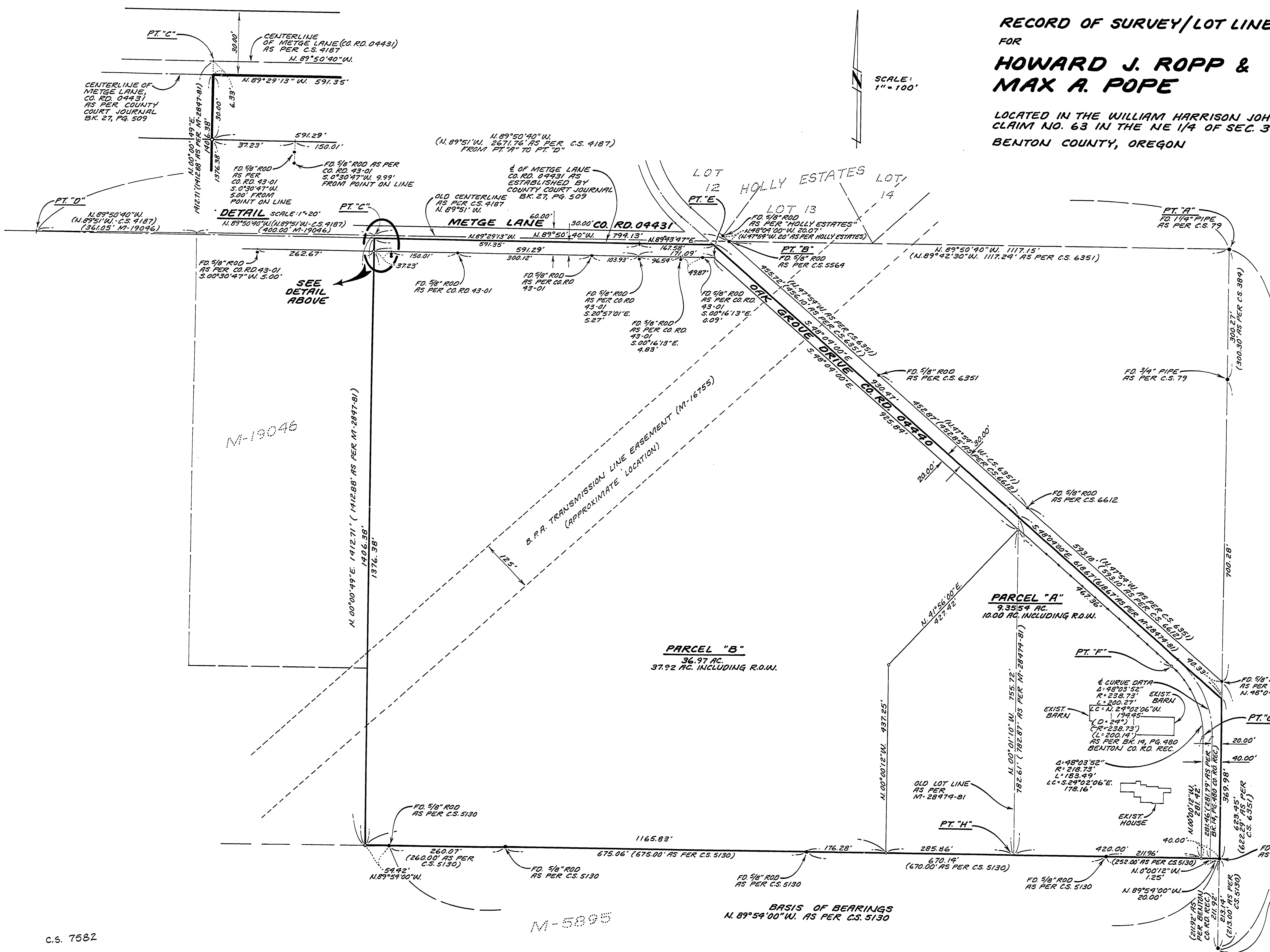


RECORD OF SURVEY/LOT LINE ADJUSTMENT
 FOR
**HOWARD J. ROPP &
 MAX A. POPE**

Benton County
 Surveyor's Office
 C.S. FILE NO. 7582
 FILING DATE 11-17-83
 FILE SIZE 24" x 36"
 P.M.#2

LOCATED IN THE WILLIAM HARRISON JOHNSON DONATION LAND
 CLAIM NO. 63 IN THE NE 1/4 OF SEC. 34, T.10 S., R.4 W., W.M.
 BENTON COUNTY, OREGON
 OCTOBER 26, 1983

SCALE:
 1" = 100'



NARRATIVE
PURPOSE
 THE PURPOSE OF THIS SURVEY IS TO LOCATE AND DIVIDE A PARCEL OF LAND IN CONJUNCTION WITH LOT LINE ADJUSTMENT FILE NUMBER LD-81-28/H BENTON COUNTY PLANNING DEPT.
BASIS OF BEARINGS
 THE BASIS OF BEARINGS WAS DETERMINED FROM C.S. 5130 AS SHOWN ON THE SOUTH BOUNDARY.
BOUNDARY DETERMINATION
 THE SOUTH LINE WAS DETERMINED FROM THE FOUND MONUMENTS AS SHOWN. THE SOUTHWEST CORNER WAS DETERMINED AT RECORD DISTANCE FROM POINT "H" AS PER M-28474-81.
METGE LANE
 THE OLD CENTERLINE OF METGE LANE WAS REESTABLISHED FROM C.S. 4187 AND C.S. 5564. POINT "D" WAS FOUND BY C.S. 4187. I DETERMINED PT. "D" BY USING POINTS "A" AND "B" FOR LINE AND THE RECORD DISTANCE FROM POINT "A" AS PER C.S. 4187. POINT "C" WAS DETERMINED AT RECORD DISTANCE FROM POINT "D" AS PER M-19046.
 THE NEW CENTERLINE OF METGE LANE WAS DETERMINED FROM THE FOUND MONUMENTS AS SHOWN. THE FOUND MONUMENT ARE FROM COUNTY ROAD MAP FOUR 43-01 DATED DECEMBER 1967.
OAK GROVE DRIVE
 LINE "E-F" WAS DETERMINED AS BEING 50.00 FEET FROM THE FOUND MONUMENTS ALONG THE NORTHEAST SIDE OF OAK GROVE ROAD.
 CURVE "F-G" WAS DETERMINED BY HOLDING THE RECORD RADIUS AS DESCRIBED IN BOOK 14, PAGE 480 BENTON COUNTY COURT JOURNALS.

RAYMOND E. WILSON,
 PAUL GREEN & ASSOC.
 2380 N.W. KING'S BLVD.
 CORVALLIS, OR. 97330
 (503) 757-8771

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LEGEND
 • FOUND MONUMENT AS SHOWN
 ○ SET 3/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RE WILSON OR 1924"
 () RECORD DATA
 --- FENCE

NOTE
 ALL PIPE MEASUREMENTS ARE INSIDE DIAMETER DIMENSIONS.
 FD BRASS CAP 1/4 COR. SEC. 34 & 35 COR. RESTORATION #67 BEARING TREES:
 30" OAK S. 06°35'00"E. 78.5' SCRIBING VISIBLE
 36" FIR N. 08°38'W. 275.3' SCRIBING VISIBLE

M-5895

**paul
green &
associates,
inc.**

Engineers & Land Surveyors

2380 N.W. Kings Boulevard
Corvallis, Oregon 97330
(503) 757-8771

November 18, 1983

Carolyn Plemmons
Assistant Planner
Benton County Planning
180 N.W. 5th Street
Corvallis, OR 97330

RECEIVED
NOV 23 1983
BENTON COUNTY PLANNING

RE: North Albany Lot Line Adjustment

Dear Carolyn:

Enclosed you will find the record of survey map and parcel descriptions for an approved lot line adjustment (County File No. LD-81-28/4).

Our survey found the parent parcel to be larger than originally depicted. The net increase in area was applied to the smaller original parcel. The original parcel areas as compared to the new parcels are as follows:

	<u>Original</u>	<u>New</u>
Pope Parcel	6.0 acres (with ROW)	10.0 acres (with ROW)
Ropp Parcel	<u>38.58 acres</u> (with ROW)	<u>37.92 acres</u> (with ROW)
TOTAL:	44.57 acres	47.92 acres

I am requesting that your office provide notice of approval of this lot line adjustment to the affected owners. Please send these notices to the following individuals:

Max Pope
1834 Oak Grove Dr. NW
Albany, OR 97321

Howard Ropp
5684 Metge Lane NW
Albany, OR 97321

Thank your for your assistance in this matter.

Sincerely,
Jack Burrell
Jack Burrell

Jb/kc
cc: Howard Ropp
Max Pope

NORTH ALBANY
LOT LINE ADJUSTMENT
PARCEL 'A' DESCRIPTION

Parcel 'A' as depicted on County Survey No. 7582, said parcel being located in the Witham Harrison Johnson Donation Land Claim No. 63 in Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon, that is more particularly described as follows:

Beginning at the Northeast corner of that Karstens Parcel described by deed recorded in M-5895 of Benton County Microfilm Records, which point is on the section line and $N00^{\circ}00'12''W$ 213.14 feet ($N00^{\circ}08'E$ 213.00 feet as per record) from the East Quarter (1/4) section corner of Section 34 in said township and range; thence $N89^{\circ}54'00''W$, along the north line of said Karstens parcel 745.86 feet to a 5/8 inch rod; thence $N00^{\circ}00'12''W$ 437.25 feet to a 5/8 inch rod; thence $N41^{\circ}56'00''E$ 427.42 feet to a 5/8 inch rod on the southerly right-of-way line of County Road No. 04440 (also known as Oak Grove Drive) thence $N00^{\circ}01'10''W$ 26.89 feet to the centerline of said County Road No. 04440; thence $S48^{\circ}04'00''E$ along said centerline and extension thereof 618.67 feet to the East line of said section; thence $S00^{\circ}00'12''E$ 369.98 feet to the point of beginning.

EXCEPTING therefrom that portion lying within public roads.

11/21/83
201aa



NORTH ALBANY
 LOT LINE ADJUSTMENT
PARCEL 'B' DESCRIPTION

Parcel 'B' as depicted on County Survey No. 7582, said parcel being located in the Witham Harrison Johnson Donation Land Claim No. 63 in Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon, that is more particularly described as follows:

Beginning at a 5/8 inch rod on the North line of that Karsten's parcel described by deed recorded in M-5895 of Benton County Microfilm Records, which point is N00°00'12"W 213.14 feet (N00°08'E 213.00 feet as per record) and N89°54'00"W 745.86 feet from the East Quarter (1/4) section corner of Section 34 in said township and range; thence N89°54'00"W along the North line of said Karstens parcel 1165.83 feet to a 5/8 inch rod at the southeast corner of that Ropp Parcel described by deed recorded in M-62208 of Benton County Microfilm Records; thence N00°00'49"E along the East line of said Ropp Parcel and continuing along the East line of that Ropp Parcel described by deed recorded in M-19046 of Benton County Microfilm Records, a distance of 1406.38 feet to the center line of County Road No. 04431 (also known as Metge Lane); thence S89°29'13"E 591.35 feet to an angle point in said centerline; thence N89°43'47"E along last said center line 167.58 feet to the intersection with the centerline of County Road No. 04440 (also known as Oak Grove Drive); thence S48°04'00"E, along the center line of Oak Grove Drive, 930.47 feet; thence S00°01'10"E 26.89 feet to a 5/8 inch rod at the most easterly corner of said Parcel 'B'; thence S41°56'00"W 427.42 feet to a 5/8 inch rod; thence S00°00'12"E 437.25 feet to the point of beginning.

EXCEPTING therefrom the north 30 feet of even width and the northeasterly 20 feet of even width of the above described parcel lying within public roads. ALSO RESERVING that portion of the above described parcel lying within the transmission line easement recorded in M-16775 of Benton County Microfilm Records.

11/21/83
 201bb

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jack R. Burrell

OREGON
 JULY 14, 1978
 JACK R. BURRELL
 1630