

8003

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RECORD OF SURVEY
for
ANNA M. BEVENS IRREVOCABLE TRUST
IN THE ELDRIDGE HARTLESS D.L.C. # 51,
IN W 1/2, SEC. 13 & ALL SEC. 14, T12S, R6W, W.M.,
BENTON COUNTY, OREGON
MARCH 31, 1987

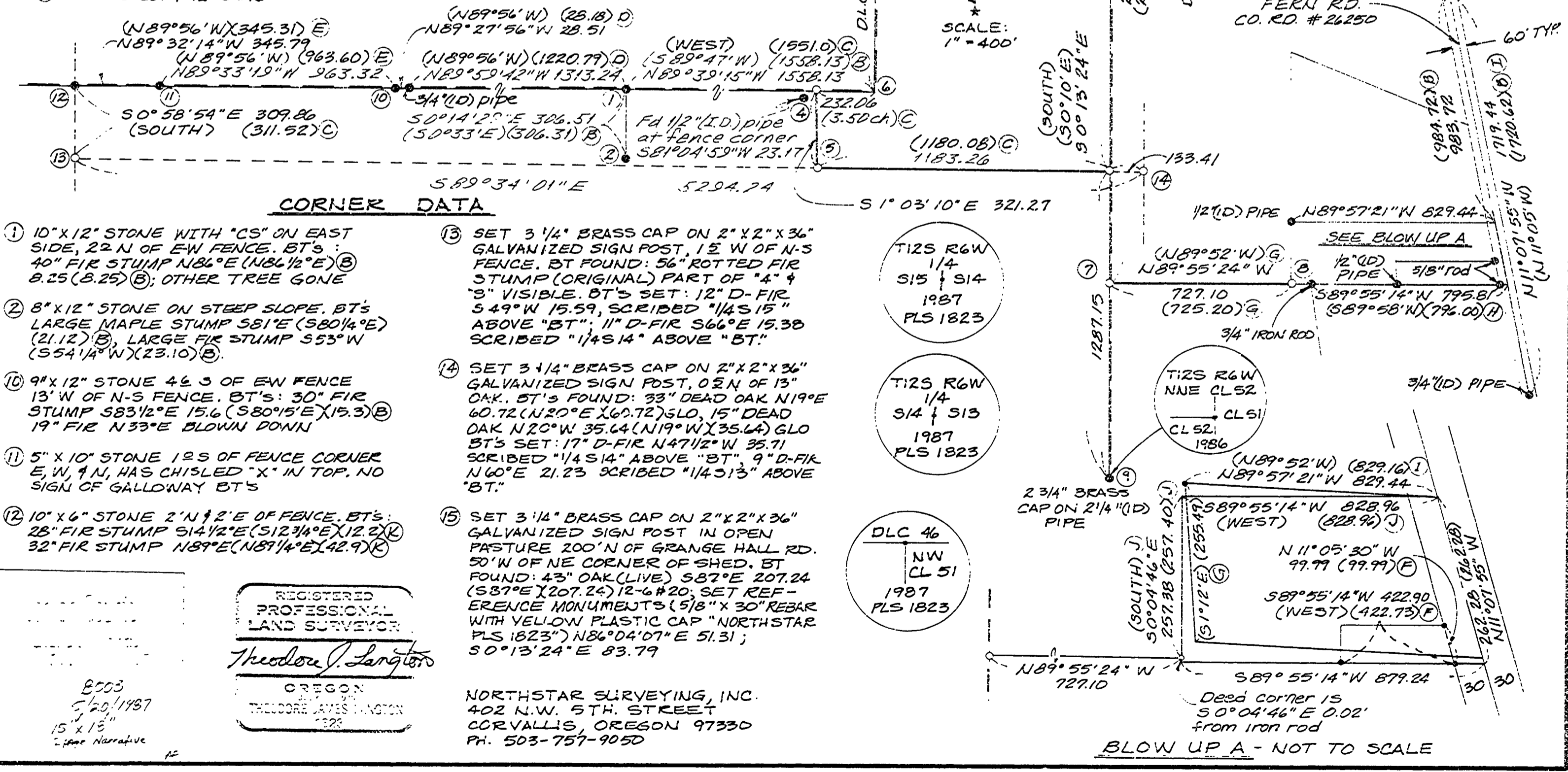
- LEGEND**
- ... FOUND MONUMENT AS SHOWN, OR PER "CORNER DATA"
 - ... SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "NORTHSTAR PLS 1823"
 - ... O.L.C. LINE
 - () ... DATA OF, OR COMPUTED FROM:
 - () ... COUNTY ROAD SURVEY - RD. NO. 611
 - () ... HARD COPY 12-6 #17
 - () ... GLO PLAT
 - () ... C.S. 3016
 - () ... HARD COPY 12-6 #19
 - () ... C.S. 2121
 - () ... BK 164, PG. 581, B.C.D.R.
 - () ... CS. 3984
 - () ... HARD COPY 12-6 #16
 - () ... BK 56, PG. 265 & BK 125, PG. 274
 - () ... B.C.D.R.
 - () ... COUNTY FIELD BOOK 7, PG. 49

NARRATIVE

SEE ACCOMPANYING SHEETS 2 & 3 OF 3

NOTE: B.C.D.R. = BENTON CO. DEED RECORDS

BASIS OF BEARINGS
SOLAR OBSERVATION



CORNER DATA

- ① 10" X 12" STONE WITH "CS" ON EAST SIDE, 22' N OF EW FENCE. BT'S: 40" FIR STUMP N86°E (N86 1/2°E) (8.25) (8.25) (8); OTHER TREE GONE
- ② 8" X 12" STONE ON STEEP SLOPE. BT'S: LARGE MAPLE STUMP S81°E (S80 1/4°E) (21.12) (8), LARGE FIR STUMP S53°W (S54 1/4°W) (23.10) (8)
- ⑩ 9" X 12" STONE 46' S OF EW FENCE 13' W OF N-S FENCE. BT'S: 30" FIR STUMP S83 1/2°E 15.6 (S80 1/5°E) (15.3) (8) 19" FIR N33°E BLOWN DOWN
- ⑪ 5" X 10" STONE 12'S OF FENCE CORNER E, W, & N, HAS CHISELED "X" IN TOP. NO SIGN OF GALLOWAY BT'S
- ⑫ 10" X 6" STONE 2' N & 2' E OF FENCE. BT'S: 28" FIR STUMP S14 1/2°E (S12 3/4°E) (12.2) (8) 32" FIR STUMP N89°E (N87 1/4°E) (42.9) (8)

- ⑬ SET 3 1/4" BRASS CAP ON 2" X 2" X 36" GALVANIZED SIGN POST, 1'E W OF N-S FENCE. BT FOUND: 56" ROTTED FIR STUMP (ORIGINAL) PART OF "4" X "3" VISIBLE. BT'S SET: 12" D-FIR 5'49" W 15.59, SCRIBED "1/4 S 15" ABOVE "BT"; 11" D-FIR S66°E 15.38 SCRIBED "1/4 S 14" ABOVE "BT"
- ⑭ SET 3 1/4" BRASS CAP ON 2" X 2" X 36" GALVANIZED SIGN POST, 0.2' N OF 13" OAK. BT'S FOUND: 33" DEAD OAK N19°E 60.72 (N20°E) (60.72) GLO, 15" DEAD OAK N20°W 35.64 (N19°W) (35.64) GLO BT'S SET: 17" D-FIR N47 1/2° W 35.71 SCRIBED "1/4 S 14" ABOVE "BT"; 9" D-FIR N60°E 21.23 SCRIBED "1/4 S 13" ABOVE "BT"
- ⑮ SET 3 1/4" BRASS CAP ON 2" X 2" X 36" GALVANIZED SIGN POST IN OPEN PASTURE 200' N OF GRANGE HALL RD. 50' W OF NE CORNER OF SHED. BT FOUND: 43" OAK (LIVE) S87°E 207.24 (S87°E) (207.24) 12-6 #20; SET REFERENCE MONUMENTS (5/8" X 30" REBAR WITH YELLOW PLASTIC CAP "NORTHSTAR PLS 1823") N86°04'07"E 51.31; S0°13'24"E 83.79

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore J. Langston
OREGON
THEODORE JAVES LANGSTON
1985

NORTHSTAR SURVEYING, INC.
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8003
5/20/1987
15' X 15"
1:2500 Narrative



CS 8003
RECORD OF SURVEY

ANNA M. BEVENS IRREVOCABLE TRUST
IN $\frac{1}{2}$ SECTION 13,
IN SECTION 14, T12S, R6W, W.M.,
BENTON COUNTY, OREGON

Benton County
Surveyor's Office

MARCH 31, 1987

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C. S. FILE NO. 8003
FILING DATE 5/20/1987
FILE SIZE 8 1/2 x 11 2pgs. AF

NARRATIVE

Purpose

To survey a portion of Parcel No. 9, on Page 5 of 8, Exhibit A of instrument number M-82106, Benton County Deed Records.

Surveys Consulted

Original GLO Field Notes; Hard Copy Surveys 12-6 #s 16, 17, 19, and 20; County Field Notes Book 7, Pages 46 - 51, and Book 25, Pages 43 - 45; County Survey No's 2121, 3016, 3626, 3984, and 4118; Benton County Road plans for Road no. 611, Route 46, Section B.

Analysis & Procedure

(Bearings are based on a solar observation)

Problem 1 was to establish the Government Lots. There was not any conclusive evidence, but it appears that Galloway subdivided Section 14 based on the old field notes (Field Book 7, Page 46). However these notes only say that he "struck the quarter corners", and do not show any monuments or restorations, which seems unusual for Galloway. The stones found at ① & ② could be on the north-south centerline of the section, with ② possibly being the C 1/4 corner. No where in these notes does he label any monument as the C 1/4. He did restorations of the DLC corners of the Henson and Hartless Claims. He also set stone monuments for property corners along the south line of the Henson Claim. My procedures were as follows:
1) We reestablished the missing NW corner of DLC #51, which fell in a plowed field. We computed the corner position by holding the record bearing and distance from the remaining Oak bearing tree. The fit to Galloway's information on 12-6 #16 & #17 was not great, but I felt that I had to hold the standing BT. The record 3/4" pipe 3.6 chains to the east was recovered but was badly bent and unuseable.

2) We also could not find the record stone at the SE corner of DLC #67. There is a 22" White Oak lying close to the proper position. Someone had chopped into it some time ago, so the heart was totally rotten. No marks were visible on the tree or around the trunk. There also was no evidence of the other large fir BT. The original GLO BT calls (as shown on 12-6 #20) do not match the BT calls shown on 12-6 #19, which looks like new trees were marked by the later survey. Because of the more recent measurements from the nearby stones, and Galloway's usual accuracy, I calculated Galloway's position for the corner by holding his record distances from ① & ③. I searched the entire area several times after computing this position, but found nothing. Because of the lack of any conclusive original evidence no monument was set for the DLC corner.

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IN ^WE 1/2, SECTION 13,
IN SECTION 14, T12S, R6W, W.M.,
BENTON COUNTY, OREGON



MARCH 31, 1987

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NARRATIVE CONT'D

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3) Since I could not be sure of Galloway's monument at ② being the C 1/4, I conducted a search for the original 1/4 corners. I found original bearing trees at both the east and west quarters as shown. This established the centerline of the section and therefor the south line of Government Lot 1. The stone at ② does not fall on this line. No original evidence was found for either the north or south quarters. This caused the exact location of the line between ④ & ⑤ to be difficult to figure. Because there will probably be new descriptions drawn up by the owners on each side of the lines I have surveyed I decided that the best approximation of the original line position could be arrived at by proportion against the original GLO plat. ⑤ is a proportion based on the original mile across the east-west centerline and my distance, compared to the plat distance of 17.88 chains along the north line of Government Lot 3. ④ was set relative to the proportion between ① & ⑥ [1558.13 ⑥ is to 1551 (GLO) as "X" is to 231 (GLO)].

4) ⑦ was set along the DLC line at the deed distance per Book 164, Page 381, Benton County Deed Records (B.C.D.R.).

5) The approach necessary to set the monument at ⑧ required quite a bit of survey and deed research, along with some additional head scratching, before I arrived at the present position. My clients deed calls for this point to be on the west line of the tract conveyed to Robert D. Corl in Book 125, Page 274, B.C.D.R. The description on the Corl deed has been carried through since the original conveyance in 1912 by a Thomas Dearing (Book 56, Page 265, B.C.D.R.). In 1914 Mr. Dearing sold his large parcel except for a 15 acre chunk, which included the Corl 5 acres (Book 59, Page 356, B.C.D.R.). This description of the 15 acre excepted parcel, matches in both bearing and distance with a parcel depicted on Hard Copy Survey 12-6 #16, and not the 1912 description. I can speculate that originally Mr. Dearing probably conveyed the 5 acre tract without benefit of an official survey. Then later on he had an accurate survey done by the County Surveyor, and subsequent descriptions were written to the survey. However the earlier descriptions stayed the same. In 1949 Galloway did a survey for said R.D. Corl (shown on a field note page in the file for C.S. #2121). The sketch of this survey is what I enlarged on the drawing, and shows the dimensions of the deed relative to information shown on 12-6 #16. This comparison lead me to believe that Galloway still felt that he had to hold the old deeds over the survey because he partitioned off several parcels to the Corl deed line. The existing fence lines closely fit the deed line also. I therefor set the monument ⑧ on the Corl deed line using the record angle at ⑦ (per Book 194, Page 381, B.C.D.R.) to create the intersection.