

# RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

WASHINGTON COUNTY SURVEYOR'S OFFICE  
ACCEPTED FOR FILING: 3-10-15

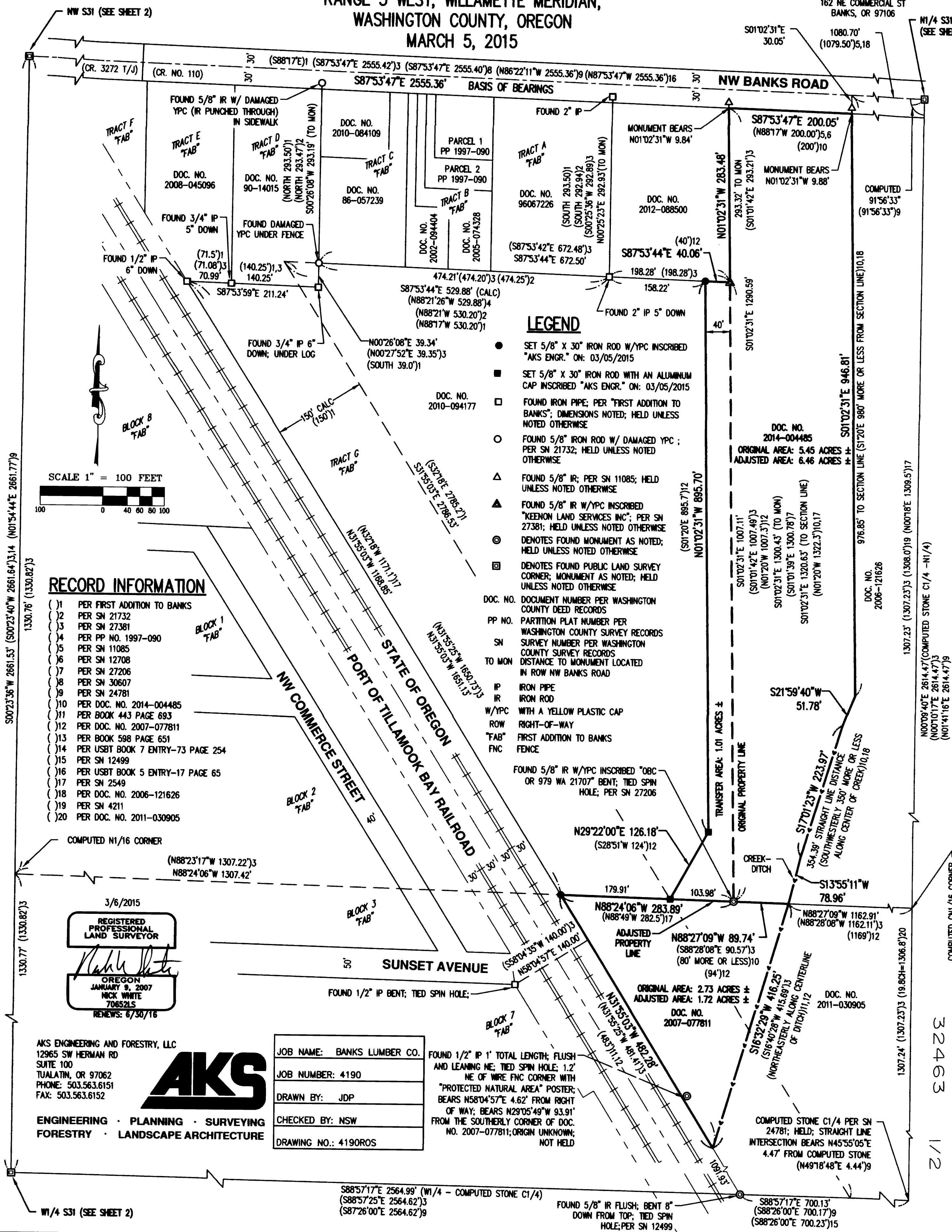
(SHEET 1 OF 2)

LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH,  
RANGE 3 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON  
MARCH 5, 2015

**PREPARED FOR**

BANKS LUMBER COMPANY  
162 NE COMMERCIAL ST  
BANKS, OR 97106

N1/4 S31  
(SEE SHEET 2)



### LEGEND

- SET 5/8" X 30" IRON ROD W/ YPC INSCRIBED "AKS ENGR." ON: 03/05/2015
  - SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR." ON: 03/05/2015
  - FOUND IRON PIPE; PER "FIRST ADDITION TO BANKS"; DIMENSIONS NOTED; HELD UNLESS NOTED OTHERWISE
  - FOUND 5/8" IRON ROD W/ DAMAGED YPC; PER SN 21732; HELD UNLESS NOTED OTHERWISE
  - △ FOUND 5/8" IR; PER SN 11085; HELD UNLESS NOTED OTHERWISE
  - ▲ FOUND 5/8" IR W/ YPC INSCRIBED "KEENON LAND SERVICES INC"; PER SN 27381; HELD UNLESS NOTED OTHERWISE
  - ⊙ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
  - ⊠ DENOTES FOUND PUBLIC LAND SURVEY CORNER; MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS  
PP NO. PARTITION PLAT NUMBER PER WASHINGTON COUNTY SURVEY RECORDS  
SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS  
TO MON DISTANCE TO MONUMENT LOCATED IN ROW NW BANKS ROAD
- IP IRON PIPE  
IR IRON ROD  
W/YPC WITH A YELLOW PLASTIC CAP  
ROW RIGHT-OF-WAY  
"FAB" FIRST ADDITION TO BANKS  
FNC FENCE
- FOUND 5/8" IR W/ YPC INSCRIBED "OBC OR 979 WA 21707 BENT; TIED SPIN HOLE; PER SN 27206

### RECORD INFORMATION

- (1) PER FIRST ADDITION TO BANKS
- (2) PER SN 21732
- (3) PER SN 27381
- (4) PER PP NO. 1997-090
- (5) PER SN 11085
- (6) PER SN 12708
- (7) PER SN 27206
- (8) PER SN 30607
- (9) PER SN 24781
- (10) PER DOC. NO. 2014-004485
- (11) PER BOOK 443 PAGE 693
- (12) PER DOC. NO. 2007-077811
- (13) PER BOOK 598 PAGE 651
- (14) PER USBT BOOK 7 ENTRY-73 PAGE 254
- (15) PER SN 12499
- (16) PER USBT BOOK 5 ENTRY-17 PAGE 65
- (17) PER SN 2549
- (18) PER DOC. NO. 2006-121626
- (19) PER SN 4211
- (20) PER DOC. NO. 2011-030905

3/6/2015  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Nick White*  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/16

AKS ENGINEERING AND FORESTRY, LLC  
12965 SW HERMAN RD  
SUITE 100  
TUALATIN, OR 97062  
PHONE: 503.563.6151  
FAX: 503.563.6152



ENGINEERING · PLANNING · SURVEYING  
FORESTRY · LANDSCAPE ARCHITECTURE

|                            |
|----------------------------|
| JOB NAME: BANKS LUMBER CO. |
| JOB NUMBER: 4190           |
| DRAWN BY: JDP              |
| CHECKED BY: NSW            |
| DRAWING NO.: 4190ROS       |

FOUND 1/2" IP 1' TOTAL LENGTH; FLUSH AND LEANING NE; TIED SPIN HOLE; 1.2' NE OF WIRE FNC CORNER WITH "PROTECTED NATURAL AREA" POSTER; BEARS N58°04'57"E 4.62' FROM RIGHT OF WAY; BEARS N29°05'49"W 93.91' FROM THE SOUTHERLY CORNER OF DOC. NO. 2007-077811; ORIGIN UNKNOWN; NOT HELD

NW 1/4 S31 (SEE SHEET 2)

S88°57'17"E 2564.99' (W1/4 - COMPUTED STONE C1/4)  
S88°57'25"E 2564.62'3  
S87°26'00"E 2564.62'9

FOUND 5/8" IR FLUSH; BENT 8" DOWN FROM TOP; TIED SPIN HOLE; PER SN 12499  
S88°57'17"E 700.13'  
S88°26'00"E 700.17'9  
S88°26'00"E 700.23'15

32463 1/2

# RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

WASHINGTON COUNTY SURVEYOR'S OFFICE  
ACCEPTED FOR FILING: 3-10-15

(SHEET 2 OF 2)

LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH,  
RANGE 3 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON  
MARCH 5, 2015

**PREPARED FOR**

BANKS LUMBER COMPANY  
162 NE COMMERCIAL ST  
BANKS, OR 97106

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE OUTER BOUNDARY OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2014-004485 AND DOCUMENT NUMBER 2007-077811, AND TO ADJUST THE PROPERTY LINE BETWEEN SAID DEEDS PER WASHINGTON COUNTY CASE FILE# 15-012-PLA. THE BASIS OF BEARINGS WAS PER SN 27381 BY HOLDING FOUND MONUMENTS LOCATED AT THE NORTHWEST CORNER OF SECTION 31 AND THE NORTH 1/4 CORNER OF SECTION 31. THIS LINE ALSO REPRESENTS THE CENTERLINE OF A 60' RIGHT-OF-WAY FOR NW BANKS ROAD (COUNTY ROAD NUMBER 110).

THE WEST LINE OF DOCUMENT NUMBER 2014-004485, WAS ESTABLISHED BY HOLDING THE SPIN HOLE LOCATION OF THE FOUND 5/8" IRON ROD WITH YPC PER SN 27206 (ACCEPTED PER SN 27381) AT THE SW CORNER OF SAID DOCUMENT NUMBER; BY HOLDING THE 5/8" IRON ROD WITH YPC AT THE SOUTHEAST CORNER OF DOCUMENT NUMBER 2012-088500, AND BY HOLDING THE 5/8" IRON ROD NEAR THE NORTHEAST CORNER OF DOCUMENT NUMBER 2012-088500. DEEDS CALL FOR A STONE AT THE SOUTHWEST CORNER OF DOCUMENT NUMBER 2014-004485. THE CURRENT MONUMENT SET IN SN 27206 WAS TO REMONUMENT AN IRON PIPE THAT WAS DESTROYED DURING WATERLINE CONSTRUCTION, THERE WAS NO MENTION OF THE STONE IN THIS SURVEY. SN 27381 FOUND A LARGE STONE LAYING LOOSE 3' FROM THE IRON ROD AND ACCEPTED THE IRON ROD AS THE LOCATION PREVIOUSLY MARKED BY THE STONE AS CALLED FOR IN DOCUMENT NUMBER 2007-077811, DOCUMENT NUMBER 2010-094177, BOOK 598 PAGE 651, AND SHOWN ON SN 2549.

THE NORTH LINE OF DOCUMENT NUMBER 2014-004485 WAS ESTABLISHED BY HOLDING THE SOUTHERLY RIGHT-OF-WAY LINE OF NW BANKS ROAD (COUNTY ROAD NUMBER 110) 30' FROM CENTERLINE WHICH IS ALSO THE NORTH SECTION LINE OF SECTION 31 PER COUNTY ROAD NUMBER 110 NOTES. THIS SECTION LINE WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT THE NORTHWEST SECTION CORNER AND NORTH 1/4 CORNER OF SECTION 31. COUNTY ROAD 110 WAS ESTABLISHED DURING THE YEAR OF 1882, A STATUARY RIGHT-OF-WAY WIDTH OF 60' WAS HELD AS PER SN 30,607 PERFORMED BY WASHINGTON COUNTY SURVEYOR.

THE EASTERLY LINE OF DOCUMENT NUMBER 2014-004485 WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH THE WEST LINE OF SAID DOCUMENT NUMBER, BY HOLDING THE FOUND IRON ROD LOCATED IN THE RIGHT-OF-WAY OF NW BANKS ROAD SET IN SN 11085 BEING THE FIRST MONUMENT OF RECORD AND BY HOLDING THE CENTERLINE (THALWEG) OF CREEK/DITCH. SAID CREEK AND PARALLEL LINE ARE BOTH CALLED FOR IN SAID DEED AND DOCUMENTS 2006-121626 AND 2014-004485.

THE SOUTH LINE OF DOCUMENT NUMBER 2014-004485 BEING THE E-W 1/16 LINE OF THE NW 1/4 OF SECTION 31 WAS ESTABLISHED BY HOLDING THE CALCULATED N1/16 CORNER (SINGLE PROPORTION), THE CALCULATED CN1/16 CORNER, AND THE FOUND IRON ROD WITH YPC LOCATED AT THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER 2014-004485 PER SN 27206. THE CALCULATED CN1/16 CORNER WAS ESTABLISHED BY SINGLE PROPORTION BETWEEN A COMPUTED LOCATION OF A STONE LOCATED AT THE CENTER 1/4 CORNER SECTION 31 PER SN 24781 AND ALSO ACCEPTED IN SN 12499, AND THE NORTH 1/4 CORNER. THE LOCATION OF THE CENTER 1/4 STONE WAS COMPUTED BY HOLDING RECORD DISTANCE AND ANGLE PER SN 24781 AT THE NORTH 1/4 CORNER OF SECTION 31. SN 24781 SHOWS THE RELATIONSHIP BETWEEN THE STONE AND A STRAIGHT LINE INTERSECTION. THE RELATIONSHIP BETWEEN AN INDEPENDENT STRAIGHT LINE INTERSECTION DERIVED FROM TIES TO THE CURRENT MONUMENTS LOCATED AT THE FOUR ONE QUARTER CORNERS OF SECTION 31 AND THE COMPUTED STONE AGREE WITHIN REASONABLE TOLERANCE TO RECORD. DISTANCE TO THE CALCULATED CN1/16 AGREE WITHIN REASONABLE TOLERANCES TO THE DISTANCE PER SN 2549. THE FOUND IRON ROD WITH YPC AT THE SW CORNER OF DOCUMENT NUMBER 2014-004485 WAS PREVIOUSLY DESCRIBED AS BEING THE ACCEPTED LOCATION ONCE MARKED BY A STONE. DEEDS CALL FOR A STONE AT A POINT ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31. DISTANCES TO THE ACCEPTED STONE POSITION AGREE WITH DISTANCES PER SN 2549 WITHIN REASONABLE TOLERANCES. THE FOUND IRON ROD FITS WITHIN REASONABLE TOLERANCE TO A LINE PROJECTED BETWEEN THE CALCULATED N1/16 CORNER AND CALCULATED CN1/16 CORNER, HELD THE FOUND IRON ROD LOCATED AT THE SW CORNER OF DOCUMENT NUMBER 2014-004485 AS AN ANGLE BREAK ALONG THE E-W 1/16 LINE.

THE SOUTHWESTERLY LINE OF DOCUMENT NUMBER 2007-077811 BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTLAND AND WESTERN RAILROAD (30' FROM CENTERLINE) WAS ESTABLISHED BY HOLDING FOUND MONUMENTS THAT INCLUDE THE FOUND 1/2" IRON PIPE LOCATED AT THE NORTHWESTERLY CORNER OF TRACT G "FIRST ADDITION TO BANKS" AND SET PER "FIRST ADDITION TO BANKS" AND ACCEPTED AND USED FOR RIGHT-OF-WAY DETERMINATION PER SN 27381; BY HOLDING THE SPIN HOLE LOCATION OF A FOUND IRON ROD LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 31, SET PER SN 12499 AND ACCEPTED PER SN 24781. IN ADDITION TO HOLDING THESE FOUND MONUMENTS A DISTANCE OF 140' WAS HELD FROM THE SPIN HOLE LOCATION OF A FOUND 1/2" IRON PIPE LOCATED AT THE NORTHEASTERLY CORNER OF BLOCK 7 "FIRST ADDITION TO BANKS" AND SET PER "FIRST ADDITION TO BANKS", ALSO ACCEPTED AND USED FOR RIGHT-OF-WAY DETERMINATION PER SN 27381.

THE SOUTHEASTERLY LINE OF DOCUMENT NUMBER 2007-077811 AND BEING THE CENTERLINE OF THE CREEK/DITCH WAS ESTABLISHED BY HOLDING A BEST FIT LINE. THIS RESOLUTION AGREES WITH ADJOINING DOCUMENT NUMBER 2011-030905 THAT CALLS FOR THE PROPERTY DEEDED PER BOOK 433 PAGE 693 WHICH CALLS TO SAID CREEK.

THE NORTHERLY LINE OF DOCUMENT NUMBER 2007-077811 WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD WITH YPC LOCATED AT THE SOUTHWEST CORNER OF TRACT C "FIRST ADDITION TO BANKS" SET IN SN 21732 AND ACCEPTED IN 27381, HOLDING THE FOUND 2" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF TRACT A "FIRST ADDITION TO BANKS" AND SET PER "FIRST ADDITION TO BANKS" ACCEPTED IN SN 27381, AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF DOCUMENT NUMBER 2012-088500 SET PER SN 27381. SAID SURVEY APPEARS TO HAVE USED PROPER PROCEDURES TO ESTABLISH THE SOUTHERLY LINE OF SAID PLATTED TRACTS AND THE EASTERLY EXTENSION THEREOF. BOTH DOCUMENT NUMBER 2010-094177 AND 2012-088500 ARE IN AGREEMENT THAT THIS LINE IS AN EXTENSION OF THE SOUTHERLY LINE OF SAID PLATTED TRACTS OF "FIRST ADDITION TO BANKS".

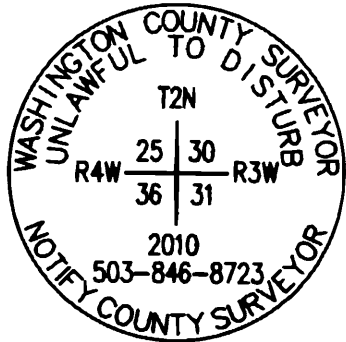
THE NORTHERLY WEST LINE OF DOCUMENT NUMBER 2007-077811 WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH AND 40' FROM THE PREVIOUSLY DESCRIBED WESTERLY LINE OF DOCUMENT NUMBER 2014-004485, AS INTENDED BY THE SAID DEED. THE ANGLE BREAK AT THE SOUTHERN PORTION OF THIS LINE WAS ESTABLISHED BY HOLDING ONE END AT THE RECORD DEEDED DISTANCE OF THE PREVIOUSLY DESCRIBED NORTHERLY WEST LINE AND BY HOLDING THE OTHER END OF THIS LINE AT A POINT DETERMINED BY THE INTERSECTION OF LINES BETWEEN THE NORTHEASTERLY LINE OF TRACT G "FIRST ADDITION TO BANKS" AND THE LINE PREVIOUSLY DESCRIBED AS THE E-W 1/16 OF THE NW 1/4 SECTION 32. THE INTENT OF THE DEED WAS FOR THE END OF THIS ANGLE LINE TO TERMINATE ON THE E-W 1/16 LINE. THE RECORD DISTANCE OF THIS LINE FALLS SHORT OF THE INTENDED 1/16 LINE AND THE PROJECTION OF RECORD BEARING PLACES THIS LINE WITHIN REASONABLE TOLERANCE OF THE INTERSECTING "TRACT G" AND E-W 1/16 LINE. BASED ON THIS BEST AVAILABLE EVIDENCE IT WAS DETERMINED TO HOLD THIS INTERSECTING POINT.

THE NORTHEASTERLY LINE OF TRACT G "FIRST ADDITION TO BANKS" WAS ESTABLISHED BY CALCULATING A LINE PARALLEL WITH AND 150' FROM THE RAILROAD RIGHT OF WAY PER "FIRST ADDITION TO BANKS". THIS RESOLUTION AGREES WITH PP. NO. 1997-090.

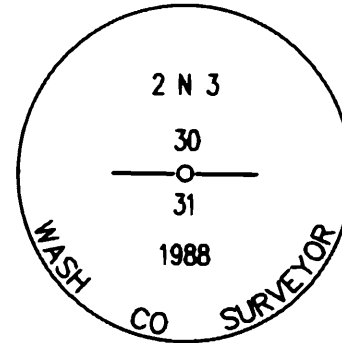
**LEGEND**

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- SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR." ON: 03/05/2015
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- ⊠ DENOTES FOUND PUBLIC LAND SURVEY CORNER; MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- ROW RIGHT-OF-WAY
- TO MON DISTANCE TO MONUMENT LOCATED IN ROW NW BANKS RD
- "FAB" FIRST ADDITION TO BANKS
- FNC FENCE
- ( 1 ) RECORD INFORMATION PER FIRST ADDITION TO BANKS
- ( 2 ) RECORD INFORMATION PER SN 21732
- ( 3 ) RECORD INFORMATION PER SN 27381
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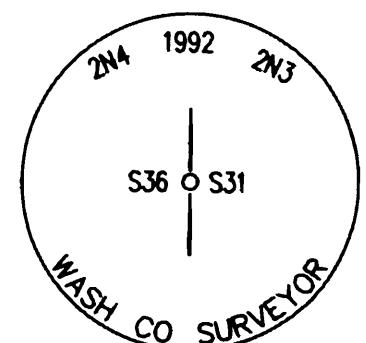
**FOUND PUBLIC LAND SURVEY CORNERS**



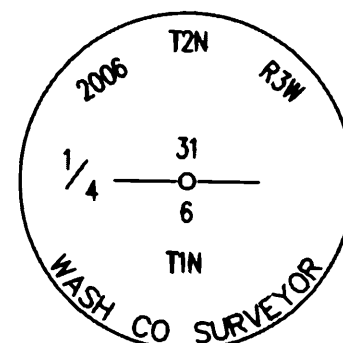
**NORTHWEST CORNER SECTION 31**  
FOUND 3 1/8" BRONZE DISK IN MONUMENT BOX AT THE INTERSECTION OF N MAIN STREET AND NW BANKS ROAD STAMPED AS SHOWN. PER USBT ENTRY 2010-089.



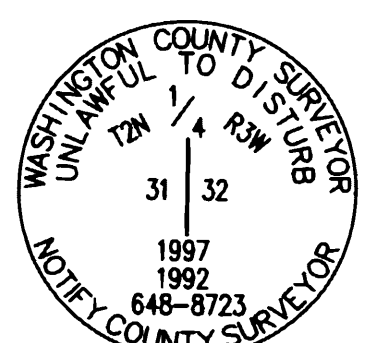
**NORTH 1/4 CORNER SECTION 31**  
FOUND 2" BRASS DISK IN MONUMENT BOX IN NW BANKS ROAD STAMPED AS SHOWN. PER USBT BOOK 5, ENTRY-17, PAGE 65.



**WEST 1/4 CORNER SECTION 31**  
FOUND 2" BRASS DISK IN MONUMENT BOX IN N MAIN STREET STAMPED AS SHOWN. PER USBT BOOK 7, ENTRY-73, PAGE 254.



**SOUTH 1/4 CORNER SECTION 31**  
FOUND 2" BRASS DISK IN MONUMENT BOX IN WILKESBORO ROAD STAMPED AS SHOWN. PER USBT ENTRY 2006-040.



**EAST 1/4 CORNER SECTION 31**  
FOUND 3 1/4" ALUMINUM DISK 0.7" DOWN ALONG NORTH EDGE OF GRAVEL DRIVEWAY AND SOUTH 0.2' OF A EAST-WEST RUNNING HOG WIRE FENCE. DISK IS LOCATED 0.7' WEST OF ORANGE WASHINGTON COUNTY MONUMENT SIGN AND POST. STAMPED AS SHOWN. PER USBT BOOK 11, ENTRY-32, PAGE 32.

32403  
2/2

3/6/2015

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Nick White*  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/15

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FORESTRY · LANDSCAPE ARCHITECTURE

|              |                  |
|--------------|------------------|
| JOB NAME:    | BANKS LUMBER CO. |
| JOB NUMBER:  | 4190             |
| DRAWN BY:    | JDP              |
| CHECKED BY:  | NSW              |
| DRAWING NO.: | 4190R05          |