

DRAWING NUMBER
7707

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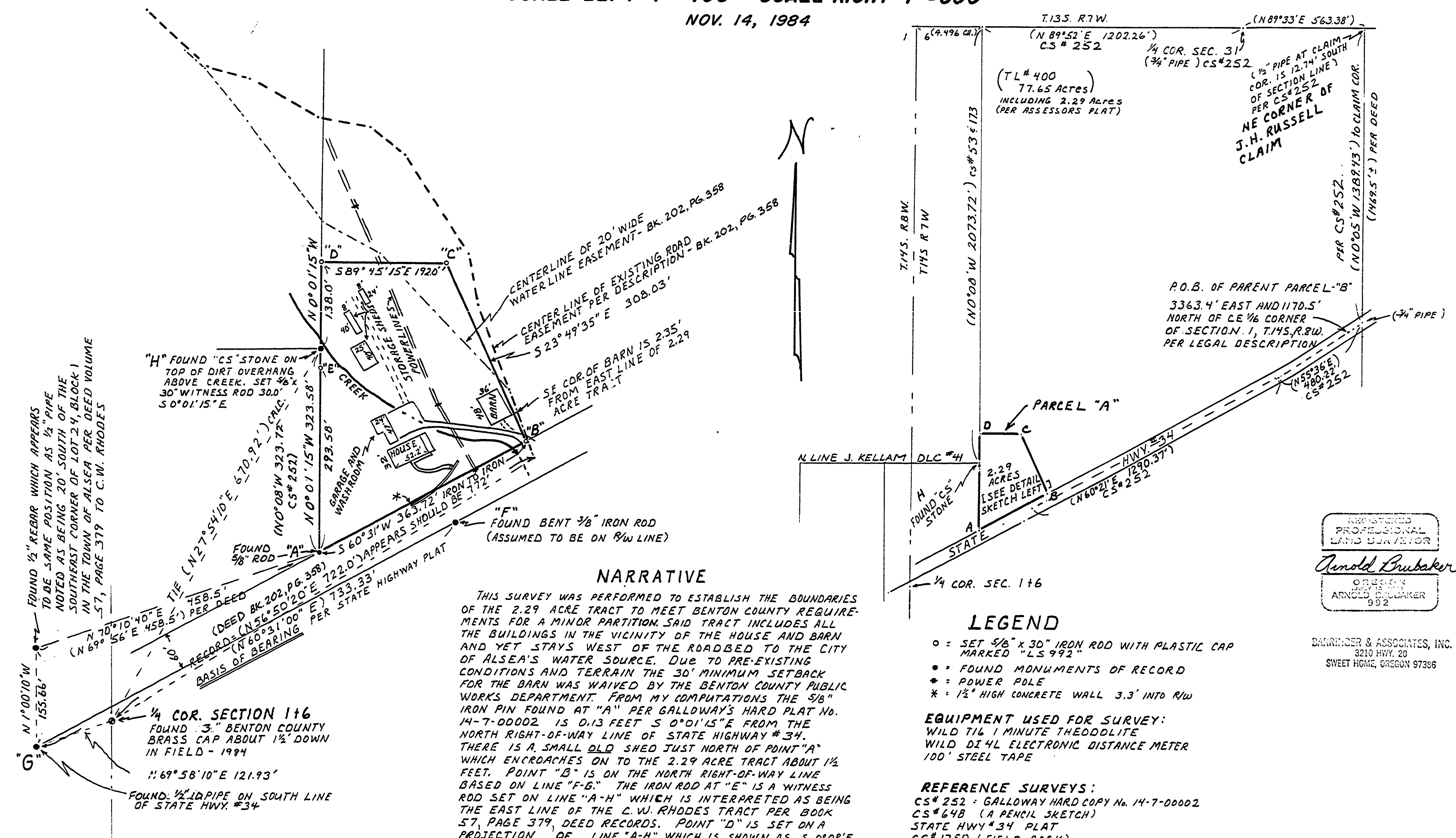
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MINOR LAND PARTITION APPROVED
David Spence 12/28/84
PLANNING OFFICIAL DATE

HULL-OAKES LUMBER CO.
SW 1/4, NW 1/4, SECTION 6, T.14S., R.7W., W.M.
BENTON COUNTY, ORE.
SCALE LEFT: 1" = 100' SCALE RIGHT: 1" = 300'
NOV. 14, 1984

Benton County
Surveyor's Office
C.S. FILE NO. 7707
FILING DATE 12-17-84
FILE SIZE 18" x 24" x 2 Pgs
DESCR. MEB.



FOUND 1/2" REBAR WHICH APPEARS TO BE SAME POSITION AS 1/2" PIPE NOTED AS BEING 20' SOUTH OF THE SOUTHEAST CORNER OF LOT 24, BLOCK 1 IN THE TOWN OF ALSEA PER DEED VOLUME 57, PAGE 379 TO C.W. RHODES

"H" FOUND "CS" STONE ON TOP OF DIRT OVERHANG ABOVE CREEK. SET 3/8" x 30" WITNESS ROD 30.0' S 0° 01' 15" E

"F" FOUND BENT 3/8" IRON ROD (ASSUMED TO BE ON R/W LINE)

1/4 COR. SECTION 1+6 FOUND 3" BENTON COUNTY BRASS CAP ABOUT 1 1/2' DOWN IN FIELD - 1984

FOUND 1/2" PIPE ON SOUTH LINE OF STATE HWY. #34

NARRATIVE

THIS SURVEY WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THE 2.29 ACRE TRACT TO MEET BENTON COUNTY REQUIREMENTS FOR A MINOR PARTITION. SAID TRACT INCLUDES ALL THE BUILDINGS IN THE VICINITY OF THE HOUSE AND BARN AND YET STAYS WEST OF THE ROADBED TO THE CITY OF ALSEA'S WATER SOURCE. DUE TO PRE-EXISTING CONDITIONS AND TERRAIN THE 30' MINIMUM SETBACK FOR THE BARN WAS WAIVED BY THE BENTON COUNTY PUBLIC WORKS DEPARTMENT. FROM MY COMPUTATIONS THE 3/8" IRON PIN FOUND AT "A" PER GALLOWAY'S HARD PLAT NO. 14-7-00002 IS 0.13 FEET S 0° 01' 15" E FROM THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY #34. THERE IS A SMALL OLD SHED JUST NORTH OF POINT "A" WHICH ENCRDACHES ON TO THE 2.29 ACRE TRACT ABOUT 1/2 FEET. POINT "B" IS ON THE NORTH RIGHT-OF-WAY LINE BASED ON LINE "F-B." THE IRON ROD AT "E" IS A WITNESS ROD SET ON LINE "A-H" WHICH IS INTERPRETED AS BEING THE EAST LINE OF THE C.W. RHODES TRACT PER BOOK 57, PAGE 379, DEED RECORDS. POINT "D" IS SET ON A PROJECTION OF LINE "A-H" WHICH IS SHOWN AS S 0° 08' E ON THE PREVIOUSLY MENTIONED GALLOWAY SURVEY. THE WATERLINE AND ROAD EASEMENTS ARE PLOTTED FROM THE RECORDED DESCRIPTION DATED AUGUST 15, 1964 WITH THE ASSUMPTION THAT THE BEGINNING POINTS ARE 722 FEET N 56° 50' 20" E FROM THE W 1/4 CORNER OF SECTION 6 INSTEAD OF 723 FEET AS PER THE RECORD.

LEGEND

- o = SET 3/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "LS 992"
- = FOUND MONUMENTS OF RECORD
- * = POWER POLE
- * = 1/2" HIGH CONCRETE WALL 3.3' INTO R/W

EQUIPMENT USED FOR SURVEY:
WILD T16 1 MINUTE THEODOLITE
WILD D14 ELECTRONIC DISTANCE METER
100' STEEL TAPE

REFERENCE SURVEYS:
CS# 252 - GALLOWAY HARD COPY No. 14-7-00002
CS# 648 (A PENCIL SKETCH)
STATE HWY #34 PLAT
CS# 1750 (FIELD BOOK)
CS# 53 (PENCIL GALLOWAY HARD COPY)

ABBREVIATIONS:
R/W : RIGHT-OF-WAY
HWY : HIGHWAY
COR. : CORNER
CH. : CHAINS
SEC. : SECTION
P.O.B. : POINT OF BEGINNING

C.S. 7707

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Arnold Brubaker
OREGON
ARNOLD BRUBAKER
992

BRUBAKER & ASSOCIATES, INC.
3210 HWY. 20
SWEET HOME, OREGON 97336

original

Hull - Oakes Lumber Company

(2.29 acre Parcel - "A")

Beginning at a "CS" stone at the Northeast corner of that tract conveyed to C.W. Rhodes by deed recorded April 21, 1913 in Book 57, Page 379 of Benton County Deed Records; said stone being 670.92 feet North 27° 54'10" East from the Southwest corner of the Northwest quarter of Section 6, Township 14 South, Range 7 West of Willamette Meridian in Benton County, Oregon; running thence North 0° 01'15" West along the west line of the "Hayden Land" a distance of 138.0 feet; thence South 89° 45'15" East 192.0 feet to a 5/8" iron rod; thence South 23° 49'35" East 308.03 feet to the north line of State Highway No. 34; thence South 60° 31'00" West along said north line a distance of 363.72 feet more or less to the east line of previously mentioned Rhodes tract; thence North 0° 01'15" West along said east line 325.⁵⁸~~45~~ feet more or less to the point of beginning. Including the right to use the existing driveway common with the waterline easement which crosses the east line just a little North of the Southeast corner of the above described tract and runs Easterly to the State Highway. Subject to powerline and waterline easements of record.

AB:mp

11-27-84

Hull - Oakes Lumber Company

(Parent Parcel - "B")

Beginning at a point in the middle of the County Road, 3363.4 feet East and 1170.5 feet North from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 1 Township 14 South, Range 8 West of the Willamette Meridian in Benton County, Oregon; and running thence South 55° 35' West 400 feet; thence South 60° 10' West 1200 feet more or less to a point which bears South 23° 49'35" East from a 5/8" iron rod; thence North 23° 49'35" West 340 feet more or less to said 5/8" iron rod at the Northeast corner of a 2.29 acre tract; thence North 89° 45'15" West 192.0 feet to the west line of "Hayden Land"; thence North along said west line 1935 feet more or less to a point on the north line of and 4.496 chains East of the Northwest corner of Section 6 Township 14 South, Range 7 West; thence East along said north line 1765 feet more or less to its intersection with the Northerly projection of the east line of the J.H. Russell pre-emption claim No. 3618; thence South along said east line 1469.5 feet (1389.43 feet per CS#252) to the middle of the County Road; thence Westerly 130 feet more or less to the point of beginning. Including the right to use the existing access roadway across the Southeast corner of the previously mentioned 2.29 acre tract. Subject to roadway, powerline and waterline easements of record. Except that portion of the above described tract lying within the boundaries of State Highway No. 34.

AB:mp

11-27-84