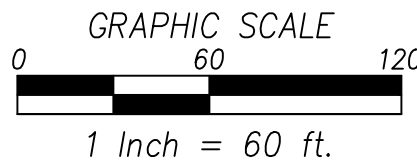
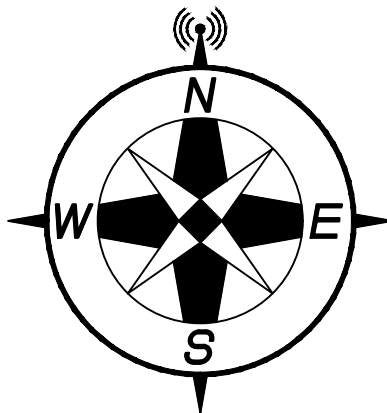
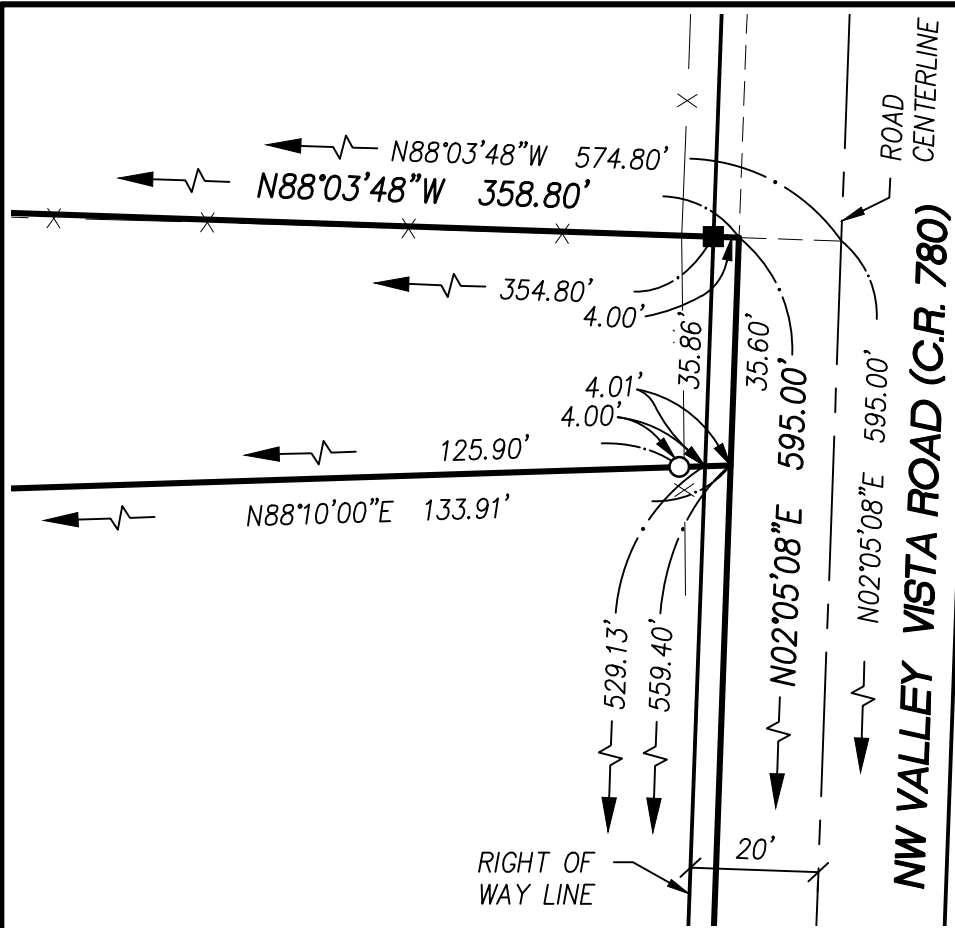


RECORD-OF-SURVEY
PROPERTY LINE ADJUSTMENT
FOR THE KAREN M. WEINBENDER TRUST
IN THE THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 2 WEST
WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

MONUMENTS SET JANUARY 20, 2026



RENNIE FAMILY TRUST
DOC. No. 2017-063504 EXCEPTING THE PORTION
CONVEYED BY DOC. No. 2021-064624 (CURRENT)
BOOK 1028 PAGE 512 (ORIGINAL)



DETAIL "A"
SCALE: 1" = 30'

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE [3601, NAD83 (2011) EPOCH 2010.00] WITH COORDINATES ESTABLISHED USING GPS AND THE OREGON DEPARTMENT OF TRANSPORTATION'S ORGN SERVICE.

LOCAL DATUM PLANE COORDINATES: AN AVERAGE COMBINED SCALE FACTOR OF 1.000090554 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES SO CALCULATED GRID DISTANCES AND GROUND DISTANCES WOULD MATCH (I.E. - GRID COORDINATE TIMES SCALE FACTOR EQUALS GROUND COORDINATE).

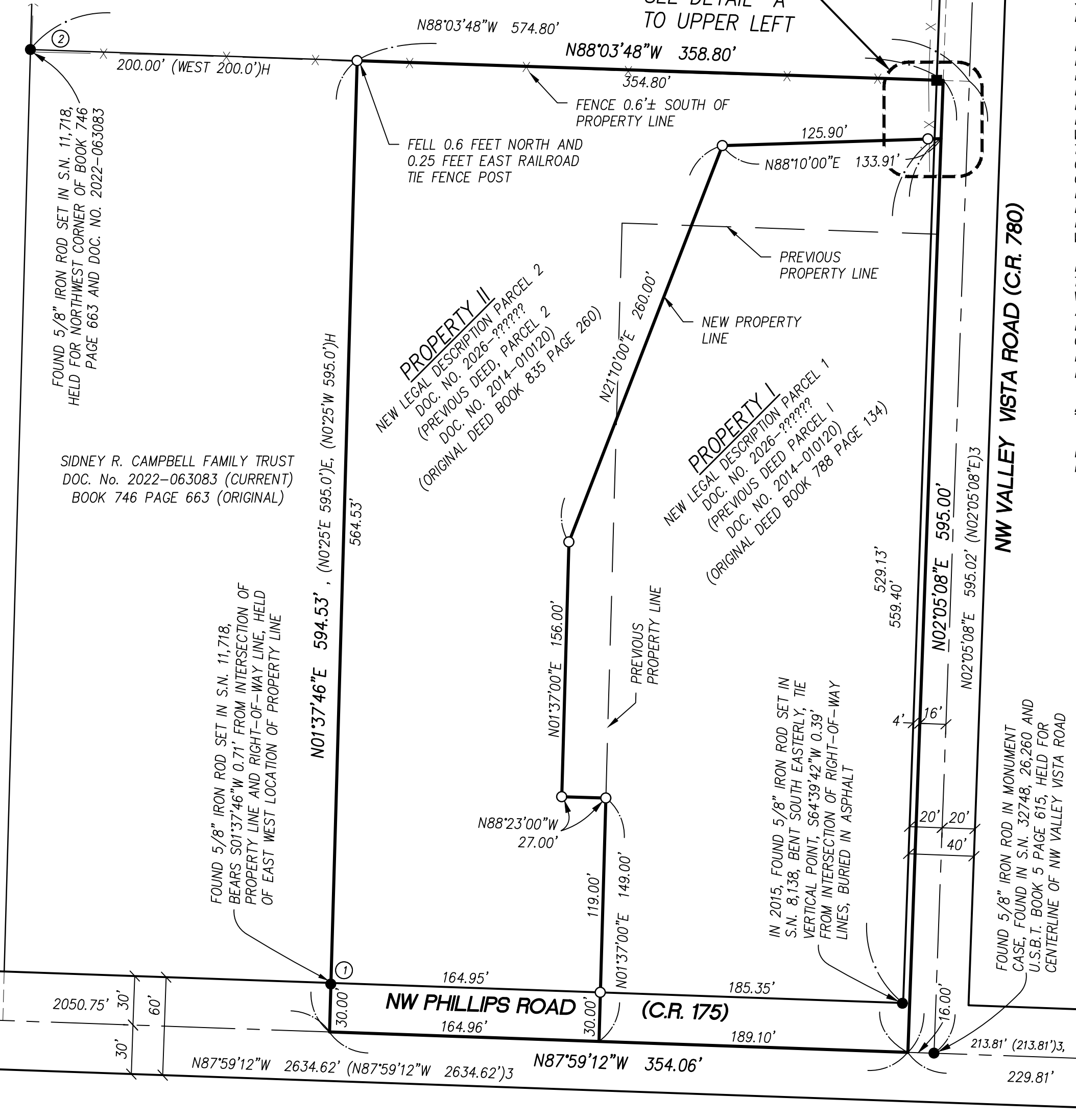
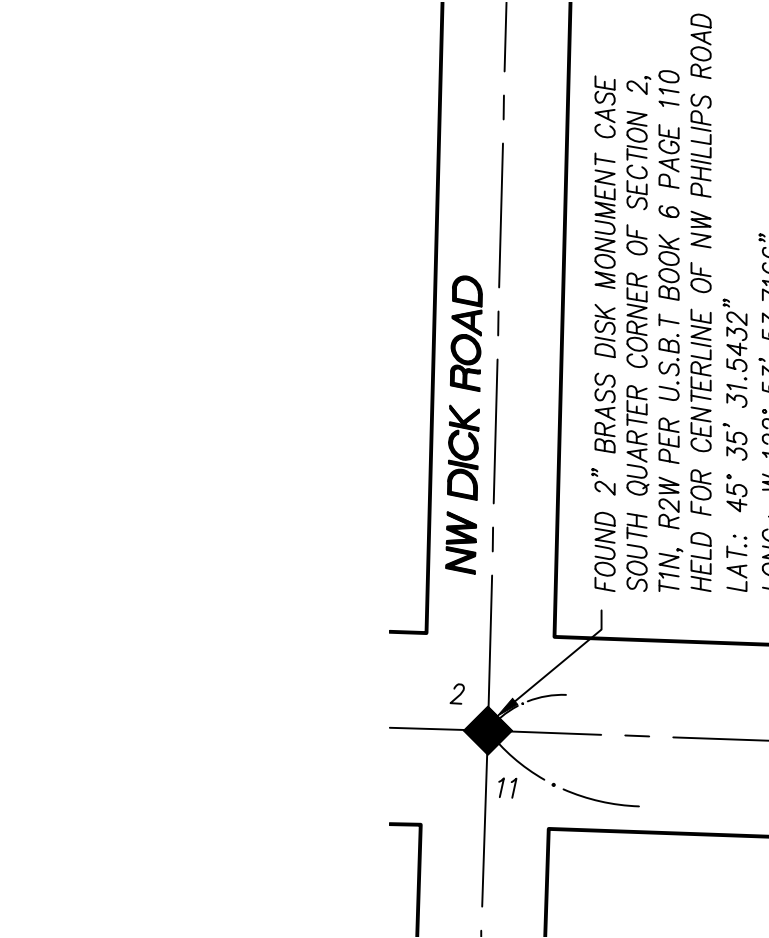
AN AVERAGE CONVERGENCE ANGLE OF $-1'41.50''$ WAS CALCULATED.

REFERENCE SURVEYS

1. S.N. 33928, JUNE 2020 (SURVEY OF NW PHILLIPS ROAD)
2. S.N. 33297, MARCH 2018
3. S.N. 32748, OCTOBER 2015 (MY PREVIOUS WORK IN 2015)
4. U.S.B.T. BOOK 5 PAGE 615, MAY 1990
5. U.S.B.T. BOOK 6 PAGE 110, OCTOBER 1990
6. S.N. 11,718, MAY 1969
7. S.N. 11,717, MAY 1969
8. S.N. 8138, SEPTEMBER 1961

REFERENCE DOCUMENTS

- A. DOC. NO. 2026-?????? (PROPERTY LINE ADJUSTMENT DEED)
- B. DOC. NO. 2022-063083
- C. DOC. NO. 2014-040420 (VESTING)
- D. BOOK 835 PAGE 261, EXECUTED AUGUST 26, 1971
- E. BOOK 835 PAGE 260 (ORIGINAL DEED FOR PROPERTY II), EXECUTED SEPTEMBER 9, 1971
- F. BOOK 788 PAGE 134 (ORIGINAL DEED FOR PROPERTY I), EXECUTED JULY 27, 1970
- G. BOOK 788 PAGE 133, EXECUTED JULY 23, 1970
- H. BOOK 746 PAGE 663 (ORIGINAL DEED FOR PROPERTY TO WEST), EXECUTED JUNE 11, 1969
- I. BOOK 786 PAGE 684 (SALES CONTRACT PROPERTIES I AND II), EXECUTED APRIL 15, 1969



MO NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO:

1. MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN TWO PROPERTIES OWNED BY THE KAREN M. WEINBENDER TRUST, AS APPROVED BY WASHINGTON COUNTY CASE FILE No. L2500275-PLA. THE PROPERTY LINE ADJUSTMENT WAS EFFECTED BY THE RECORDING OF DOCUMENT NO. 2026-?????? ON ????? ??, 2026.
2. AND SET ON MONUMENT ON THE NORTHWEST CORNER OF PROPERTY II.

I PREVIOUSLY COMPLETED A SURVEY OF THE PROPERTY TO THE NORTH OF THE SUBJECT PROPERTIES OF THIS SURVEY. THAT SURVEY WAS COMPLETED IN OCTOBER OF 2015 AND WAS FILED AS S.N. 32748. PER THE NARRATIVE OF THAT SURVEY THE SUBJECT PROPERTIES OF THIS SURVEY AND THE PROPERTIES TO THE NORTH AND WEST WERE ALL DIVIDED OFF A LARGER TRACT OWNED BY Dr. ROBERT M. COFFEY. Dr. COFFEY PURCHASED THE PROPERTY IN JUNE OF 1949 PER THE DEED RECORDED IN BOOK 296 PAGE 140. IN 1961 DR. COFFEY HAD HIS PROPERTY SURVEYED AND THAT SURVEY WAS FILED AS S.N. 8138. S.N. 8138 APPEARS TO BE A PROPER SURVEY OF HIS DEED. THE SURVEY DETERMINED THE EAST LINE OF COFFEY TRACT AS BEING 16.00 FEET WEST OF THE CENTERLINE OF NW VALLEY VISTA ROAD. IN MY NARRATIVE FOR S.N. 32748, I HAVE A REVIEW THE THE DEEDS AND ACCEPTED THE EAST LINE OF THE COFFEY PROPERTY AS BEING 16.00 FEET WEST OF THE CENTERLINE NW VALLEY VISTA ROAD. PER THE DEED SOUTH LINE OF THE COFFEY PROPERTY WAS THE SOUTH LINE OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN.

THE SUBJECT PROPERTIES OF THIS PROPERTY LINE ADJUSTMENT WERE CREATED IN THE EARLY 1970s. PROPERTY I BY THE DEED EXECUTED ON JULY 27, 1970 RECORDED IN BOOK 788 PAGE 134 AND PROPERTY II BY THE DEED EXECUTED ON SEPTEMBER 9, 1971 IN BOOK 835 PAGE 260. THESE TWO DEEDS WERE FULFILLMENT DEEDS FOR A SALES CONTRACT RECORDED AS BOOK 786 PAGE 684 EXECUTED ON APRIL 15, 1969.

THE PROPERTY TO THE WEST WAS CREATED BY A DEED EXECUTED ON JUNE 11, 1969 RECORDED IN BOOK 746 PAGE 663. IN THE DEED DR. COFFEY SELLS THE PROPERTY TO GORDON MERRILL AND OTHERS. THE PROPERTY TO THE NORTH WAS CREATED BY THE DEED EXECUTED ON AUGUST 27, 1974 RECORDED IN BOOK 1028 PAGE 512. BECAUSE THE SALES CONTRACT WAS EXECUTED BEFORE THE DEEDS OF THE PROPERTIES TO THE NORTH AND WEST, I HAVE HELD THE DEEDS FOR THE TWO SUBJECT PROPERTIES AS SENIOR DEEDS. THE DESCRIPTION IN THE SALES CONTRACT AND IN THE DEED FOR THE PROPERTY TO THE WEST DESCRIBED PARALLELOGRAMS WITH NORTH-SOUTH BEARINGS OF NORTH $00'25''$ WEST OR SOUTH $00'25''$ EAST AND EAST-WEST BEARS OF EAST OR WEST. BECAUSE BEARING MATCH, ALL THESE LEGAL DESCRIPTIONS APPEAR TO BE BASED ON DR. COFFEY'S 1961 SURVEY, S.N. 8138.

IN MAY OF 1969 TWO SURVEYS WERE COMPLETED FOR GORDON MERRILL, S.N. 11,717 AND 11,718. MR. MERRILL APPEARS TO HAVE BEEN A MIDDLE MAN BETWEEN DR. COFFEY AND RICHARD AND KAREN WEINBENDER WHO BOUGHT THE TWO PROPERTIES THAT ARE NOW SUBJECTS OF THIS PROPERTY LINE ADJUSTMENT. THIS IS EVIDENT FROM THE FULFILLMENT DEEDS FOR THE PROPERTIES. THE FULFILLMENT DEED FOR PROPERTY I RECORDED AS BOOK 788 PAGE 133 WAS FOLLOWED BY THE DEED RECORDED AS BOOK 788 PAGE 134 FROM DR. COFFEY TO GORDON R. MERRILL AND OTHERS. THE TWO DEEDS DESCRIBED THE SAME PROPERTY. THE FULFILLMENT DEED FOR PROPERTY II RECORDED AS BOOK 835 PAGE 261 WAS PROCEEDED BY THE DEED RECORDED AS BOOK 835 PAGE 260 FROM DR. COFFEY TO GORDON R. MERRILL AND OTHERS. THE DEEDS DESCRIBED THE SAME PROPERTY. THESE TWO SURVEYS WERE A SURVEY OF THE PROPERTY BOUGHT BY GORDON MERRILL, BOOK 746 PAGE 663 AND THE PROPERTY BEING BOUGHT BY THE WEINBENDERS, PER THE SALES CONTRACT, BOOK 786 PAGE 684. THE SURVEY HAD THE SAME BEARINGS FOR THE NORTH SOUTH LINES BUT HAD DIFFERENT BEARINGS FOR THE EAST WEST LINES. THE SURVEYS LAYOUT AT PARALLELOGRAMS AS DESCRIBED IN THE LEGAL DESCRIPTIONS AND WERE AT THE TIME OF THE ORIGINAL DEEDS. ALTHOUGH THE DEEDS DID NOT CALL FOR MONUMENTS, I HELD MONUMENTS FROM THOSE SURVEYS AS PROPERTY CORNER MARKERS. I FOUNDS THESE MONUMENTS MATCH WELL WITH OLD FENCE LINES.

I HELD THE NORTH LINE OF THE SUBJECT PROPERTY AS MONUMENTED IN MY PREVIOUS SURVEY, S.N. 32748. ALTHOUGH THE SALES CONTRACT, BOOK 786 PAGE 684, CALLED THE EAST LINE OF THE PROPERTIES AS THE CENTERLINE OF NW VALLEY VISTA ROAD, I HELD THE EAST LINE AS A LINE 16.00 FEET WEST OF THE CENTERLINE OF NW VALLEY VISTA ROAD AS DESCRIBED ABOVE. THE CENTERLINE OF NW VALLEY VISTA ROAD WAS HELD AS DETERMINED IN S.N. 32748 THE SOUTH LINE OF THE SUBJECT PROPERTIES WERE HELD PER THE DEEDS AS THE SOUTH LINE OF SECTION 2. I HELD THE WEST LINE OF THE PROPERTIES AS A LINE GOING THROUGH A MONUMENT NEAR THE NORTH RIGHT-OF-WAY LINE OF NW PHILLIPS ROAD SET IN S.N. 11718 (MONUMENT 1) AND A POINT 200.00 FEET EAST OF A MONUMENT SET IN S.N. 11,718 AT THE NORTHWEST CORNER OF THE PROPERTY TO THE WEST (MONUMENT 2).

AREA SUMMARY

	BEFORE ADJUSTMENT INCLUDING RIGHT-OF-WAY	AFTER ADJUSTMENT INCLUDING RIGHT-OF-WAY	AFTER ADJUSTMENT EXCLUDING RIGHT-OF-WAY
PROPERTY 1	2.198 ACRES	2.435 ACRES	2.256 ACRES
PROPERTY 2	2.668 ACRES	2.431 ACRES	2.314 ACRES

LEGEND

○	SET 5/8"x 30" IRON ROD WITH YPC MARKED "MCKAY PLS 59859"
■	FOUND 5/8"x 30" IRON ROD WITH YPC MARKED "MCKAY PLS 59859" SET IN S.N. 32748
◆	PUBLIC LAND CORNER AS NOTED
●	FOUND MONUMENT AS NOTED
YPC	YELLOW PLASTIC CAP
(N90°00'00"W 100.00')#	RECORD BEARING AND/OR DISTANCE PER REFERENCE SURVEY NUMBER # OR REFERENCE DEED #
S.N.	SURVEY NUMBER WASHINGTON COUNTY RECORDS (BY PRIVATE SURVEYOR)
DOC. NO.	DOCUMENT NUMBER, WASHINGTON COUNTY BOOK OF RECORDS
℄	CENTER LINE
C.R.	COUNTY ROAD
①	MONUMENT NUMBER

SHEET 1 OF 1