

LEGEND

-Found monument: 5/8" iron rod by plat of JAY HARMON ADDITION unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ().....Record data from plat of JAY HARMON ADDITION
- []....." " " " plat of RODGERS HILL ADDITION
- < >....." " " " Doc. 2003-348607, Benton Co. Records
- { }....." " " " plat of ELKS ADDITION
- EA.....ELKS ADDITION
- RHA.....RODGERS HILL ADDITION

NOTE: pipe dimension is inside diameter

NARRATIVE

This survey is the result of City of Corvallis Community Development Department Case No. LLA04-00014. The purpose is to modify the property line between Property A (TL 1300, owned by Pearson) and Property B (TL 1400, owned by Spaeth).

The original property line is the line between Lots 13 and 14, JAY HARMON ADDITION, platted in 1971 by Richard Fail. That plat followed RODGERS HILL ADDITION which lies immediately east. My survey is based on monuments from both of those plats.

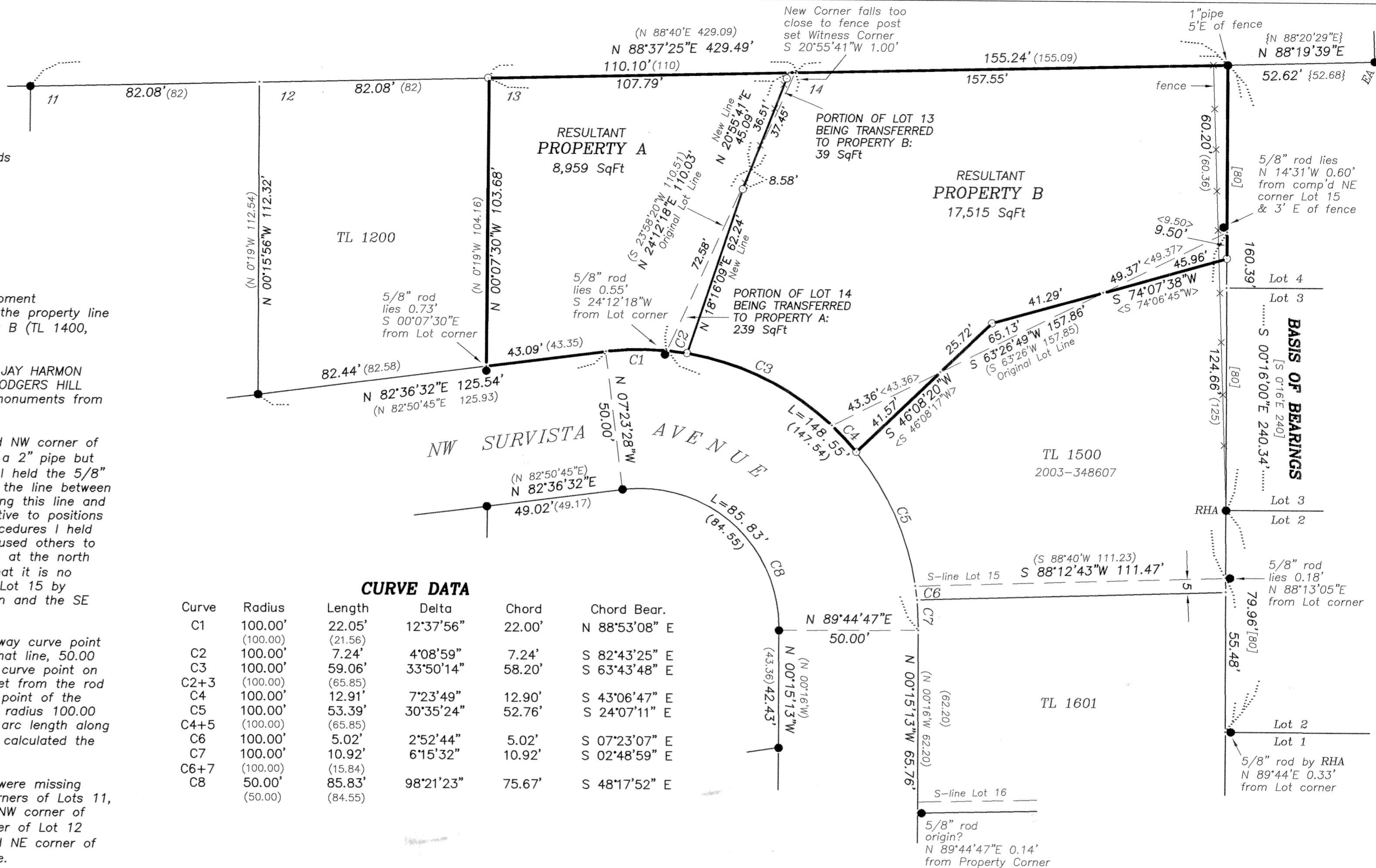
I held the 1" pipe as the NE corner of JAY HARMON ADDN and NW corner of RODGERS HILL ADDN. Those plats indicate the monument was a 2" pipe but ELKS ADDN, platted in 1968, shows a 1" pipe. With that pipe, I held the 5/8" rod at the SW corner of Lot 3, RODGERS HILL ADDN to define the line between the Subdivisions. As shown, I tied several other monuments along this line and along the right-of-way of Survista Ave. None fit very well relative to positions computed using plat record data. In keeping with accepted procedures I held those monuments which showed the best fit to plat data and used others to help define Lot lines. The rod near the NE corner of Lot 15 is at the north face of a 10" Maple tree and leans northerly. I'm convinced that it is no longer in its original position so I computed the NE corner of Lot 15 by proportionate measure between the NE corner of the Subdivision and the SE corner of Lot 15.

I held the rods at the SE corner of Lot 18 and the right-of-way curve point 42 feet north. I computed the easterly curve point at 90° to that line, 50.00 feet from the rod at the westerly curve point. I computed the curve point on the south line of Lot 13 in a similar fashion, holding 50.00 feet from the rod at the PC on the north line of Lot 18. I computed the radius point of the curve by distance-distance intersection, holding the record plat radius 100.00 feet from the curve points on the NE side. The resultant total arc length along the curve is 1.01 feet longer than plat record (169.10 feet). I calculated the Lot corners along the R/W by proportionate measure.

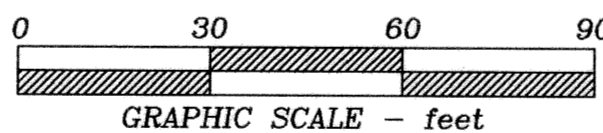
Along the north line of the Subdivision the corner monuments were missing until I got to the NW corner of Lot 11. I computed the NE corners of Lots 11, 12 and 13 by proportionate measure between the rods at the NW corner of Lot 11 and the NE corner of Lot 14. To compute the SE corner of Lot 12 (= SW corner Lot 13) I intersected the line from the computed NE corner of the Lot to the rod near the SE corner with the Street R/W line.

The line between Tls 1400 and 1500 was adjusted in 1973, based on the survey recorded as CS 5803. No monuments were set by that survey. I computed the east and west end points of that line by holding deed distances from the Lot corners. I computed the angle point in the line by bearing-bearing intersection. The resultant data fit the deed nicely.

I computed the northerly section of the new property line between Properties A and B by holding the existing fence line and projecting it northerly to the Subdivision line and southerly 1 foot to an angle point. The landscaping controlled the new line from the angle point to the street R/W line. The property line adjustment transfers 31 square feet from Lot 13 to Property B and 239 square feet from Lot 14 to Property A. Transfer deeds are being recorded.



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	100.00' (100.00)	22.05' (21.56)	12°37'56"	22.00'	N 88°53'08" E
C2	100.00'	7.24'	4°08'59"	7.24'	S 82°43'25" E
C3	100.00'	59.06' (65.85)	33°50'14"	58.20'	S 63°43'48" E
C2+3	(100.00)	(65.85)			
C4	100.00'	12.91'	7°23'49"	12.90'	S 43°06'47" E
C5	100.00'	53.39' (65.85)	30°35'24"	52.76'	S 24°07'11" E
C4+5	(100.00)	(65.85)			
C6	100.00'	5.02'	2°52'44"	5.02'	S 07°23'07" E
C7	100.00'	10.92' (15.84)	6°15'32"	10.92'	S 02°48'59" E
C6+7	(100.00)	(15.84)			
C8	50.00' (50.00)	85.83' (84.55)	98°21'23"	75.67'	S 48°17'52" E



PROPERTY LINE ADJUSTMENT SURVEY
for
GEORGE & MARGOT PEARSON
OLIVER & RUTH SPAETH

on
LOTS 13 and 14
JAY HARMON ADDITION

in
SE 1/4 SECTION 23
T 11 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

DECEMBER 15, 2004

LLA04-00014

PROPERTY LINE ADJUSTMENT
APPROVED

[Signature] 1-24-05
Dev. Serv. Mngr date

[Signature] P.E. 1-25-05
City Engineer date

NORTHSTAR SURVEYING, INC.

720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

04273PEA/wil

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

[Signature]
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

Renewal Date 12/31/2006

BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 10009
FILING DATE 3-8-05
FILE SIZE 18x24