SITE PLAN SURVEY

FOR ALAN SCHAAF AND ROBERT JOSSY
IN THE D.T. LENNOX D.L.C. NO. 53
IN THE SE & SW 1/4'S OF SECTION 10, T. 1N, R. 2W, W.M.
WASHINGTON COUNTY, OREGON
SCALE: 1"=200' NOVEMBER 30, 2023

0' 200' 400' 600'

WASHINGTON COUNTY CASE FILE NO. L2203101-PLA

NARRATIVE

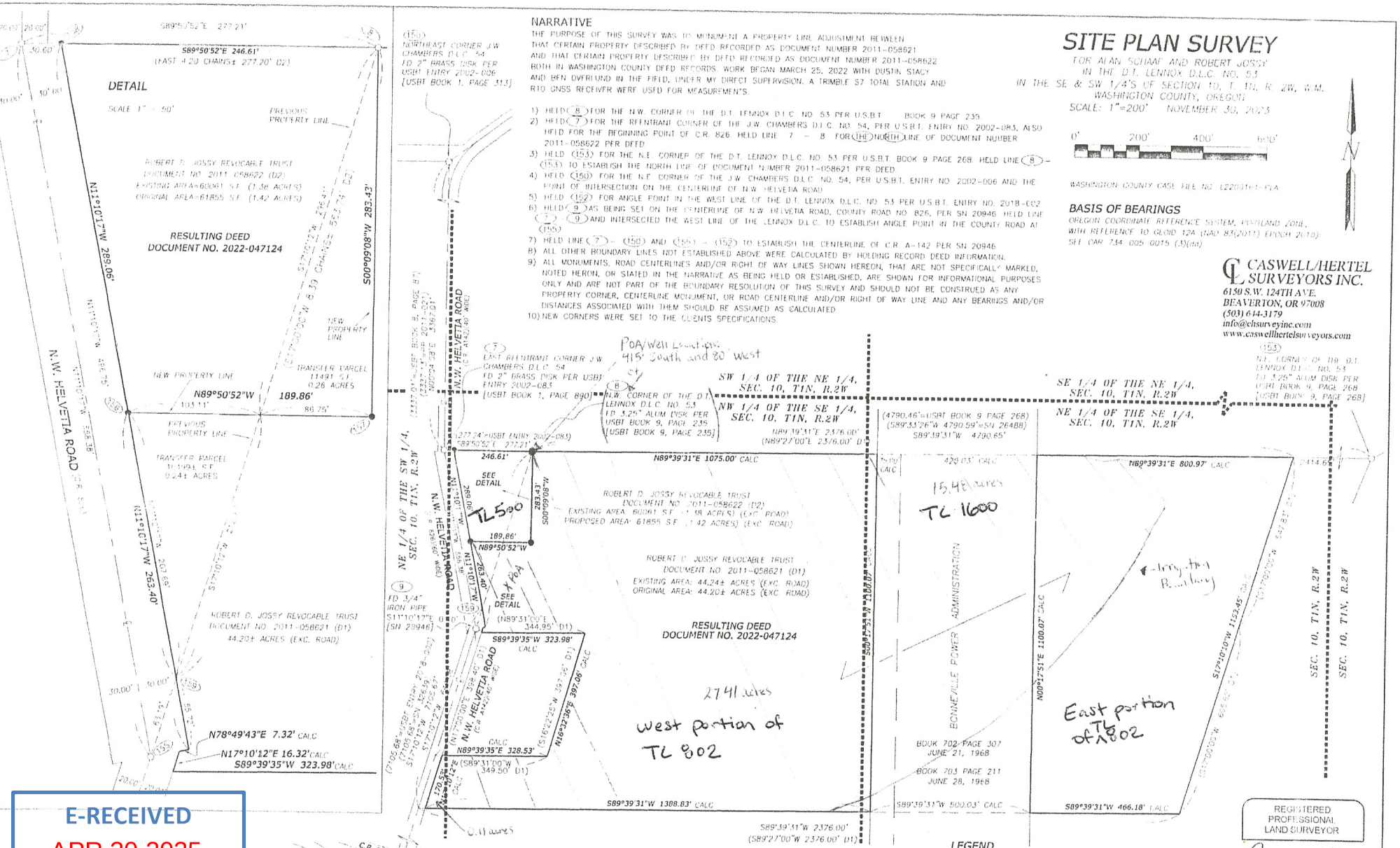
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THAT CERTAIN PROPERTY DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2011-058621 AND THAT CERTAIN PROPERTY DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2011-058622 BOTH IN WASHINGTON COUNTY DEED RECORDS. WORK BEGAN MARCH 25, 2022 WITH DUSTIN STACY AND BEN OVERLUND IN THE FIELD, UNDER MY DIRECT SUPERVISION. A TRIMBLE S7 TOTAL STATION AND R10 GNSS RECEIVER WERE USED FOR MEASUREMENTS.

1) HELD (8) FOR THE N.W. CORNER OF THE D.T. LENNOX D.L.C. NO. 53 PER U.S.B.T. BOOK 9 PAGE 235.
2) HELD (7) FOR THE REENTRANT CORNER OF THE J.W. CHAMBERS D.L.C. NO. 54, PER U.S.B.T. ENTRY NO. 2002-083. ALSO HELD FOR THE BEGINNING POINT OF C.R. 826. HELD LINE 7 – 8 FOR (THE) NORTH LINE OF DOCUMENT NUMBER 2011-058622 PER DEED.
3) HELD (153) FOR THE N.E. CORNER OF THE D.T. LENNOX D.L.C. NO. 53 PER U.S.B.T. BOOK 9 PAGE 268. HELD LINE (8) – (153) TO ESTABLISH THE NORTH LINE OF DOCUMENT NUMBER 2011-058621 PER DEED.
4) HELD (150) FOR THE N.E. CORNER OF THE J.W. CHAMBERS D.L.C. NO. 54, PER U.S.B.T. ENTRY NO. 2002-006 AND THE POINT OF INTERSECTION ON THE CENTERLINE OF N.W. HELVETIA ROAD.
5) HELD (152) FOR ANGLE POINT IN THE WEST LINE OF THE D.T. LENNOX D.L.C. NO. 53 PER U.S.B.T. ENTRY NO. 2018-002.
6) HELD (9) AS BEING SET ON THE CENTERLINE OF N.W. HELVETIA ROAD, COUNTY ROAD NO. 826, PER SN 20946. HELD LINE (7) – (9) AND INTERSECTED THE WEST LINE OF THE LENNOX D.L.C. TO ESTABLISH ANGLE POINT IN THE COUNTY ROAD AT (155).
7) HELD LINE (7) – (150) AND (155) – (152) TO ESTABLISH THE CENTERLINE OF C.R. A-142 PER SN 20946.
8) ALL OTHER BOUNDARY LINES NOT ESTABLISHED ABOVE WERE CALCULATED BY HOLDING RECORD DEED INFORMATION.
9) ALL MONUMENTS, ROAD CENTERLINES AND/OR RIGHT OF WAY LINES SHOWN HEREON, THAT ARE NOT SPECIFICALLY MARKED, NOTED HEREON, OR STATED IN THE NARRATIVE AS BEING HELD OR ESTABLISHED, 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, CENTERLINE MONUMENT, OR ROAD CENTERLINE AND/OR RIGHT OF WAY LINE AND ANY BEARINGS AND/OR DISTANCES ASSOCIATED WITH THEM SHOULD BE ASSUMED AS CALCULATED.
10) NEW CORNERS WERE SET TO THE CLIENTS SPECIFICATIONS.

BASIS OF BEARINGS

OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, WITH REFERENCE TO GLOID 12A (NAD 83(2011) EPOCH 2010). SEE CAR 734-005-0015 (3)(da).

CASWELL/HERTEL SURVEYORS INC.
6150 S.W. 124TH AVE.
BEAVERTON, OR 97008
(503) 644-3179
info@chsurveyinc.com
www.caswellhertelsurveyors.com



SURVEYOR'S NOTES

1. REFERENCE MATERIAL:
SURVEY NUMBERS: 9818, 20946, 23686, 33705, 34069.
BEARING TREE ENTRY NO.: 2002-006, 2002-083, 2018-003
COUNTY ROADS NUMBERS: A-142, 826
DEEDS: 2011-058621 (D1), 2011-058622 (D2)

LEGEND

- ○ —— MONUMENT FOUND AS NOTED
- ● —— 5/8 X 30 INCH IRON REBAR SET WITH YELLOW PLASTIC CAP INSCRIBED "CASWELL/HERTEL 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
- CALC —— CALCULATED
- ℄ —— CENTERLINE
- C.R. —— COUNTY ROAD
- FD —— FOUND
- EXC —— EXCLUDING
- S.F. —— SQUARE FEET
- SN —— SURVEY NUMBER, COUNTY SURVEY RECORDS
- W/ALC —— WITH ALUMINUM CAP INSCRIBED
- W/YPC —— WITH YELLOW PLASTIC CAP INSCRIBED

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 14, 2003 BENJAMIN S. STACY 57191
RENEWS: 6/30/2024

JOB NO. 11001

WASHINGTON COUNTY SURVEYOR'S OFFICE
ACCEPTED FOR FILING

E-RECEIVED
APR 30 2025
OWRD