

RECORD OF SURVEY of Property Line Adjustment

for
Matt & Jesse Cook
in the
NW & NE 1/4 OF SECTION 16
T 11 S, R 6 W, W.M.
BENTON COUNTY, OREGON

JANUARY 12, 2021
LU 20-065

BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 11084
FILING DATE 4-21-22
FILE SIZE 78x24

LU 20-065
PROPERTY LINE ADJUSTMENT APPROVED

[Signature] 4/21/2022
BENTON COUNTY PLANNING OFFICIAL DATE

NARRATIVE

THIS PLAT IS THE RESULT OF, AND IS IN COMPLIANCE WITH, THE CONDITIONS OF APPROVAL FOR BENTON COUNTY PLANNING DIVISION CASE LU 20-065. IT EFFECTS THE PROPERTY LINE ADJUSTMENT OF THE EXISTING LINE BETWEEN THE PROPERTIES CONVEYED THROUGH INSTRUMENTS 2016-549317 & M-252108-98 OF BENTON COUNTY DEED RECORDS.

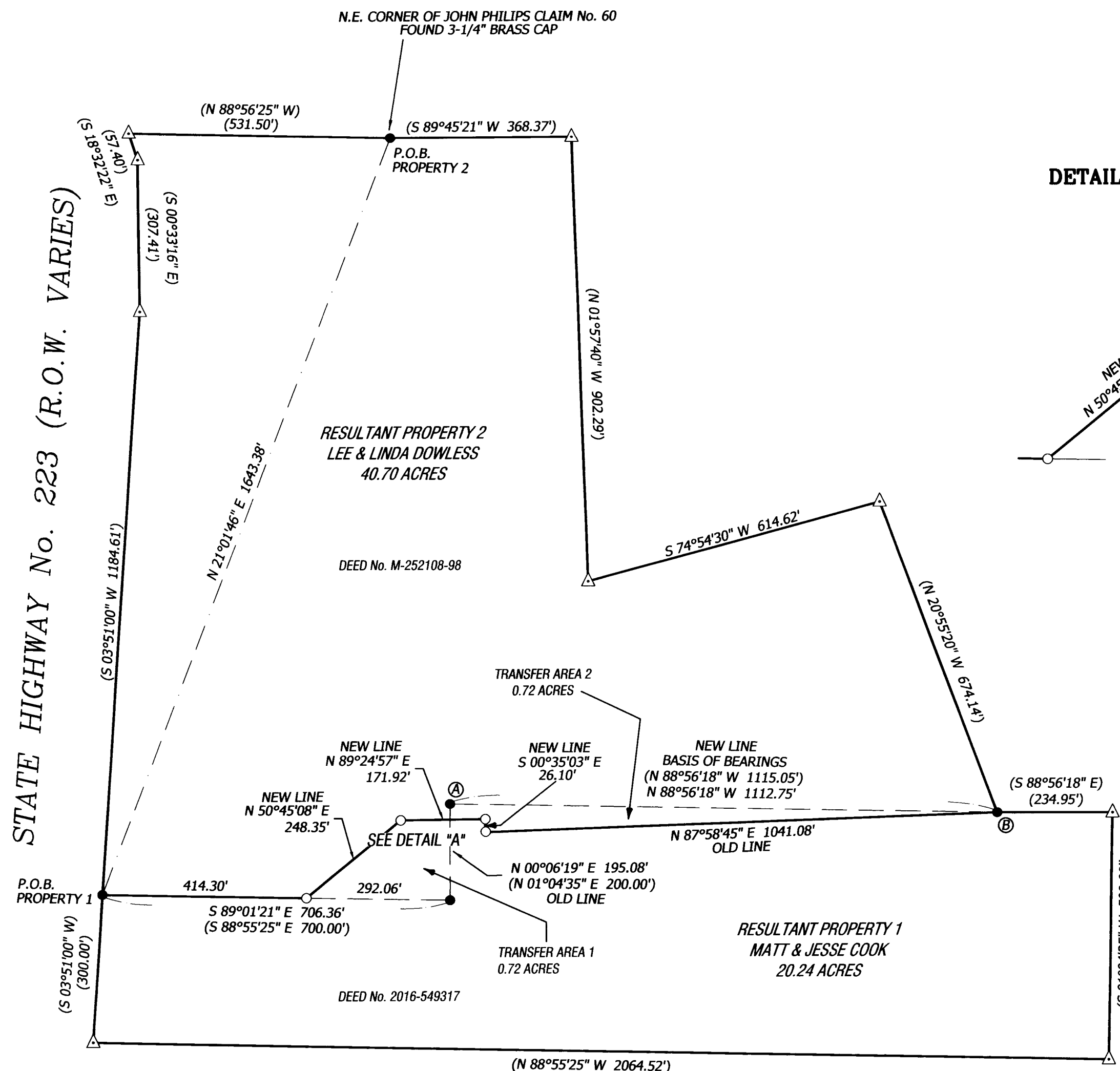
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PLAT IS FROM A 5/8" IRON ROD (A), TO A 5/8" IRON ROD AT (B), HAVING A BEARING OF N 88°56'18" W, AS SHOWN ON CS 6687.

BOUNDARY DETERMINATION:
THE BOUNDARY WAS RE-CREATED UTILIZING RECORD INFORMATION PER COUNTY SURVEY 6687, & THE AFOREMENTIONED DEEDS. MEASUREMENTS BETWEEN MONUMENTS SET PER CS 6687 WERE FOUND TO BE IN CONFLICT WITH THOSE OBSERVED IN THE FIELD. ALL MONUMENTS FOUND WERE IN GOOD CONDITION, AND DID NOT APPEAR TO HAVE BEEN COMPROMISED. THUS I HELD SAID CORNERS, AS I BELIEVE THEIR POSITION IS CONTROLLING, AND THE OVERALL PURPOSE WAS TO RECONFIGURE SAID LINES IN QUESTION MOREOVER.

THE NEW LINE WAS MONUMENTED IN ACCORDANCE WITH LU-20-065, AND PER OUR CLIENT'S REQUEST.

NOTE: THERE IS A SCRIVENERS ERROR IN DEED No. 2016-549317 THAT CALLS "SOUTH 300.00 FEET TO THE SOUTH LINE OF SAID TRACT DESCRIBED IN VOLUME 75, PAGE 117,". THIS LINE IS NOTED AS BEING 500.00 FEET PER VOLUME 75, PAGE 117, AS WELL AS CS 6687, AND THUS WAS HELD AS SHOWN ON THIS MAP.

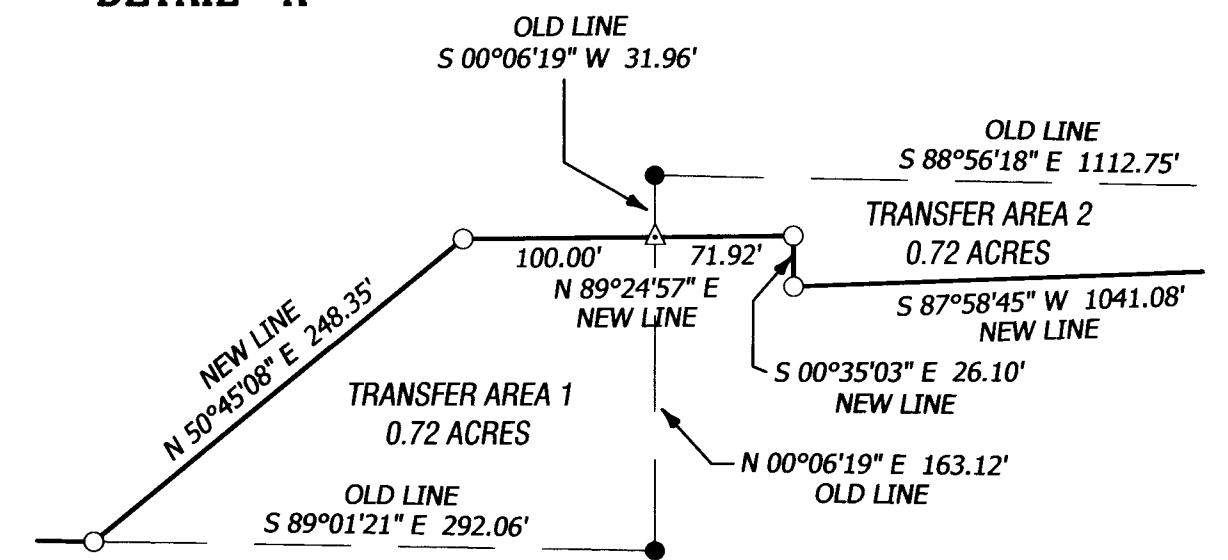
THE LINES THAT SHOW RECORD DATA ONLY WERE NOT MEASURED AS PART OF THIS SURVEY.



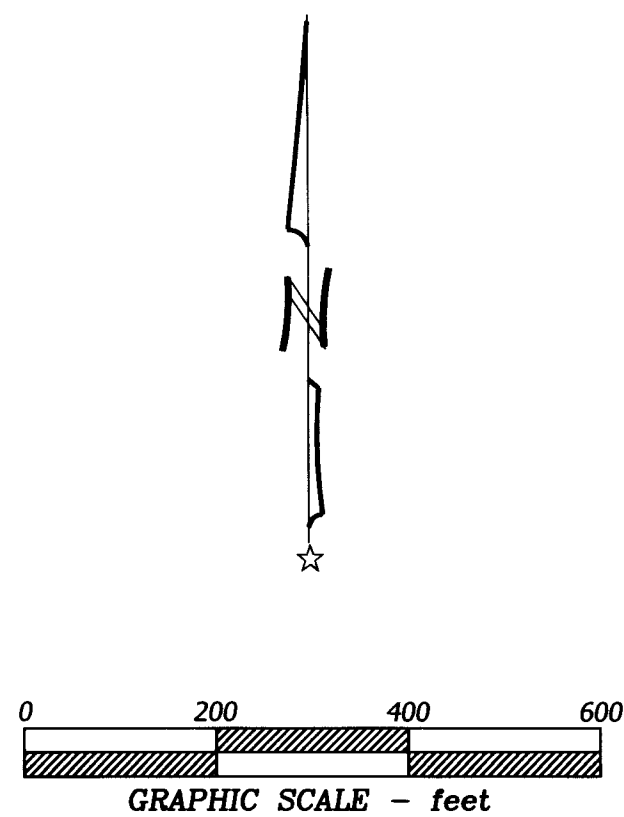
LEGEND

-FOUND 5/8" IRON ROD AS SET PER CS 6687, UNLESS NOTED OTHERWISE
-SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- △COMPUTED POINT (NOTHING SET OR FOUND)
- ()RECORD DATA FROM CS 6687
- R.O.W...RIGHT OF WAY
- T.L...TAX LOT

DETAIL "A"



SCALE: 1"=100'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2020

Northstar
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