

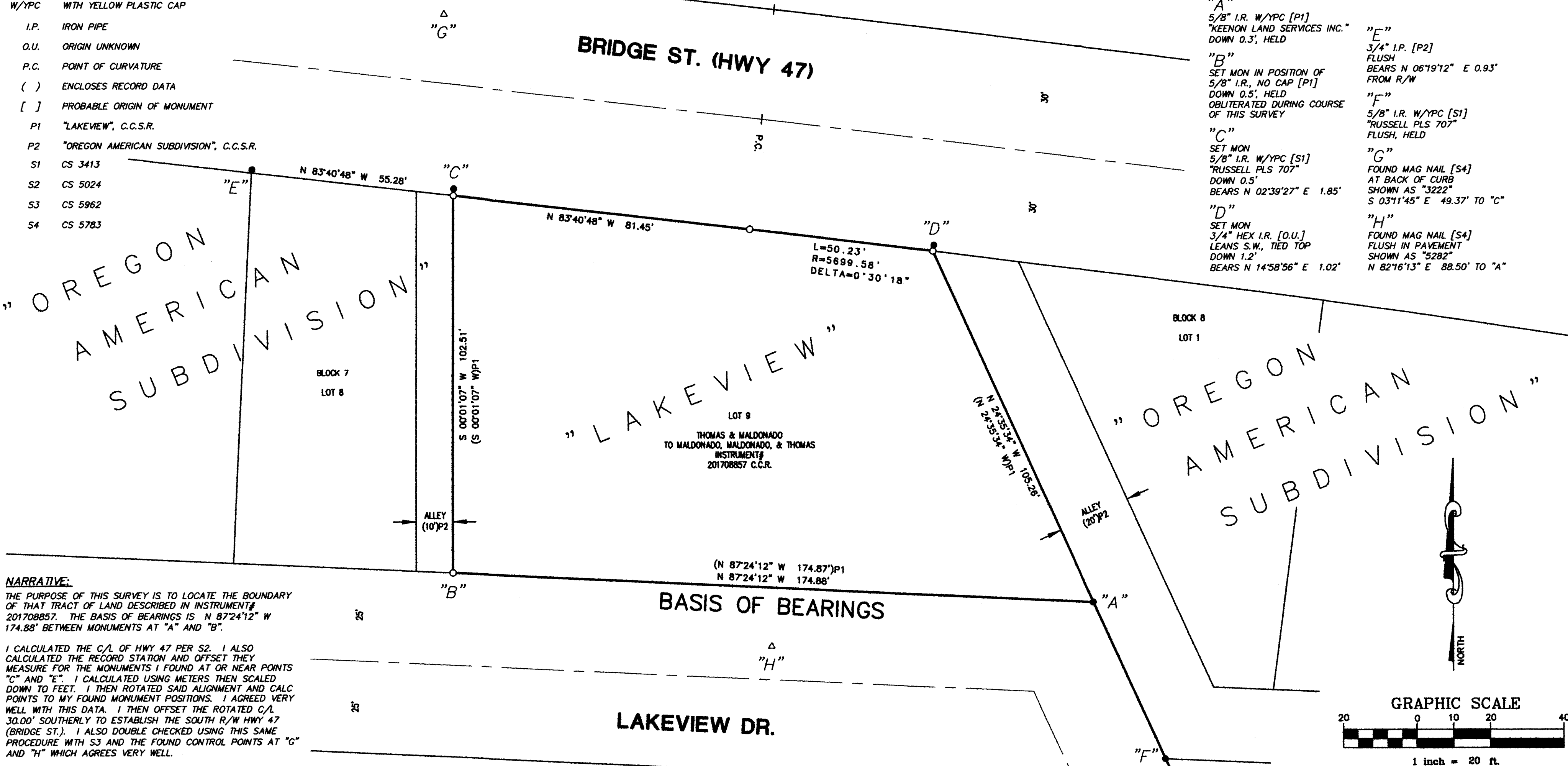
LEGEND:

- SET 5/8" IR W/YPC
STAMPED "BENTHIN PLS 78094"
- ⋈ CALCULATED POSITION
- FOUND MONUMENT AS NOTED,
HELD UNLESS OTHERWISE NOTED
- △ CONTROL POINT
- CS SURVEY NUMBER, C.C.S.R.
- C.C.S.R. COLUMBIA COUNTY SURVEY RECORDS
- C.C.R. COLUMBIA COUNTY CLERK'S RECORDS
- I.R. IRON ROD
- W/YPC WITH YELLOW PLASTIC CAP
- I.P. IRON PIPE
- O.U. ORIGIN UNKNOWN
- P.C. POINT OF CURVATURE
- () ENCLOSES RECORD DATA
- [] PROBABLE ORIGIN OF MONUMENT
- P1 "LAKEVIEW", C.C.S.R.
- P2 "OREGON AMERICAN SUBDIVISION", C.C.S.R.
- S1 CS 3413
- S2 CS 5024
- S3 CS 5962
- S4 CS 5783

RECORD OF SURVEY

FOR:
COBY THOMAS
INSTRUMENT# 201708857
IN THE SE 1/4 SECTION 4
T.4N., R.4W., W.M.
CITY OF VERNONIA
COLUMBIA COUNTY, OREGON

JUNE 8, 2020



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT# 201708857. THE BASIS OF BEARINGS IS N 87°24'12" W 174.88' BETWEEN MONUMENTS AT "A" AND "B".

I CALCULATED THE C/L OF HWY 47 PER S2. I ALSO CALCULATED THE RECORD STATION AND OFFSET THEY MEASURE FOR THE MONUMENTS I FOUND AT OR NEAR POINTS "C" AND "E". I CALCULATED USING METERS THEN SCALED DOWN TO FEET. I THEN ROTATED SAID ALIGNMENT AND CALC POINTS TO MY FOUND MONUMENT POSITIONS. I AGREED VERY WELL WITH THIS DATA. I THEN OFFSET THE ROTATED C/L 30.00' SOUTHERLY TO ESTABLISH THE SOUTH R/W HWY 47 (BRIDGE ST.). I ALSO DOUBLE CHECKED USING THIS SAME PROCEDURE WITH S3 AND THE FOUND CONTROL POINTS AT "G" AND "H" WHICH AGREES VERY WELL.

THE WEST BOUNDARY WAS CALCULATED AT RECORD BEARING PER P1 FROM FOUND MONUMENT AT "B". I INTERSECTED SAID LINE WITH SAID SOUTH R/W HWY 47 TO ESTABLISH THE NORTHWEST CORNER OF SUBJECT PROPERTY.

THE EAST BOUNDARY WAS CALCULATED BY HOLDING POINTS "A" AND "F" AND EXTENDING NORTHERLY TO SAID SOUTH R/W HWY 47.

NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
Christopher J. Benthin
OREGON
DECEMBER 6, 2011
CHRISTOPHER J. BENTHIN
78094
EXPIRES: DECEMBER 31, 2021

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DRAWING: ROS.dwg
FIELD BOOK: 3, PGS.105-106B
DRAFTED: C.B., A.G. 6/9/20