

7766

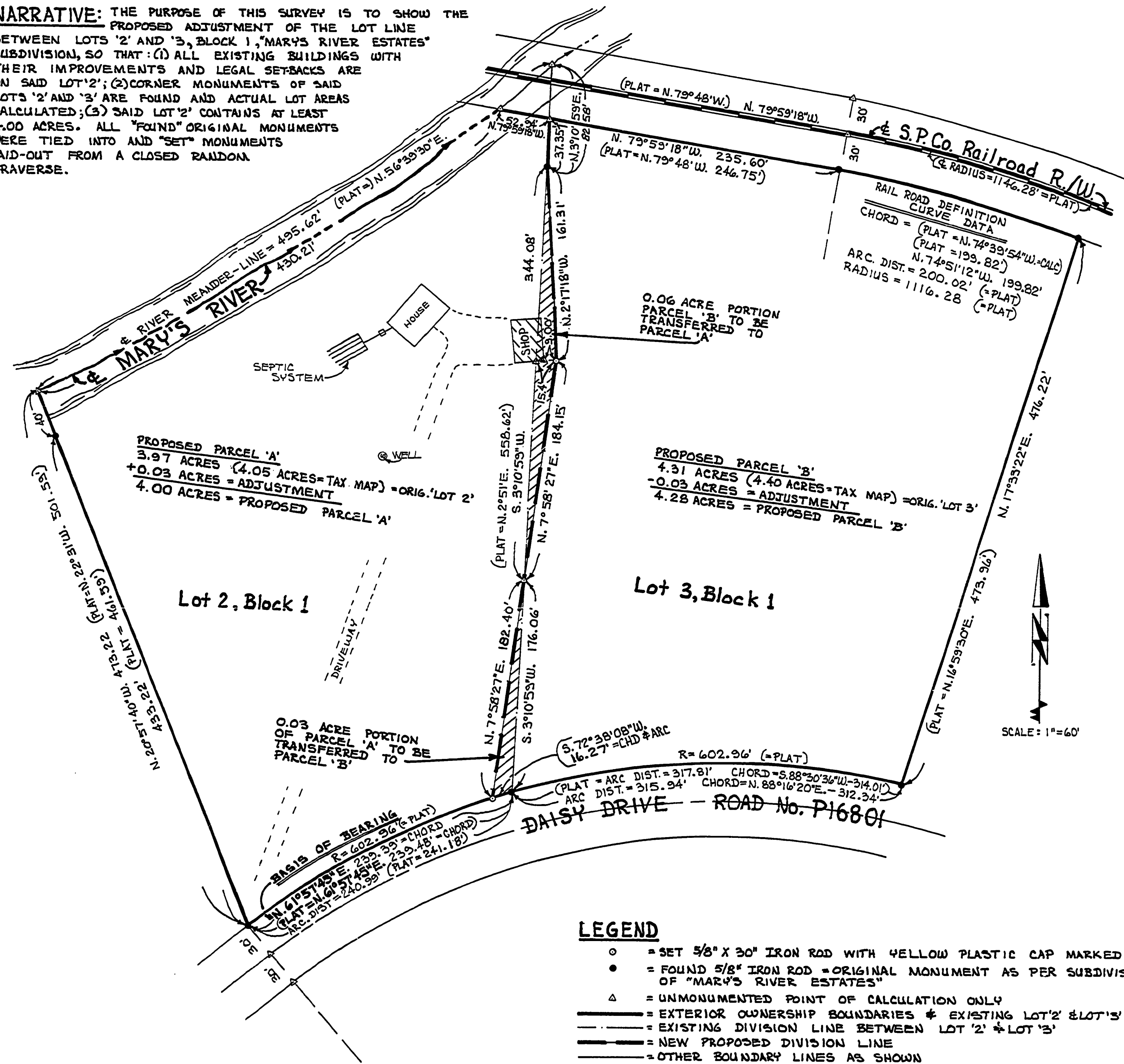
7766

MAP OF LOT-LINE-ADJUSTMENT SURVEY FOR
ELROY AND WANDA GOMES
 OF LOTS 2 & 3, BLOCK 1, MARY'S RIVER ESTATES;
 IN THE SOUTHWEST 1/4 OF SECTION 34,
 THE SOUTHWEST 1/4 OF SECTION 35 AND
 THE PATRICK EGAN DONATION LAND CLAIM NO. 41,
 TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN,
 BENTON COUNTY, OREGON AUGUST 9, 1925

Benton County
 Surveyor's Office

C.S. FILE NO. 7766
 PLUNG DATE 9-5-85
 PAPER SIZE 18" x 24" DESCE. R.M.D.

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 AND 3, BLOCK 1, "MARY'S RIVER ESTATES" SUBDIVISION, SO THAT: (1) ALL EXISTING BUILDINGS WITH THEIR IMPROVEMENTS AND LEGAL SETBACKS ARE ON SAID LOT 2; (2) CORNER MONUMENTS OF SAID LOTS 2 AND 3 ARE FOUND AND ACTUAL LOT AREAS CALCULATED; (3) SAID LOT 2 CONTAINS AT LEAST 4.00 ACRES. ALL "FOUND" ORIGINAL MONUMENTS WERE TIED INTO AND "SET" MONUMENTS LAID-OUT FROM A CLOSED RANDOM TRAVERSE.



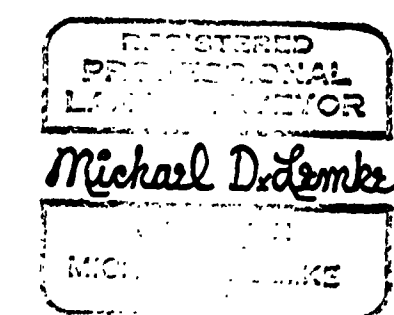
LEGEND

- = SET 3/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS1824"
- = FOUND 5/8" IRON ROD = ORIGINAL MONUMENT AS PER SUBDIVISION "PLAT" OF "MARY'S RIVER ESTATES"
- △ = UNMONUMENTED POINT OF CALCULATION ONLY
- = EXTERIOR OWNERSHIP BOUNDARIES ≠ EXISTING LOT 2 & LOT 3 BOUNDARIES
- = EXISTING DIVISION LINE BETWEEN LOT 2 & LOT 3
- = NEW PROPOSED DIVISION LINE
- = OTHER BOUNDARY LINES AS SHOWN
- = BEGINNING OF CURVE LINE
- = CENTER-LINE (1/2") OF ROADWAY AS SHOWN
- () = RECORD INFORMATION FROM SUBDIVISION "PLAT" OF "MARY'S RIVER ESTATES"

MINOR-LAND-PARTITION LOT-LINE-ADJUSTMENT APPROVED:

Maggie Collins, Senior Planner 10/1/85
 PLANNING OFFICIAL OF BENTON COUNTY, OREGON DATE

SURVEYED BY: MICHAEL D. LEMKE, 1667 BULLEWARD, PHILOMATH, OREGON 97170
 PHONE: (503) 929-6980



Legal Descriptions

for Elroy and Wanda Gomes
for Lot-Line-Adjustment of line between
Lots 2 and 3, Block 1, Mary's River Estates,
in the S.E.1/4 of Sec 34 and N.W. 1/4 Sec.35,
and the Patrick Egan D.L.C. No. 41,
T. 11 S., R.6 W. of the Will. Mer.,
Benton County, Oregon

Proposed Parcel 'A'

Lot 2, Block 1, Mary's River Estates, Benton County, Oregon. TOGETHER WITH a portion of Lot 3, Block 1, Mary's River Estates, Benton County, Oregon, described as follows: Beginning at a point on the line common to Lots 2 and 3, Block 1, Mary's River Estates, Benton County, Oregon, said point being north $3^{\circ}10'59''$ east 176.06 feet from a 5/8 inch iron rod at the southwest corner of said Lot 3; thence north $7^{\circ}58'27''$ east 184.15 feet to a 5/8 inch iron rod; thence north $2^{\circ}17'18''$ west 161.31 feet to a 5/8 inch iron rod; thence south $3^{\circ}10'59''$ west along said common line of Lots 2 and 3, a distance of 344.08 feet to the point of beginning. SAVE AND EXCEPT a portion of Lot 2, Block 1, Mary's River Estates, Benton County, Oregon, described as follows: Beginning at a 5/8 inch iron rod at the southwest corner of Lot 3, Block 1, Mary's River Estates, Benton County, Oregon; thence along the arc of a 602.96 foot radius curve to the left, on the northerly right-of-way line of Benton County Road System No. P16801 (Daisy Drive), (the chord of which bears south $72^{\circ}38'08''$ west 16.27 feet) a distance of 16.27 feet to a 5/8 inch iron rod; thence north $7^{\circ}58'27''$ east 182.40 feet; thence south $3^{\circ}10'59''$ west along the line common to Lots 2 and 3, Block 1 of said subdivision, 176.06 feet to the point of beginning. The total area in Proposed Parcel 'A' is 4.00 acres.

Proposed Parcel 'B'

Lot 3, Block 1, Mary's River Estates, Benton County, Oregon. SAVE AND EXCEPT a portion of Lot 3, Block 1, Mary's River Estates, Benton County, Oregon, described as follows: Beginning at a point on the line common to Lots 2 and 3, Block 1, Mary's River Estates, Benton County, Oregon, said point being north $3^{\circ}10'59''$ east 176.06 feet from a 5/8 inch iron rod at the southwest corner of said Lot 3; thence north $7^{\circ}58'27''$ east 184.15 feet to a 5/8 inch iron rod; thence north $2^{\circ}17'18''$ west 161.31 feet to a 5/8 inch iron rod; thence south $3^{\circ}10'59''$ west along said common line of Lots 2 and 3, a distance of 344.08 feet to the point of beginning. TOGETHER WITH a portion of Lot 2, Block 1, Mary's River Estates, Benton County, Oregon, described as follows: Beginning at a 5/8 inch iron rod at the southwest corner of Lot 3, Block 1, Mary's River Estates, Benton County, Oregon; thence along the arc of a 602.96 foot radius curve to the left, on the northerly right-of-way line of Benton County Road System No. P16801 (Daisy Drive), (the chord of which bears south $72^{\circ}38'08''$ west 16.27 feet) a distance of 16.27 feet to a 5/8 inch iron rod; thence north $7^{\circ}58'27''$ east 182.40 feet; thence south $3^{\circ}10'59''$ west along the line common to Lots 2 and 3, Block 1 of said subdivision, 176.06 feet to the point of beginning. The total area in Proposed Parcel 'B' is 4.28 acres.