

CS 10982

PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN THE NE 1/4 OF SECTION 33 OF  
TOWNSHIP 14 SOUTH, RANGE 5 WEST OF THE  
WILLAMETTE MERIDIAN, CITY OF MONROE,  
BENTON COUNTY, OREGON

FOR: NYSTROM LAND & TIMBER COMPANY, LLC,  
NYSTROM HOLDINGS, LLC, AND  
JERRY AND SHARON CROWSON

DATE: JULY 30, 2019

APPROVALS:

*Brian S. Sailor* 12-10-19  
CITY OF MONROE PLANNING OFFICIAL DATE

Benton County  
Surveyor's Office

C.S. FILE NO 10982  
FILING DATE 12-12-19  
FILE SIZE 18x24

KELLY STREET (R/W=60')

(N85°13'04"E 14.00') (N85°13'04"E 110.85')

US HIGHWAY 99W  
(R/W VARIES)  
(N10°50'19"W 77.05')

(N85°13'04"E 120.64')

14.00' WIDE VACATED ALLEY  
PER BCDR 2019-589584

PROPERTY TO BE TRANSFERRED  
AREA=644 SF +/-

LOT 8

NYSTROM HOLDINGS, LLC  
PROPERTY 2  
PREVIOUS AREA 11,730 SF +/-  
RESULTING AREA 11,086 SF +/-

NYSTROM LAND & TIMBER, LLC  
PROPERTY 1

PREVIOUS AREA 14,727 SF +/-  
RESULTING AREA 15,565 SF +/-

PARCEL 1 OF PP 2017-014

(S05°36'09"E 20.82')



SCALE 1"=20'

LOT 7

(S85°12'24"W 120.49')

PROPERTY TO BE TRANSFERRED  
AREA=194 SF +/-

(N84°23'51"E 1.50')

(S04°54'54"E 22.15')

(S05°27'26"E 91.96')  
BASIS OF BEARINGS  
6TH STREET  
(R/W=60')

JERRY AND SHARON CROWSON  
PROPERTY 3

PREVIOUS AREA 17,943 SF +/-  
RESULTING AREA 17,749 SF +/-

LOT 3

(N85°10'39"E 119.61')

LOT 6

(S05°22'03"E 119.65')  
(S05°22'03"E 147.39')

(147.54')

LOT 5

(N85°08'12"E 120.26')

MAIN STREET (R/W=60')

(14.00')

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED PROPERTY LINES FOLLOWING THE PARTIAL ALLEY VACATION OF BLOCK 4 OF THE ORIGINAL TOWN OF MONROE AS PER THE CITY OF MONROE ORDINANCE 2019-05 IN ORDER TO HAVE THE ENTIRE VACATED ALLEY BECOME PART OF PARCEL 1 OF PARTITION PLAT 2017-014, AS PER THE CITY OF MONROE PLANNING FILE No. 19-31.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EAST R/W LINE OF 6TH STREET, AS SHOWN.

BOUNDARY DETERMINATION

OUR OFFICE PERFORMED PARTITION PLAT 2017-014. THE MONUMENTS FOUND FROM SAID PLAT AND SHOWN HERE WERE CHECKED FOR ACCURACY AND HAVE BEEN HELD. WE HAVE RESET SOME OF THE MONUMENTS FROM SAID PLAT IN THEIR ORIGINAL POSITION. THE SOUTHWEST CORNER OF THE VACATED PROPERTY WAS ESTABLISHED BY EXTENDING THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 2017-014 TO ITS INTERSECTION WITH THE WEST LINE OF THE VACATED ALLEY. AT THE DIRECTION OF THE CITY OF MONROE AND BENTON COUNTY, ALL OF THE VACATED LANDS ARE TO BE INCORPORATED INTO PARCEL 1 OF PARTITION PLAT 2017-014, AS SHOWN ON THE ATTACHED MAP.

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- SET COPPER MARKER IN CONCRETE MARKED "COLE LS 61341" TOP IS 1-1/16" IN DIA. AN SHAFT IS 1-11/16" IN LENGTH
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341", PER C.S. 10836
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURVEY LS 61341", PER PP 2017-014
- △ CALCULATED POSITION
- C.S. BENTON COUNTY SURVEY
- PP PARTITION PLAT
- R/W RIGHT OF WAY
- ( ) RECORD INFORMATION AS PER PP 2017-014, MEASURED SAME AS RECORD

L#	Bearing	Length
L1	N 85°10'39" E	14.00'
L2	N 85°10'39" E	7.00'
L3	N 85°12'24" E	7.00'
L4	S 05°22'03" E	27.72'
L5	N 85°13'04" E	14.00'
L6	N 85°13'04" E	7.00'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brian S. Sailor*  
OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES 6/30/20

BRIAN S. SAILOR, P.L.S.  
COLE SURVEYING, LLC  
245 NE CONIFER BLVD.  
CORVALLIS, OREGON 97330  
(541) 257-1019

