

1AY H J

511130 3.21  
511135 4.91

MCSR 39230

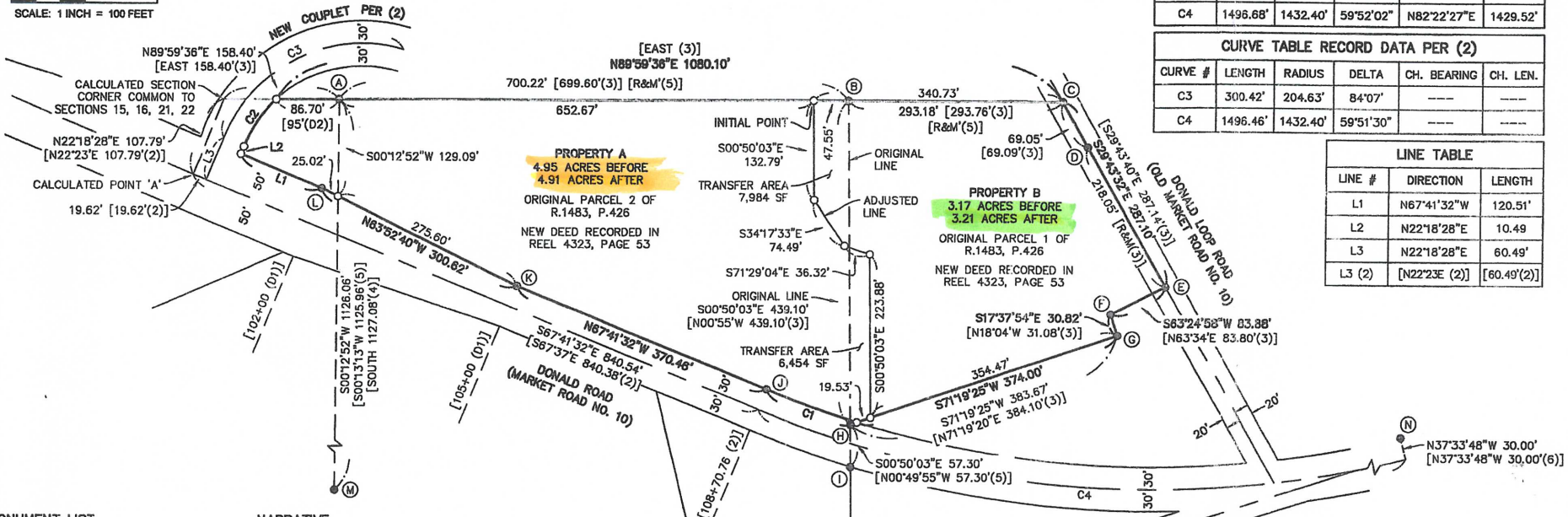
Total 8.12

# RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT IN THE NW 1/4 OF SECTION 22, T.4S., R.1W., W.M. MARION COUNTY, OREGON

DATE: MARCH 27, 2020



0' 100' 200'  
SCALE: 1 INCH = 100 FEET



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	133.85'	1402.40'	5°28'07"	N70°25'36"W	133.80'
C2	77.01'	174.63'	25°15'59"	N34°56'27"E	76.39'
C3	300.42'	204.63'	84°07'00"	N64°21'58"E	274.16'
C4	1496.68'	1432.40'	59°52'02"	N82°22'27"E	1429.52'

CURVE TABLE RECORD DATA PER (2)					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C3	300.42'	204.63'	84°07'	---	---
C4	1496.46'	1432.40'	59°51'30"	---	---

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N67°41'32"W	120.51'
L2	N22°18'28"E	10.49'
L3	N22°18'28"E	60.49'
L3 (2)	[N22°23' (2)]	[60.49' (2)]

## MONUMENT LIST

- A 3" BRASS CAP IN CONCRETE, SHOWN IN (4)
- B IP 3/4", BEARS S00°50'03"E, 0.12' FROM CORNER (3)
- C RAILROAD SPIKE IN ASPHALT (3)
- D RAILROAD SPIKE IN ASPHALT (3)
- E IR 1/2" IN ASPHALT (3)
- F IP 1/2", DOWN 1.3' (3)
- G IP 1/2" (3)
- H IP 3/4", BENT, BEARS S77°39'37"E, 0.59' FROM CORNER (3)
- I IR 5/8" W/YPC "AKS ENGR", BEARS S00°50'03"E, 0.30' FROM CORNER (5)
- J IP 3/4" W/PINCHED TOP, DOWN 0.3', POSSIBLY SET IN (1)
- K IP 1/2" W/PINCHED TOP, BENT, TIED SPIN HOLE, POSSIBLY SET IN (1)
- L IP 1/2", POSSIBLY SET IN (1)
- M IP 3/4" (4)
- N IR 5/8", DOWN 0.3', BENT, TIED SPIN HOLE, SHOWN IN (6)

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL 1 AND PARCEL 2 OF THAT PROPERTY CONVEYED TO JOSEPH W. GREEN, BY REEL 1483, PAGE 426, MARION COUNTY DEED RECORDS, PER MARION COUNTY PROPERTY LINE ADJUSTMENT CASE NO. 20-001.

FOR MY BASIS OF BEARINGS, I HELD THE OREGON COORDINATE REFERENCE SYSTEM "SALEM ZONE", NAD83(2011), EPOCH 2010.00, ESTABLISHED BY A TRIMBLE R10 GNSS UNIT UTILIZING THE OREGON REAL-TIME GNSS NETWORK.

THE NORTH LINE WAS RESOLVED BY HOLDING A LINE THROUGH MONUMENTS "A" AND "C" PER SURVEY NUMBER 16091. THE EAST LINE AND A PORTION OF THE SOUTH LINE WAS RESOLVED BY HOLDING FOUND MONUMENTS "C", "E", "F" AND "G" PER SURVEY NUMBER 16091 AND REEL 1483, PAGE 426. THE SOUTHEAST LINE WAS RESOLVED BY HOLDING FOUND MONUMENT "G" AND A DISTANCE OF 439.10 FEET SOUTH OF THE CALCULATED CORNER NEAR MONUMENT "B", PER SURVEY NUMBER 16091, AS MEASURED ALONG A LINE THROUGH FOUND MONUMENTS "B" AND "I". THE SOUTHWEST LINE, BEING ALSO THE NORTH RIGHT OF WAY LINE OF DONALD ROAD (MARKET ROAD NO. 10) WAS RESOLVED BY HOLDING FOUND MONUMENTS "J", "K" AND "L". SAID MONUMENTS ARE PRESUMED TO HAVE BEEN SET IN SURVEY NUMBER 11264, HOWEVER, SHEET 4 OF SAID SURVEY IS MISSING FROM THE MARION COUNTY SURVEYOR'S OFFICE VAULT. THEIR LOCATION MATCHES CLOSELY WITH RECORD GEOMETRY FROM A

CENTERLINE AND RIGHT OF WAY DESCRIPTION WITHIN VOLUME 550, PAGE 325. THE PORTION OF CURVE EXTENDING SOUTHEASTERLY FROM MONUMENT "J" WAS RESOLVED BY HOLDING THE RECORD CENTERLINE RADIUS, MINUS 30.00 FEET, FROM SAID SURVEY NUMBER 11264. THE PORTION OF RIGHT OF WAY EXTENDING NORTHWESTERLY FROM MONUMENT "L" WAS RESOLVED BY HOLDING A LINE PARALLEL WITH, AND 20.00 FEET NORTHEASTERLY OF, A LINE THROUGH MONUMENTS "J" AND "K" TO CREATE A 50.00 FOOT HALF STREET WIDTH PER VOLUME 550, PAGE 325. THE MOST WESTERLY LINE WAS HELD AS THE EASTERLY RIGHT OF WAY LINE OF THE NEW COUPLET ROAD PER REEL 1483, PAGE 426. THE NEW COUPLET ROAD WAS HELD AS A 60.00 FOOT RIGHT OF WAY, 30.00 FEET ON EACH SIDE OF THE CENTERLINE THEREOF, BY SCALING FROM SURVEY NUMBER 11274. THIS DISTANCE MATCHES MARION COUNTY ASSESSOR MAPS AS WELL. THE CENTERLINE OF SAID COUPLET ROAD WAS RESOLVED BY HOLDING RECORD GEOMETRY FROM SAID SURVEY NUMBER 11274 AT A DISTANCE OF 19.62 FEET FROM CALCULATED POINT "A". CALCULATED POINT "A" WAS RESOLVED BY HOLDING A LINE PERPENDICULAR TO THE CENTERLINE OF DONALD ROAD (MARKET ROAD NO. 10) THROUGH THE CALCULATED SECTION CORNER COMMON TO SECTIONS 15, 16, 21 AND 22. THE CALCULATED SECTION CORNER WAS HELD AS BEING 158.40 FEET WESTERLY OF FOUND MONUMENT "A", AS MEASURED ALONG THE NORTH LINE, PER SURVEY NUMBER 16091.

NEW PROPERTY LINES WERE ESTABLISHED BY THE DIRECTION OF THE LAND OWNER.

## SURVEY/DEED REFERENCES

- NOTE: ALL REFERENCES ARE FROM MARION COUNTY RECORDS
- (1) MCSR 11264
  - (2) MCSR 11274
  - (3) MCSR 16091
  - (4) MCSR 20462
  - (5) MCSR 36495
  - (6) MCSR 38664
- (D1) VOLUME 550, PAGE 325  
(D2) REEL 1483, PAGE 426

## LEGEND

- FOUND MONUMENT AS NOTED HELD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IR W/YPC MARKED "HOWELL LS 91569", FLUSH
- ☺ MONUMENT REFERENCE
- [DATA(##)] RECORD DATA AND REFERENCE
- [R&M(##)] RECORD & MEASURED PER REFERENCE
- IR IRON ROD
- IP IRON PIPE
- W/YPC WITH YELLOW PLASTIC CAP
- MCSR MARION COUNTY SURVEY RECORD
- P.P. PARTITION PLAT

RECEIVED 04/20/2020 BY  
MARION COUNTY SURVEYOR.  
APPROVED FOR FILING ON  
5/27/2020.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569  
  
RENEW: 6-30-2021

**FORTY FIVE NORTH  
SURVEYING, LLC**  
1583 Country Glen Ave. NE, Keizer, OR 97303  
P: (503) 558-3330 E: info@ffnsurveying.com

**SURVEYED FOR: JOSEPH GREEN**  
  
JOB NO. 19-089  
  
SHEET 1/1

After recording return to:

Joseph W. Green  
PO Box 1  
Donald, OR 97020

REEL 4323 PAGE 53  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
04-14-2020 09:14 am.  
Control Number 596997 \$ 96.00  
Instrument 2020 00019435

Send Tax Statements To:  
Same as above

DEED

For Property Line Adjustment Case \_\_\_\_\_

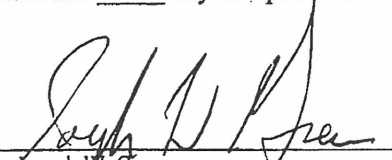
Joseph W. Green, Grantor, conveys to Joseph W. Green, Grantee, the following real property situated in Marion County, Oregon.

See Exhibits

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2020.

The true consideration for this conveyance is \$ 100 Grantor and Grantee took title under Reel 1483, Page 426, Recorded April 29, 1998 in the Marion County Deed Records.

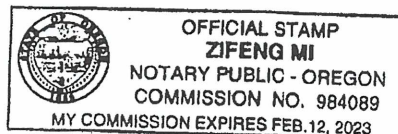
Dated this \_\_\_\_\_ day of April 2020.

  
By: Joseph W. Green

STATE OF OREGON, County of Clackamas )ss

This instrument was acknowledged be for me on 9th day of April 2020 by Joseph W. Green.

  
Notary Public for Oregon



This instrument filed for record by LEX/  
Fidelity National Title as an accommodation  
only. It has not been examined as to its  
execution or as to its effect upon the title.

#3449ACCO



### PROPERTY A

A tract of land situated in the northwest one-quarter of Section 22, Township 4 South, Range 1 West, of the Willamette Meridian, Marion County, Oregon, being a portion of Parcel 1 and Parcel 2 of that property conveyed to Joseph W. Green, by Reel 1483, Page 426, Marion County Deed Records, being more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569" on the North line of said Section 22. Said beginning point bears South 89°59'36" West, 340.73 feet from a railroad spike marking the northeast corner of said Parcel 1 of Reel 1483, Page 426;

thence, South 00°50'03" East, 132.79 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, South 34°17'33" East, 74.49 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, South 71°29'04" East, 36.32 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, South 00°50'03" East, 223.88 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569" on the south line of said Parcel 1;

thence, along the south line of said Parcel 1, South 71°19'25" West, 19.53 feet to the north right of way line of Donald Road (Market Road No. 10) and a point of non-tangent curvature;

thence, along said north right of way line, along a 1402.40 foot radius curve to the right, through a central angle of 5°28'07" (chord bears North 70°25'36" West, 133.80 feet) an arc distance of 133.85 feet to a point of tangency;

thence, continuing along said north right of way line, North 67°41'32" West, 370.46 feet;

thence, continuing along said north right of way line, North 63°52'40" West, 300.62 feet;

thence, continuing along said north right of way line, North 67°41'32" West, 120.51 feet to the easterly right of way line of a couplet between the old and new alignment of Market Road No. 10 (as shown on Survey Number 11274, Marion County Survey Records);

thence, along said easterly right of way line, North 22°18'28" East, 10.49 feet to a point of curvature;

thence, continuing along said easterly right of way line, along a 174.63 foot radius curve to the right, through a central angle of 25°15'59" (chord bears North 34°56'27" East, 76.39 feet) an arc distance of 77.01 feet to the north line of said Section 22;

thence, along the north line of said Section 22, North 89°59'36" East, 739.37 feet to the Point of Beginning.

Containing 4.91 acres, more or less.

Bearings based on Oregon Coordinate Reference System "Salem Zone".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWAL: 6-30-2021

### PROPERTY B

A tract of land situated in the northwest one-quarter of Section 22, Township 4 South, Range 1 West, of the Willamette Meridian, Marion County, Oregon, being a portion of Parcel 1 and Parcel 2 of that property conveyed to Joseph W. Green, by Reel 1483, Page 426, Marion County Deed Records, being more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569" on the North line of said Section 22. Said beginning point bears South 89°59'36" West, 340.73 feet from a railroad spike marking the northeast corner of said Parcel 1 of Reel 1483, Page 426;

thence, along the north line of said Section 22, North 89°59'36" East, 340.73 feet to a railroad spike;

thence, South 29°43'32" East, 287.10 feet to a 1/2" iron rod on the south line of said Parcel 1;

thence, along the south line of said Parcel 1, South 63°24'58" West, 83.88 feet to a 1/2" iron pipe;

thence, continuing along the south line of said Parcel 1, South 17°37'54" East, 30.82 feet to a 1/2" iron pipe;

thence, continuing along the south line of said Parcel 1, South 71°19'25" West, 354.47 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, North 00°50'03" West, 223.88 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, North 71°29'04" West, 36.32 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, North 34°17'33" West, 74.49 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, North 00°50'03" West, 132.79 feet to the Point of Beginning.

Containing 3.21 acres, more or less.

Bearings based on Oregon Coordinate Reference System "Salem Zone".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWAL: 6-30-2021