

PROPERTY LINE ADJUSTMENT

FOR

RUSSELL MESSING & TERRI MOATS

IN THE

NORTH WEST 1/4 OF SECTION 29
TOWNSHIP 11 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN
BENTON COUNTY, OREGON

FILE NO. LU-19-033
PROPERTY LINE ADJUSTMENT APPROVED

Edward Venz 10/22/2019
BENTON COUNTY PLANNING OFFICIAL DATE

BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 10976
FILING DATE 10-23-19
FILE SIZE 1.8x24

AUGUST 30, 2019

PLANNING FILE NO. LU-19-033

NARRATIVE

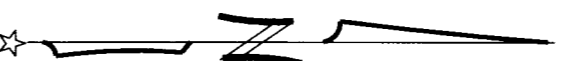
THE SUBJECT PROPERTIES WERE CONVERTED TO RUSSELL MESSING AND TERRI MOATS PER 2017-565616. THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE COMMON LINE BETWEEN PARCELS "C-1" AND "C-2" ON SAID DEED. PER CONDITIONS OF APPROVAL FOR BENTON COUNTY COMMUNITY DEVELOPMENT DECISION FOR FILE NO. LU-19-033 THIS CURRENT WORK IS A FOLLOW UP TO THE PROPERTY LINE ADJUSTMENT SURVEY I DID IN 2017. CS 10854-1 FOUND ALL THE MONUMENTS AS SHOWN TO DETERMINE THE PARENT BOUNDARIES. THE ADJUSTED LINE WAS MOVED TO A POSITION THAT ACCOMODATES THE PLACEMENT OF A NEW HOUSE ON RESULTANT PROPERTY 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72817

RENEWS: 06/30/2020

EDWARDS
2016-552287



LEGEND

- FOUND MONUMENT: 5/8" ROD PER CS 8176, OR AS NOTED
- FOUND MONUMENT: 5/8" ROD PER CS 10854
- SET MONUMENT: 5/8" ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR SURVEYING"
- +..... COMPUTED POSITION, NOTHING, FOUND OR SET BY THIS SURVEY.
- ()..... RECORD DATA PER CS 8176
- []..... RECORD DATA PER CS 10854
- ESMT... EASEMENT

BASIS OF BEARINGS
(N 01°10'37"E) (361.83)
(N 01°10'37"E) 361.62'

PORTION OF PARCEL "C-1" OF
M-131031-91 CONVERTED TO
EDWARDS PER 2017-565093

RESULTANT PROPERTY 1
3.95 Acres

**ORIGINAL
PARCEL "C-1"**
PER 2017-565616

(N 89°49'02"E) 371.14'
(N 89°52'47"E) (371.10)

3/4" Pipe per Hardcopy
Survey 11-5-00027
Center-North 1/16 Cor.
Section 29

420.76' (A) TO (C)

325.07' (325.00)

95.69'
S 00°24'51" W 741.78'
(S 00°26'30"W) (741.81)

PORTION OF PARCEL "C-2"
TRANSFERRED TO PARCEL "C-1"
0.66 Acres

ACCESS EASEMENT
INSTRUMENT NO. 2019-587622

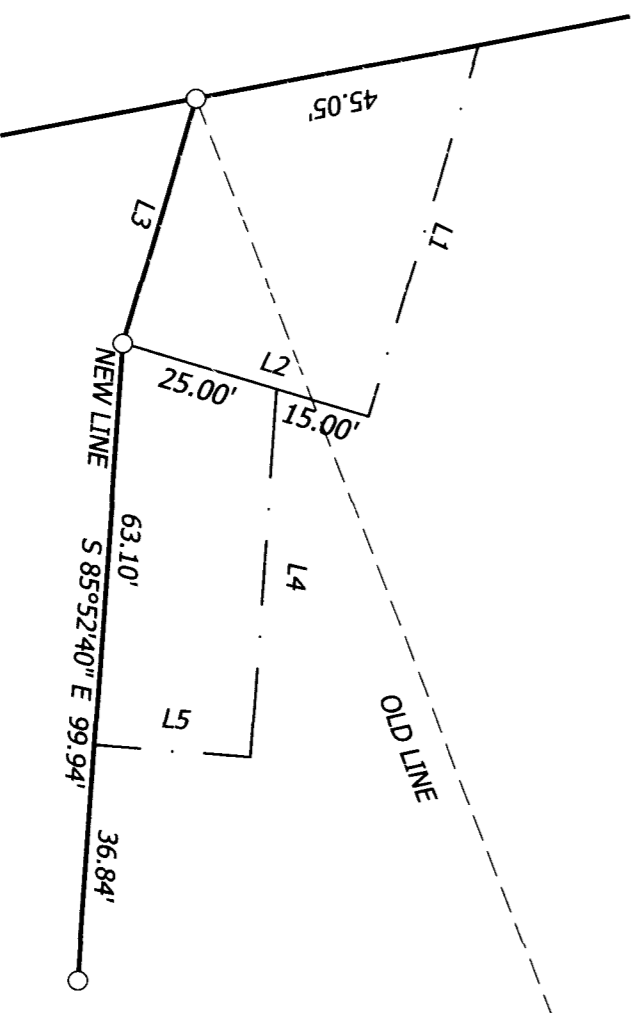
(N 10°54'16"W) 7.29'

(N 10°54'16"W) 7.29'

(N 10°54'16"W) 95.24'

LINE	BEARING	DISTANCE
L1	S 73°30'14" E	60.74'
L2	S 16°29'46" W	40.00'
L3	S 73°30'14" E	40.01'
L4	S 85°52'40" E	57.74'
L5	S 04°07'20" W	24.42'

DETAIL A



RESULTANT PROPERTY 2
2.00 Acres

**ORIGINAL
PARCEL "C-2"**
PER 2017-565616

416.71' (416.81) (B) TO (D)

321.02'

5/8" Rod per CS 8077

(N 89°58'03"W) (300.00)
(N 89°58'14" W 300.03'

5/8" Rod per CS 7767



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