DRAWING NUMBER 8174
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER D7SAT

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DRAWING NUMBER 8174
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

CS 8174
10/3/88

RECORD OF SURVEY/MINOR LAND PARTITION FOR DON PLYMPTON

IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. IN THE PRICE FULLER DONATION LAND CLAIM NO. 37.

SEPTEMBER 27, 1988 SCALE: 1" = 50'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT PARCELS 'A', 'B' AND 'C' AS PER MINOR LAND PARTITION, BENTON COUNTY FILE NO. LD-88-41 AS APPROVED ON SEPTEMBER 15, 1988.

THE BOUNDARY OF THIS SURVEY WAS DONE BY ME AND DATED MAY 27, 1988 FOR THE PURPOSE OF ESTABLISHING THE BOUNDARY FOR THIS MINOR LAND PARTITION. THIS SURVEY IS RECORDED IN THE BENTON COUNTY SURVEYORS OFFICE, C.S. 8130.

THE BASIS OF BEARINGS IS AS PER SAID C.S. 8130, AS SHOWN. MONUMENTS WERE SET AS SHOWN TO CREATE THE APPROVED PARCELS AS SHOWN.

JOHN P. TACCHINI
LING AND ASSOCIATE ENGINEERING
655 A N.W. JACKSON
CORVALLIS, OREGON 97330
(503) 754-7200

REGISTERED PROFESSIONAL LAND SURVEYOR
John P. Tacchini
OREGON JOHN P. TACCHINI JAN. 15, 1987 2267

MINOR LAND PARTITION APPROVED
Gary Munsterman 10/5/88
PLANNING OFFICIAL DATE

SCALE: 1"=50'

LEGEND

- ● FOUND MONUMENT, AS SHOWN
- ○ SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "J. TACCHINI, P.L.S. 2267"
- ( ) RECORD DATA AS PER C.S. 8130.
- EXISTING FENCE LINES
- ALL PIPE MONUMENTS FOUND ARE MEASURED INSIDE DIAMETER.
- ⊙ APPROVED DRAINFIELD TEST PIT.
- ⊗ APPROVED WELLS.

FOUND 5/8" IRON ROD AS PER C.S. 8130 & 6619
(N 46°21'06" W, 51.76')
N 46°21'06" W, 51.76'
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 6619
FOUND 1/2" IRON PIPE AS PER C.S. 8130 & 4123
(10.00')
(10.00')
(N 46°21'06" W, 456.60')
N 46°21'06" W, 456.60'
MOUNTAIN VIEW CO. ROAD NO. 1505
(N 46°21'06" W, 994.77')
N 46°21'06" W, 994.77'
TWELVE OAKS DRIVE
(229.30' ± 2479.30') 4288'±
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 6619
BASIS OF BEARINGS AS PER C.S. 8130
(N 43°39'50" E, 389.91') 389.91'
S28°16'47" W, 240.45'
(S 28°16'47" W, 240.45')
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 6619
-20.01' (20.01')
FOUND 1/2" IRON PIPE AS PER C.S. 8130 & 4123
198.02' (198.02')
S 56°09'34" E, 330.90'
(S 56°09'34" E, 458.79')
S 56°09'34" E, 458.79'
EXISTING GRAVEL DRIVE
FOUND 1/2" IRON PIPE AS PER C.S. 8130 & 4123
240.74'
(240.74')
S 36°28'17" W 5.01'
THIS 5/8" IRON ROD IS NORTH, 1954.04' AND EAST, 1469.39' FROM THE SW CORNER OF THE PRICE FULLER D.L.C. NO. 37.
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 4129
N 46°21'06" W, 26.22'
(N 25°53'14" E, 161.28')
N 25°53'14" E, 161.28'
S 25°53'14" W, 156.87'
N 25°53'14" E, 213.48'
R=30.00'
FOUND 5/8" IRON PIPE AS PER C.S. 8130 & 4129
N 46°21'06" W, 450.19'
S 56°09'34" E, 1127.89'
S 56°09'34" E, 1149.91'
PROPOSED 5.00' UTILITY EASEMENT
S 25°53'14" W, 53.41'
S 25°53'14" W, 5.00'
N 25°53'14" E, 5.00'
WELL
TEST PIT
PARCEL 'C' 5.42 ACRES
PARCEL 'B' 2.32 ACRES
PARCEL 'A' 2.03 ACRES
24" CEDAR MEMORIAL TREE
EXISTING WELL HOUSE
EXISTING GARAGE
S 03°21'10" W 21.00'
S 86°38'50" E 5.00'
N 03°21'10" E 26.00'
S 03°21'10" W 5.00'
R=330.00'
Δ=38°33'21"
L=221.98'
LC=S 84°55'41" E 217.88'
R=388.09'
R=30.00'
Δ=52°39'00"
(LC=N 69°52'25" E)
(26.41')
PROPOSED 5.00' UTILITY EASEMENT.
WELL R=30.00' Δ=52°39'00" LC=N 69°52'25" E, 26.61'
N 83°47'00" W 78.28'
N 06°13'00" E, 5.00'
N 83°47'00" W, 137.20'
(S 83°47'00" E, 187.20')
S 83°47'00" E, 187.20'
FOUND 7/8" IRON ROD AS PER C.S. 8130
FOUND 3/4" IRON PIPE AS PER C.S. 8130
LEPRECHAUN LANE 30.00' RIGHT OF WAY
FOUND 1/2" IRON PIPE AS PER C.S. 8130 & 3319.
S 83°47'00" E 80.00'
FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "J. TACCHINI, P.L.S. 2267" AS PER C.S. 8130
(S 84°34'35" E, 81.76')
S 84°34'35" E, 81.76'
(N 03°25'36" E, 145.01')
N 03°25'36" E, 145.01'
S 03°21'10" W, 253.58'
(N 38°55'14" E, 76.17')
N 38°55'14" E, 76.17'
(S 69°34'11" E, 104.85')
S 69°34'11" E, 104.85'
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 5205.
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 5205.
(N 43°55'36" E, 145.01')
S 36°28'17" W, 516.90'
(EAST, 488.11')
(NORTH, 18±8.96')
(N 46°22'35" E, 244.93')
N 46°22'35" E, 244.93'
FOUND 5/8" IRON ROD AS PER C.S. 5473
FOUND 3/4" IRON PIPE - SOUTHWEST CORNER PRICE FULLER D.L.C. NO. 37
(N 89°34'00" W, 34.67')
N 89°34'00" W, 34.67'
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 5473
(S 51°40'30" E, 51.88')
S 51°40'30" E, 51.88'
(S 76°42'03" E, 189.52')
S 76°42'03" E, 189.52'
CENTERLINE
(S 50°44'21" E) (64.94')
S 50°44'21" E, 64.94'
SET MONUMENT IN & EXISTING CREEK
(N 68°47'52" E, 42.64')
N 68°47'52" E, 42.64'
OF
(N 89°30'30" E, 143.56')
N 89°30'30" E, 143.56'
EXISTING CREEK
(S 00°29'30" E, 33.86')
S 00°29'30" E, 33.86'
FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "J. TACCHINI, PLS 2267", AS PER C.S. 8130
(N 89°38'56" E, 177.89')
N 89°38'56" E, 177.89'
(N 51°26'44" E, 93.02')
N 51°26'44" E, 93.02'
FOUND 5/8" IRON ROD AS PER C.S. 8130 & 5205.
C.S. 6619 & 8130 & DEED NO. 96170 CALL CENTER OF EXISTING CREEK AS LINE, THIS AREA.

Benton County Surveyor's Office
C.S. FILE NO. 8174
FILING DATE 10/3/1988
FILE SIZE 24"x36"

8174