46′58" R-0-W 09 1098.05 5699.651 [535°41′36″W]|[1096.36′] [11°02′18″] R-O-W (5699.65') (H)

BASIS OF BEARINGS: C.S. 10059

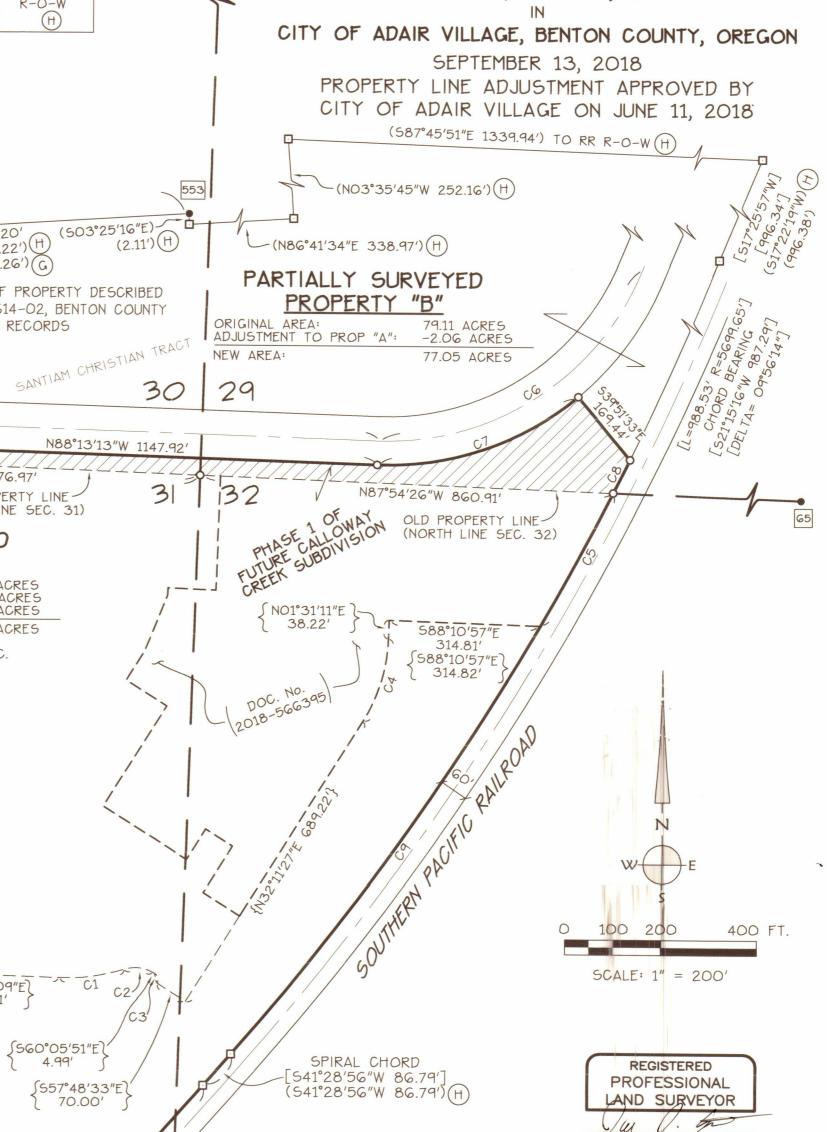
N86°26'15"E 1470.95' (N86°26'15"E 1470.95')(H)

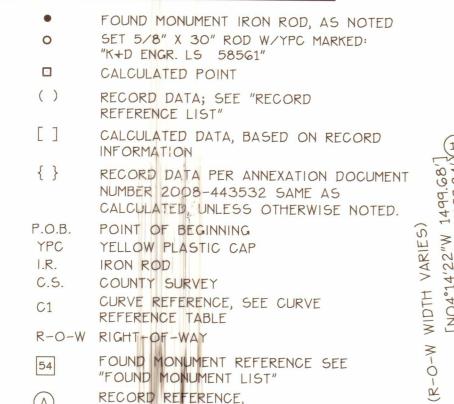
C.S. 10928 C.S. FILE NO 10928 RECORD OF SURVEY AND FILING DATE 9-24-18 PROPERTY LINE ADJUSTMENT FILE SIZE /8x24 FOR

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.

900





SEE "SURVEY REFERENCE LIST" 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 Scale: 1=1(PS)

Time: 11:51

File: dwg\2017\17-55\17-55-rs 1.dwg (lan)

K & D ENGINEERING, Inc.

LEGEND:

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

50'

228.81']

507°32′03″E)

217.88' (507°32'03"E)

217.90'

S88°10'57"E)

88.41'

536°08'12"E)

63.41'

S501°49'03"W

60.00'

{557°48′33″E} 70.00′ } 121.55' [\$41°37′55″W 257.84′] (S41°37′55″W 257.84′XH) [N88°O4'O9"W 1845.18'] (N88°04'09"W 1845.18')(H) POINT "A"

S60°05′51″E\

4.99'

787.20' (503°25′16″E) (2.11′) (H

NW COR. OF PROPERTY DESCRIBED

BY M-330614-02, BENTON COUNTY

(787.26')(G)

776.97'

OLD PROPERTY LINE -(NORTH LINE SEC. 31)

82.67 ACRES

+2.06 ACRES

-10.09 ACRES

74.64 ACRES

588°04'09"E

304.71'

MIRCROFILM RECORDS

(2.11')(H)

30

3

N88°13′13″W 1147.92′

SHEET 2 OF 2

ØREGON

JOE J. COTA

#58561LS

Renewal: 12/31/19