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OWRD

JB US Holding LLC

PROPERTY LINE ADJUSTMENT SURVE

FOR NIXON-HATFIELD, INC.
IN LOT 32 "SPRING HILL FARMS" AND OTHER
LOCATED IN THE NW & SW 1/4'S OF SECTIO
AND THE SE 1/4 OF SECTION 19, T. 1 S., R. 3
WASHINGTON COUNTY, OREGON
SCALE: 1"=200' APRIL 27, 2022

0 100 200 300 400

SHEET 1 OF 2

343
1/2

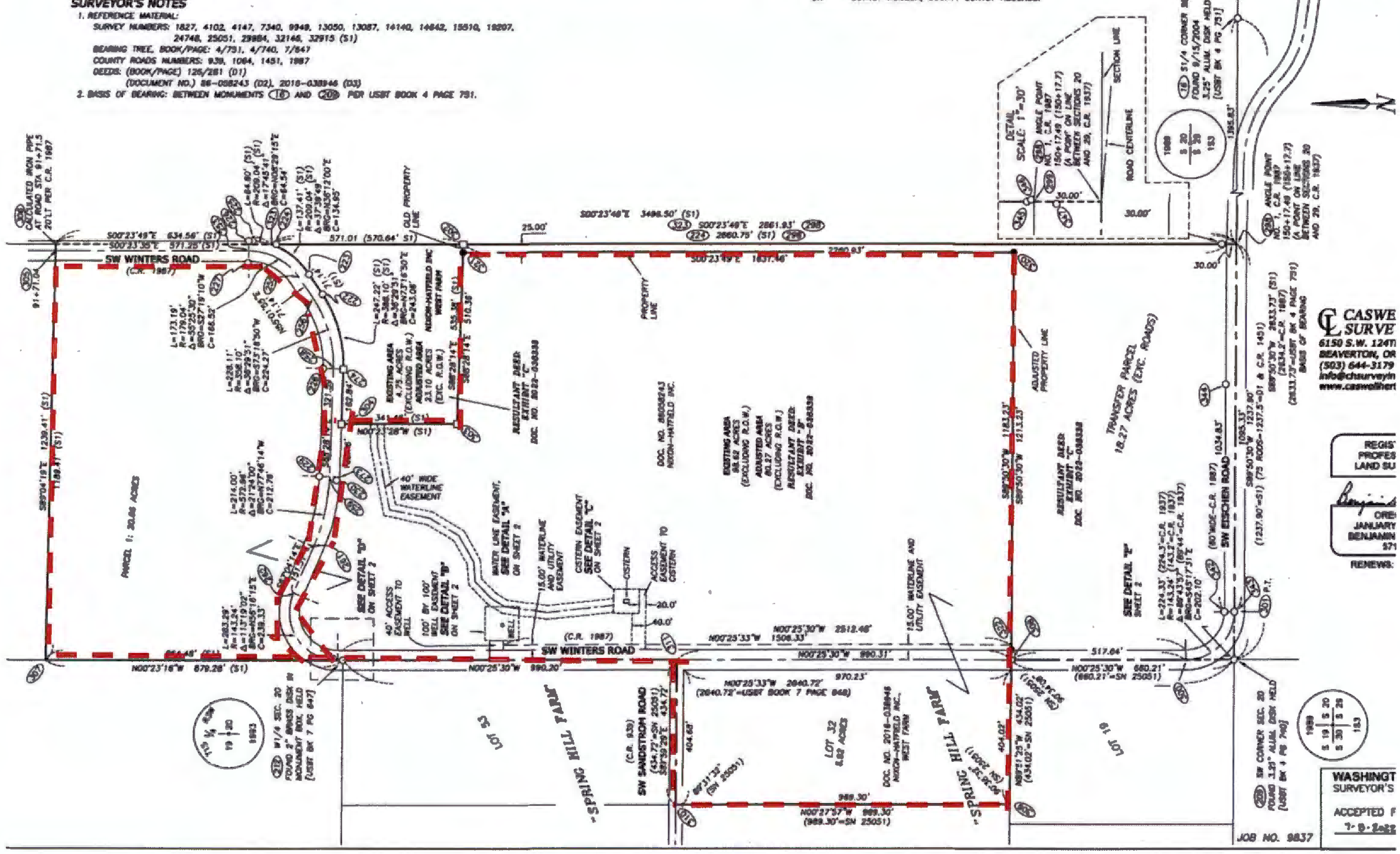
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT. FIELD WORK BEGAN ON MARCH 23, 2022, WITH BENJAMIN STACY PLS 57191, DUSTIN STACY AND BENJAMIN OVERLUND AS THE FIELD CREW. A TRIMBLE S7 TOTAL STATION WAS USED FOR ALL MEASUREMENTS.

1) FOUND AND ACCEPTED THE POSITIONS OF THE MONUMENTS AT POINTS (16), (18), (209), (212), (222), (223), (224), (226), (227), (228), (229), (230), (231), (274), (299), (302), (304), (305), AND (321) ALONG WITH RECORD SURVEY DISTANCES, SURVEY BEARINGS, AND ROAD STATIONING PER SN 32915 TO ESTABLISH THE CENTERLINE AND RIGHT OF WAY OF COUNTY ROAD 1987 (S.W. WINTERS ROAD & S.W. EISCHEN ROAD) AND THE OUTBOUNDS OF THE PROPERTY AS SHOWN.
2) I HELD THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 20 ((209)) AND THE SOUTH QUARTER CORNER OF SECTION 20 ((16)) FOR THAT PORTION OF THE CENTERLINE OF SW EISCHEN ROAD (C.R. 1987) BETWEEN POINTS (301) AND (298). REMAINING CENTERLINE EAST OF POINT (298) IS SHOWN FOR VISUAL REFERENCE ONLY AND WAS **NOT RESOLVED** AS PART OF THIS SURVEY.
3) INTERSECTD LINE (224) – (345) AND INTERSECTED THE OSUTH LINE OF SECTION 20 AND THE NORTH 30.00 FOOT RIGHT OF WAY LINE OC S.W. EISCHEN ROAD TO ESTABLISH POINTS (298) AND (299), RESPECTIVELY.
4) THE ADJUSTED PROPERTY LINE WAS ESTABLISHED PER CLIENT'S SPECIFICATIONS AND WASHINGTON COUNTY LAND USE CASE FILE NO. L2100368
5) ALL MONUMENTS SHOWN THAT ARE NOT SPECIFICALLY MARKED, NOTED HERON, OR STATED IN THE NARRATIVE AS BEING HELD ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THE BOUNDARY RESOLUTION OF THIS SURVEY AND SHOULD NOT BE CONSTRUED AS ANY PROPERTY CORNER OR CENTERLINE MONUMENT AND ANY BEARING AND DISTANCE TIES ASSOCIATED WITH THEM SHOULD BE ASSUMED AS CALCULATED, AND ALL NEW CORNER MONUMENTS WERE SET JUNE 1, 2022.

SURVEYOR'S NOTES

1. REFERENCE MATERIAL:
   SURVEY NUMBERS: 1827, 4102, 4147, 7340, 9949, 13050, 13087, 14140, 14642, 15510, 19207, 24748, 25051, 29984, 32146, 32915 (S1)
   BEARING TREE, BOOK/PAGE: 4/731, 4/740, 7/647
   COUNTY ROADS NUMBERS: 939, 1064, 1451, 1987
   DEEDS: (BOOK/PAGE) 126/281 (D1)
   (DOCUMENT NO.) 86-058243 (D2), 2016-038946 (D3)
2. BASIS OF BEARING: BETWEEN MONUMENTS (16) AND (209) PER USBT BOOK 4 PAGE 751.

LEGEND

- ○ —— MONUMENT FOUND AS NOTED—IRONS FOUND BENT WERE STRAIGHTENED.
- □ —— FOUND 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1898" (SN 32915)
- ● —— 5/8 X 30 INCH IRON REBAR SET WITH YELLOW PLASTIC CAP INSCRIBED "CASWELLHERTEL 503-644-3179"
- ( ) —— RECORD BEARING AND/OR DISTANCE BY SURVEY NUMBER OR PLAT NAME
- [ ] —— PROBABLE ORIGIN OR FIRST RECORD OF MONUMENT BY SURVEY NUMBER OR PLAT NAME
- (1) —— COMPUTER POINT NUMBER.
- C/L —— CENTERLINE
- STA —— STATION
- LT —— LEFT
- RT —— RIGHT
- R.O.W. —— RIGHT-OF-WAY
- P.C. —— POINT OF CURVE
- P.T. —— POINT OF TANGENCY
- BK PG —— BOOK PAGE
- SN —— SURVEY NUMBER, COUNTY SURVEY RECORDS.