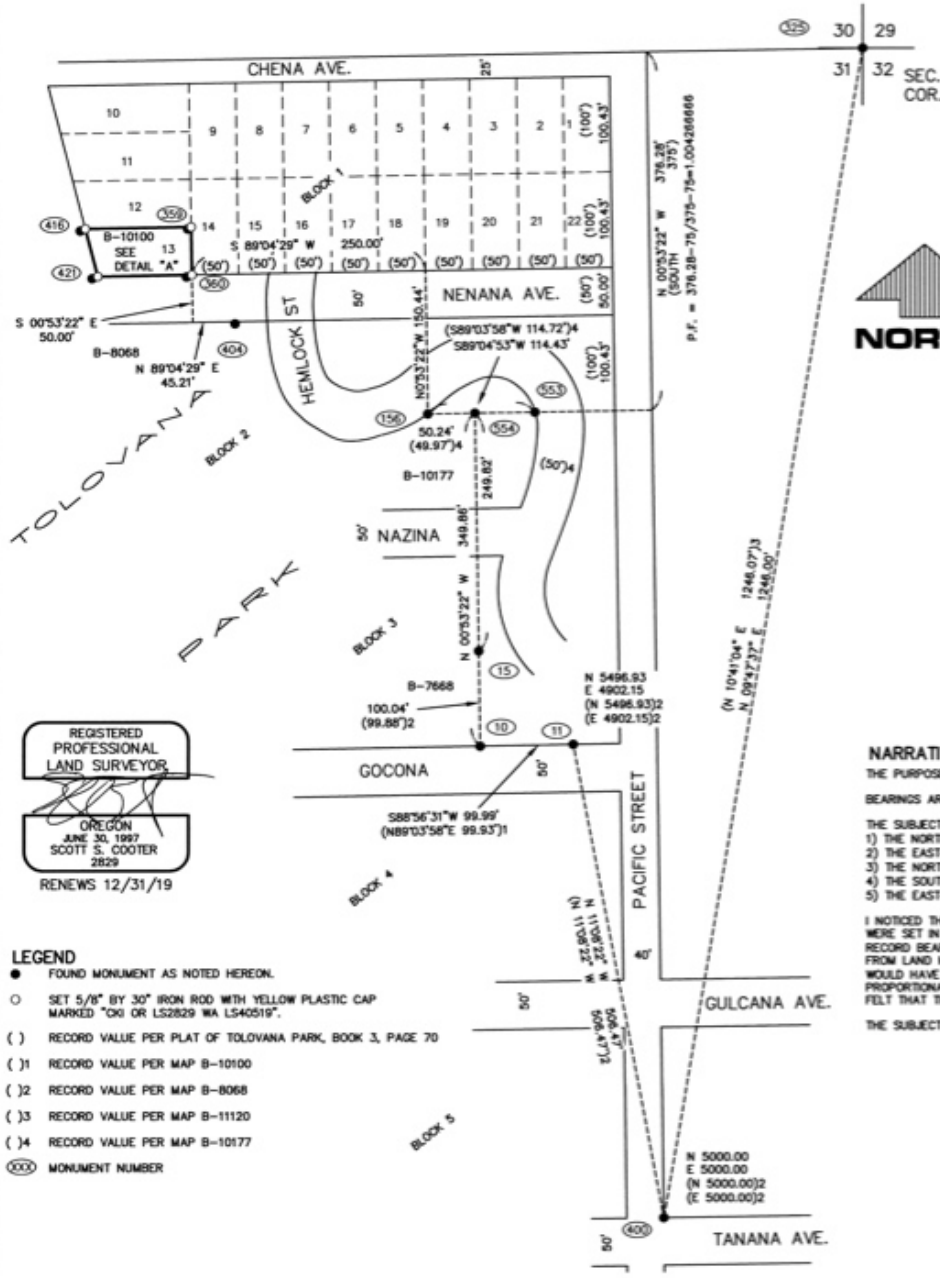
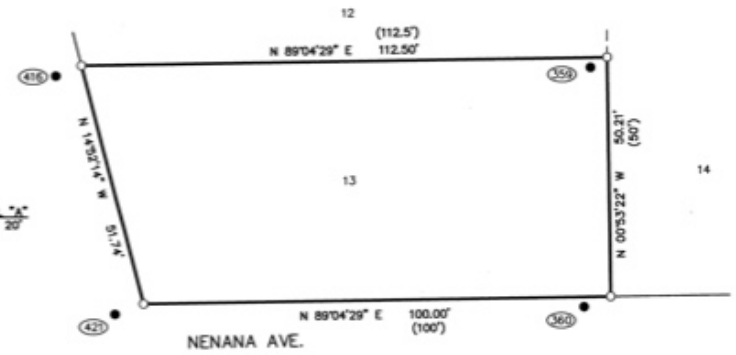
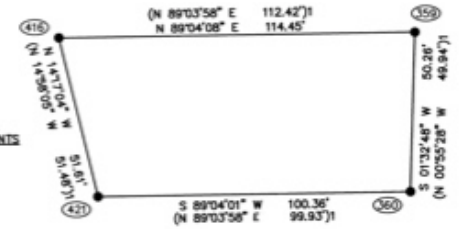
BOUNDARY SURVEY

IN THE NE 1/4 OF SECTION 31, T5N, R10W, W.M. CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON

DATE: NOVEMBER 5, 2018 SCALE 1" = 100'







REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 30, 1997
SCOTT S. COOTER
2829
RENEWS 12/31/19

NARRATIVE

THE PURPOSE OF THIS SURVEY IS MONUMENT THE SUBJECT PROPERTY DESCRIBED AS LOT 13, BLOCK 1, TOLOVANA PARK, PLAT RECORDS, CLATSOP COUNTY OREGON.

BEARINGS ARE BASED ON A LINE BETWEEN MONUMENTS 11 AND 400, TOLOVANA PARK AS SHOWN HEREON, PER MAP B-8068, SURVEY RECORDS, CLATSOP COUNTY, OREGON.

THE SUBJECT PROPERTY WAS LAID OUT USING THE FOLLOWING METHODS:
1) THE NORTH-SOUTH LOT LINES WERE HELD PARALLEL TO THE LINE AS DEFINED BY MONUMENTS 10, 15 & 554.
2) THE EAST-WEST LINES WERE HELD PARALLEL TO THE LINE DEFINED BY MONUMENTS 553, 554 & 156.
3) THE NORTH AND SOUTH LINES WERE LAID OUT AT PROPORTIONATE MEASUREMENT BETWEEN THE LINE DEFINED IN 2) ABOVE AND THE SECTION CORNER, MONUMENT 325.
4) THE SOUTHWEST CORNER OF LOT 19, BLOCK 1, WAS DETERMINED HOLDING THE BEARING IN 1) ABOVE PROJECTED NORTH TO THE PROPORTIONED SOUTHERLY LINE OF BLOCK 1.
5) THE EAST-WEST LOT DIMENSIONS WERE HELD AT RECORD PLAT DIMENSIONS WEST OF THE CALCULATED SOUTHWEST CORNER OF LOT 19.

I NOTICED THAT THE MONUMENTS PER SURVEY B-10100 & MONUMENT 404 WERE VERY FAR FROM MY CALCULATED POSITIONS AND SET MONUMENTS. IT IS UNCLEAR IF THESE MONUMENTS WERE SET IN ERROR OR IF LAND MOVEMENT HAS CAUSED THEM TO SHIFT. I DID NOTE THAT THE MONUMENTS AS MEASURED FROM MAP B-10100 DO NOT FIT VERY WELL IN RELATION TO RECORD BEARINGS AND DISTANCES PER THAT SURVEY (SEE DETAIL "B"). THIS LEADS ME TO BELIEVE THE DIFFERENCES FROM THE SETS TO THE FOUND MONUMENTS ARE MORE LIKELY TO BE FROM LAND MOVEMENT. I DID ATTEMPT TO CALCULATE THE BOUNDARIES USING THE METHODS AS SHOWN IN MAPS B-10100 AND MAP B-11120. I CONCLUDED THAT EITHER OF THESE METHODS WOULD HAVE BEEN SIMILAR TO THIS RESOLUTION, WITHIN ABOUT 0.5'. HOWEVER, MAP B-10100 PROPORTIONED BEYOND THE FOUND MONUMENTS THAT WERE USED TO CALCULATE THE PROPORTIONALITY FACTORS. I THEREFORE DID NOT USE THIS METHOD. MAP B-11120 DID NOT REALLY ANALYZE MONUMENTS AND METHODS PER THE OTHER SURVEYS IN NEARBY BLOCKS. I FELT THAT THE METHOD EMPLOYED BY THIS SURVEY WAS MOST EQUITABLE AND UTILIZED THE BEST AVAILABLE DATA.

THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED PER MAP B-10100. MONUMENTS FROM SAID SURVEY WERE FOUND AS SHOWN HEREON.

LEGEND

- ● FOUND MONUMENT AS NOTED HEREON.
- ○ SET 5/8" BY 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CKI OR LS2829 WA LS40519".
- ( ) RECORD VALUE PER PLAT OF TOLOVANA PARK, BOOK 3, PAGE 70
- ( )1 RECORD VALUE PER MAP B-10100
- ( )2 RECORD VALUE PER MAP B-8068
- ( )3 RECORD VALUE PER MAP B-11120
- ( )4 RECORD VALUE PER MAP B-10177
- (XXX) MONUMENT NUMBER

MONUMENT NOTES

(10) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 1205", HELD, PER MAP B-7668.

(11) FOUND 3/4" IRON PIPE, HELD FOR BASIS OF BEARINGS AND HELD FOR COORDINATES PER MAP B-8068. SHOWN AS "FOUND LOT CORNERS SET BY SHEPHARD" ON MARKHAM'S MAP AA-7672.

(15) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 1205", HELD, PER MAP B-7668.

(156) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC INC.", HELD, PER MAP B-10177

(325) FOUND 3-1/4" ALUMINUM CAP IN CONCRETE, STAMPED "CLATSOP COUNTY SURVEYOR T5N R10W S30 S29 S31 S32 LS954 1991", PER BT-1242, HELD

(359) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB INC.", S 2.11' & W 3.57' OF SET MONUMENT, PER MAP B-10100. N 6038.47 E 4489.86

(360) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB INC.", S 2.14' & W 5.71' OF SET MONUMENT, PER MAP B-10100. N 5988.23 E 4488.51

(400) FOUND 2" IRON PIPE, PREVIOUSLY TIED PER MAP B-12421, IN 2008, HELD, INITIAL POINT OF TOLOVANA PARK BLOCKS 6-11.

(404) FOUND BENT 5/8" IRON ROD, TIED STRAIGHT POINT, S 2.33' & W 4.75' OF CALCULATED POSITION, PER MAP B-8068.

(416) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB INC.", S 2.16' & W 5.52' OF SET MONUMENT, PER MAP B-10100. N 6036.61 E 4375.43

(421) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB INC.", S 2.16' & W 6.07' OF SET MONUMENT, PER MAP B-10100. N 5986.59 E 4388.16

(553) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC INC.", HELD, PER MAP B-10177

(554) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC INC.", HELD, PER MAP B-10177

SURVEY FOR: STANLEY ROBERTS

SURVEY BY: CKI
P.O. BOX 2699
GEARHART, OR 97138
503 738 4320 PHONE
503 738 7854 FAX

CKI
LAND SURVEYING - PLANNING
CIVIL ENGINEERING

DRAWING NAME: 18-081BS DATE OF PLOT: 2/15/19

CLATSOP COUNTY SURVEYOR
RECVD: 1/8/2019
FILED: 2/22/2019 D.P
ASTORIA, OREGON

CS# B-13578

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