

LOT CONSOLIDATION SURVEY

REAL PROPERTY IN NW 1/4 & SW 1/4 OF SECTION 17 & NE 1/4 & SE 1/4 OF SECTION 18
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WOODBURN, MARION COUNTY, OREGON
SURVEYED FOR: WEST COAST HOME SOLUTIONS, LLC

PURPOSE

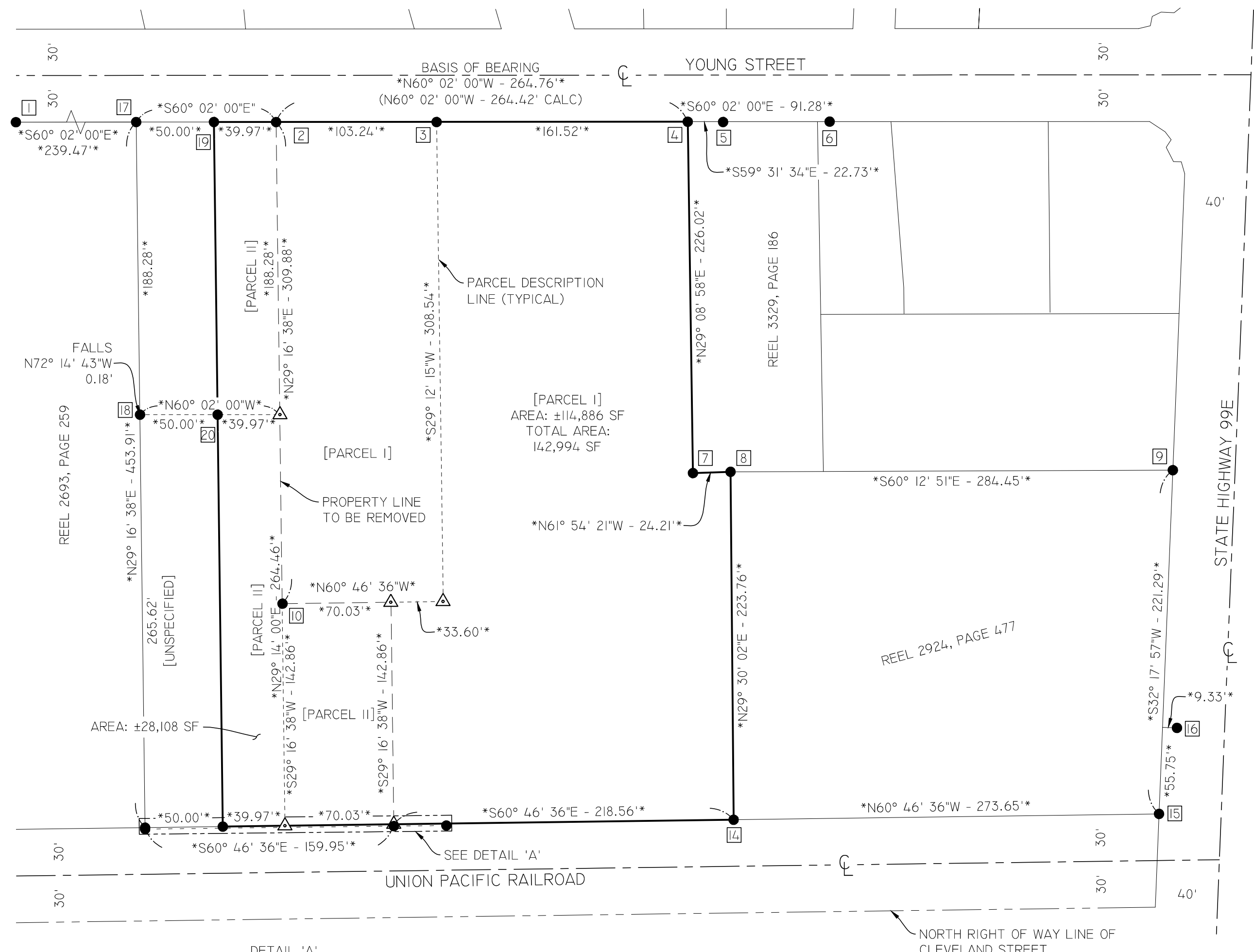
THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE PARCEL I AND PARCEL II AS DESCRIBED ON REEL 4302 AT PAGE 222 IN THE DEED RECORDS OF MARION COUNTY, OREGON.

NARRATIVE

THIS MAP REPRESENTS THE RESULTS OF A LAND SURVEY CONDUCTED TO IDENTIFY AND MARK WITH PROPER MONUMENTS THE BOUNDARY LINES OF THOSE TRACTS OF LAND AS DESCRIBED ON REEL 4302 AT PAGE 222 IN THE DEED RECORDS OF MARION COUNTY, OREGON. UNLESS OTHERWISE NOTED HEREON, ALL FOUND EXISTENT MONUMENTS WERE ACCEPTED AS MARKING THEIR TRUE BOUNDARY CONTROL POSITIONS WITHIN REASONABLE SURVEY MEASUREMENT TOLERANCES. THE SOUTH LINE WAS DETERMINED TO BE THE NORTH LINE OF THE RAILROAD RIGHT OF WAY AS SHOWN LOCATED ON MCSR 39477 FROM FOUND MONUMENT #14 THROUGH A POINT REFERENCED OFFSET ON MCSR 39477 FROM FOUND MONUMENT #11. THE EAST LINE WAS DETERMINED AS THE LINE CONNECTING FOUND MONUMENTS #14, #8, #7 AND #4. THE NORTH LINE WAS DETERMINED TO BE THE LINE FROM FOUND MONUMENT #4 THROUGH FOUND MONUMENT #2. THE DIRECTION OF THE WEST LINE WAS CONSIDERED TO BE THAT OF THE LINE BETWEEN FOUND MONUMENTS #10 AND #2 ACCEPTED AS BEING THE NORTHERLY SEGMENT OF THE EAST LINE OF "PARCEL II" OF THE SUBJECT DEED. THE WEST LINE WAS THEN DETERMINED TO BE DEED CALLED EXCEPTION OFFSET WEST PARALLEL WITH THE THUS DETERMINED NORTHERLY SEGMENT OF THE EAST LINE OF "PARCEL II", AND COINCIDENT WITH FOUND MONUMENTS #17, #8, AND #11.

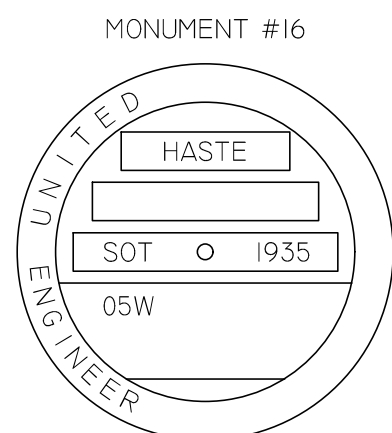
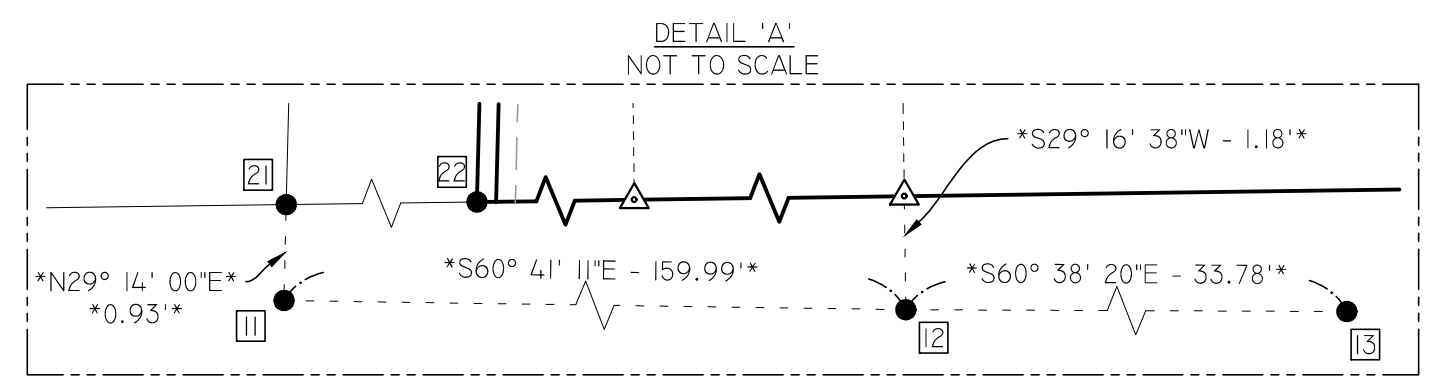
BASIS OF BEARING:

THE DIRECTION OF N 60°02'00" W WAS ADOPTED FOR THE SOUTH MARGINAL BOUNDARY OF "YOUNG ST." THEREBY CONFORMING TO MCSR 11508.



PARCEL	ORIGINAL AREA	TRANSFER AREA	ADJUSTED AREA
PARCEL I	114,886 SF	-114,886 SF	
PARCEL II	28,108 SF	-28,108 SF	
TRACT A			142,994 SF

1	FOUND 1/2" IRON PIPE, DOWN 0.1', SET MCSR 32052
2	FOUND 2" IRON PIPE, DOWN 0.2', SET MCSR 8446
3	FOUND 1" X 1/4" IRON BAR, BENT, SHOT ON POE, DOWN 0.4', SET MCSR 8446
4	FOUND 3/4" IRON PIPE, UP 0.4', SET MCSR 8446
5	FOUND 1" X 3/4" IRON BAR, DOWN 0.2', SET MCSR 8446
6	FOUND 5/8" IRON ROD, NO CAP, FLUSH, SET MCSR 7680
7	FOUND 1/2" IRON PIPE, BENT, SHOT ON POE, DOWN 1.0', SET MCSR 8446
8	FOUND 5/8" IRON ROD WITH YPC, "LAZER SITE 54550LS", FLUSH, SET MCSR 39477
9	FOUND 5/8" IRON ROD WITH YPC, "LAZER SITE 54550LS", DOWN 0.1', SET MCSR 39477
10	FOUND 1" X 1/4" IRON BAR, DOWN 0.8', SET MCSR 8446
11	FOUND 1" IRON PIPE, DOWN 0.6', SET MCSR 8446
12	FOUND 1-3/4" IRON PIPE, DOWN 0.6', SET MCSR 8446
13	FOUND 1" X 1/4" IRON BAR, DOWN 0.3', FOUND IN MCSR 11508 & 39477
14	FOUND 5/8" IRON ROD WITH YPC, "LAZER SITE 54550LS", FLUSH, SET MCSR 39477
15	FOUND 5/8" IRON ROD WITH YPC, "LAZER SITE 54550LS", FLUSH, SET MCSR 39477
16	FOUND 2-3/4" BRASS CAP, IN MONUMENT BOX, FOUND IN 39477 & 34857
17	1" IRON ROD DOWN 1.0', FALLS 0.07' NORTHERLY OF SOUTH RIGHT OF WAY LINE
18	FOUND 5/8" IRON DOWN 0.5', NO CAP,
19	FOUND 5/8" IRON ROD WITH BPC, "LEI OREGON", DOWN 0.2', SET MCSR 39655
20	FOUND 5/8" IRON ROD WITH BPC, "LEI OREGON", DOWN 0.2', SET MCSR 39655
21	FOUND 5/8" IRON ROD WITH BPC, "LEI OREGON", DOWN 0.2', SET MCSR 39655
22	FOUND 5/8" IRON ROD WITH BPC, "LEI OREGON", DOWN 0.2', SET MCSR 39655



- LEGEND:**
- FOUND MONUMENT IN GOOD CONDITION, UNLESS OTHERWISE NOTED. REFERENCE MONUMENT TABLE FOR DESCRIPTION.
 - SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP MARKED "LEI OREGON".
 - △ CALCULATED POINT
 - () RECORD DATA: MCSR 11508
 - ** MEASURED AND RECORD DATA: MCSR 39655
- MCSR MARION COUNTY SURVEY RECORD
YPC YELLOW PLASTIC CAP
BPC BLUE PLASTIC CAP
POE POINT OF ENTRY
CALC CALCULATED

REGISTERED PROFESSIONAL LAND SURVEYOR

LEI ENGINEERING & SURVEYING OF OREGON
2564 19TH ST. SE SALEM, OR. 97302
TEL 503-399-3828 FAX 503-365-1852

CLIENT: WEST COAST HOME SOLUTIONS, LLC
25030 SW PARKWAY AVE, SUITE 110 WILSONVILLE, OR 97070

DRAWN: G. MALDONADO
CALC'D: L.M. ALLEN

FIELD: J. VAN AGTMAEL
CHECKED: L.M. ALLEN

PROJECT: 60-11
DRAWING No.: 60-11-LOT.DWG
FIELD DATE: 7-27-2021
SCALE: 1" = 60'
PAGE: 1 OF 1

REGISTRATION: OREGON JANUARY 17, 1995
L. M. ALLEN 2688
EXPIRES 12/31/2023

NOTES: STAMPING AROUND PERIMETER AND LOWER PORTION MOSTLY ILLEGIBLE.