

CS 5647

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# RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 4 N., RANGE 4 W., W.M. COLUMBIA COUNTY, OREGON

## Narrative:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN COLUMBIA COUNTY OREGON TAX ACCOUNT NUMBERS 4404-032-00200, 4404-032-00300 AND 4404-032-00400 TO CREATE TWO PARCELS OF LAND AND ELIMINATE ONE. THE ORIGINAL LEGAL DESCRIPTIONS WERE TAKEN FROM STEWART TITLE GUARANTY COMPANY ORDER NO. 2008-00632, DATED AUGUST 7, 2008 AND THE CORRESPONDING DEEDS FILED IN VOLUME 223 AT PAGE 502, VOLUME 33 AT PAGE 353 AND VOLUME 37 AT PAGE 28.

THE BASIS OF BEARING FOR THIS PROJECT IS AS FOLLOWS:

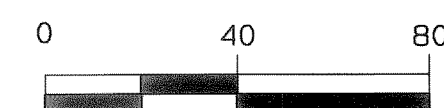
TRUE NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID OREGON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°54'31.46" COUNTERCLOCKWISE WAS APPLIED AT A BRASS SCREW WITH A 1.25" BRASS WASHER STAMPED "ODOT CONTROL 23." THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE 810608.410 / 7516477.924 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999973727 AND THE GRID SCALE FACTOR OF 0.999967151 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

THE DESCRIBED LINES FOR THE PROPERTY WERE FOUND TO BE VERY POORLY PERPETUATED. THE HOUSE REFERRED TO AS "THE DWELLING HOUSE FORMERLY OWNED BY DAVID F. BAKER" IN DEED VOLUME 223, PAGE 502 WAS NOT FOUND. IT HAD BEEN DESTROYED WITH NO GOOD EVIDENCE AS TO ITS FORMER LOCATION. THE IRON PIPES DESCRIBED IN DEED VOLUME 39, PAGE 236 AND VOLUME 39, PAGE 337 AS AT OR NEAR THE NORTHEAST CORNER OF THE GUY R. WILLIS TRACT (30 FEET NORTH OF THE NORTHEAST CORNER OF THE 150' X 80' BUILDING AT THE NORTHEAST CORNER OF THE PROPERTY) COULD NOT BE FOUND. THE IRON PIPE FOR THE 1/16TH CORNER LOCATED LESS THAN 50 FEET EAST OF THE PROPERTY HAS BEEN DESTROYED.

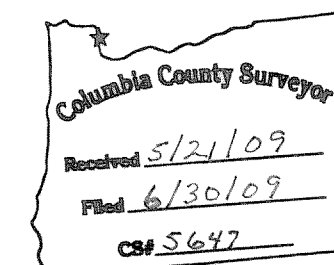
THE NORTHEAST CORNER AND THE EAST LINE OF THE GUY R. WILLIS TRACT AND THE LOCATION OF THE GILBY MOTOR COMPANY TRACT WERE DETERMINED BY A CAREFUL ASBUILD OF THE LOCATION OF THE EXISTING FORMER GILBY MOTOR COMPANY BUILDING. THE EXISTING BUILDING MEASURES 80.03 ON THE NORTH, 80.14' ON THE SOUTH, 150.21' ON THE WEST AND 150.19' ON THE EAST. THE DEEDED GILBY MOTOR COMPANY TRACT IS 80' BY 180' WITH THE NORTHERN 30' WITHIN BRIDGE STREET. THE BUILDING WAS HELD AS THE BEST EVIDENCE OF THE INTENTION OF THE ORIGINAL TRACT CONVEYANCE.

A 5/8" IRON PIPE WAS FOUND ALONG THE SOUTH LINE OF THE WILLIS TRACT AND HELD AS ON THE LINE. COUNTY SURVEY NO. 548 SHOWS THIS PIPE BUT DOES NOT DISCLOSE A DISTANCE FROM EITHER SOUTHERN CORNER. THE ANGULAR RELATIONSHIP SHOWN ON COUNTY SURVEY NO. 548 WAS HELD FOR THE SOUTH LINE OF THE WILLIS TRACT. ROCK CREEK REPRESENTS AN ASBUILD SURVEY OF THE THREAD OF STREAM CONDUCTED ON DECEMBER 3, 2003. COUNTY SURVEY NO. 1199 WAS UTILIZED TO DETERMINE THE TWO NORTHWESTERN PROPERTIES PER DEEDS IN VOLUME 33, PAGE 353 AND VOLUME 37, PAGE 28, AND THE SOUTH RIGHT OF WAY MARGIN OF BRIDGE STREET. THE LIMITS OF TRAVELED WAY WERE HELD FOR THE SOUTH MARGIN OF BRIDGE STREET IN THIS AREA.

CITY PLANNING FILE NUMBER LLA 09-01.



Scale:  
1" = 40'

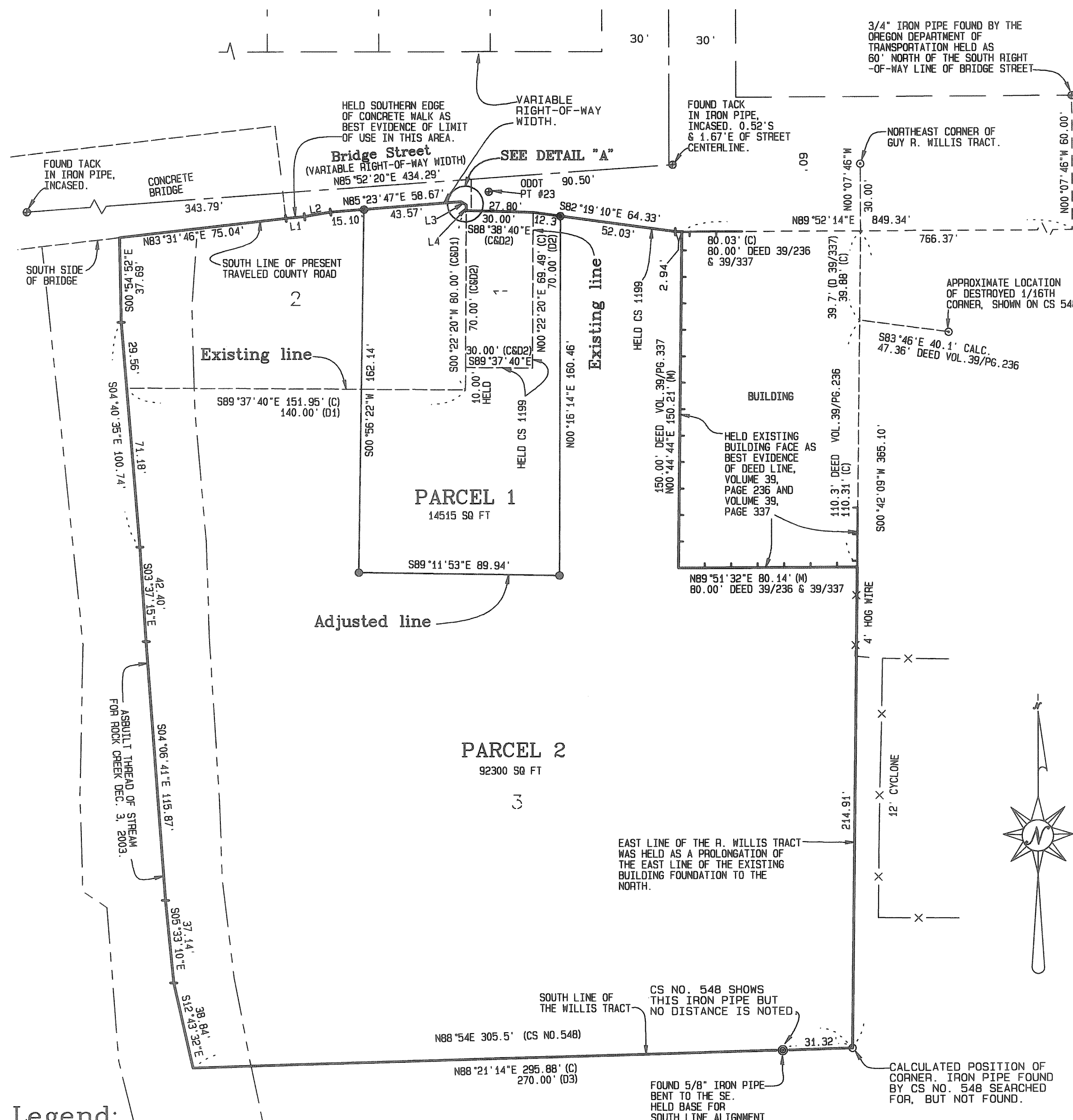


## Surveyor's Notes:

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS).
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED DECEMBER 3, 2003, THE DATE OF THIS FIELD SURVEY.
- FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM STEWART TITLE INSURANCE COMPANY ORDER NO. 2008-00632, DATED AUGUST 7, 2008.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

## Line Table

LINE	BEARING	DISTANCE
L1	N84°56'47"E	8.45'
L2	N80°07'34"E	11.77'
L3	S59°02'32"E	2.84'
L4	N00°22'20"E	2.60'

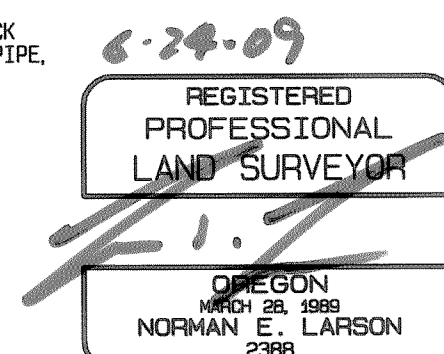
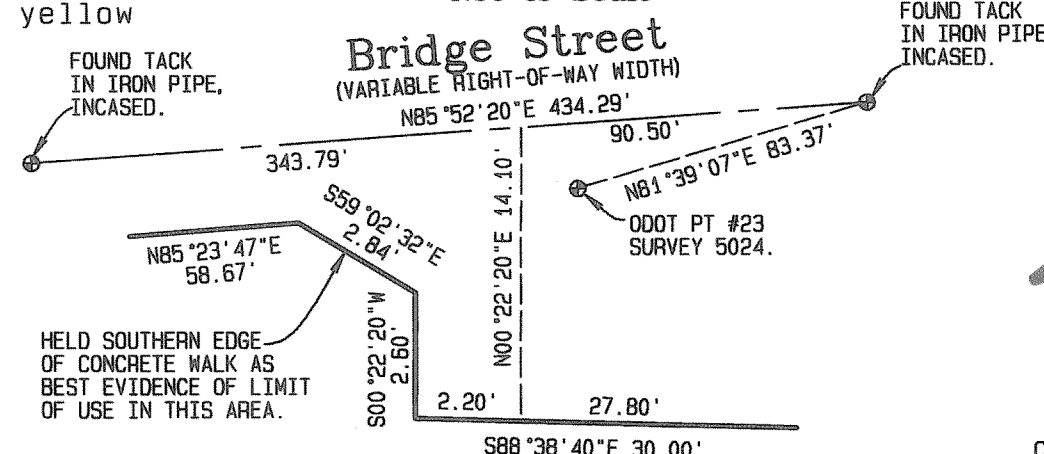


## Legend:

- ⊕ = Monument found. Visited 12/3/2003.
- ⊙ = Calculated monument position
- = Set 5/8" by 30" iron rod with yellow plastic cap marked "LS 2388" ON JUNE 11, 2009.
- CS = County Survey
- (C) = Calculated
- (M) = Measured
- (D1) = Deed Vol.33/Pg.353
- (D2) = Deed Vol.37/Pg.28
- (D3) = Deed Vol.223/Pg.502

## Detail "A"

Not to Scale



EXPIRES 12-31-2010  
I CERTIFY THAT THIS SURVEY WAS PREPARED USING HP51645A ON OCE 86-8342 4 MIL DBL MATTE FILM

**CENTRE  
POINTE**  
Consultants, Inc., P.S.

206 Railroad Avenue North - Kent, WA 98032  
253-813-1901 main 253-813-1908 fax  
DRAWN BY: D Woods  
CHECKED BY: S Woods  
DATE: June 2, 2009  
JOB NO.: 2137  
SCALE: 1" = 40'  
DRAWING NAME: 2137

INDEX DATA:	
NW-SW 4, T4N., R4W., W.M.	
OWNER	APPLICANT'S REPRESENTATIVE
VERIZON NORTHWEST INC.	BLU CROIX, LTD.
15505 SAND CANYON AVENUE C-102	3961 BLACKBIRD WAY
IRVINE, CA. 92618	CALABASAS, CA. 91302
PHONE: 949-286-8004	PHONE: 818-222-8511
FAX: 949-286-7410	FAX: 818-222-4354
COLUMBIA COUNTY, OREGON	
SHEET 1 OF 1	

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