

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LINE BETWEEN THE TWO PROPERTIES AS CONVEYED TO WANDA KAY CHRISTENSEN PER DOCUMENT No. 2017-558648 AND 2019-5800602, BENTON COUNTY RECORDS. THIS ADJUSTMENT SATISFIES THE COMMUNITY DEVELOPMENT DEPARTMENT FILE No. LU-21-010.

I FOUND AND HELD THE MONUMENTS (A) - (G) TO DETERMINE THE EVERGREEN ROAD RIGHT-OF-WAY THAT WERE SET PER COUNTY COURT JOURNAL RECORDED IN BOOK 25, PAGE 406, BENTON COUNTY RECORDS, ALL OF WHICH FIT NICELY. THE BASIS OF BEARINGS IS BETWEEN MONUMENTS (H) AND (I) WHICH I HELD AS BEING THE EAST LINE OF PARCEL 1 OF PARTITION PLAT 93-31. I PROJECTED THAT LINE NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EVERGREEN ROAD TO DETERMINE THE EAST LINE OF SAID CHRISTENSEN TRACT. I HELD THE DEED ANGLES AND DISTANCES TO DETERMINE THE SOUTH AND WEST LINE TO COMPLETE THE BOUNDARY AS SHOWN HEREON.

**PROPERTY LINE ADJUSTMENT
SURVEY**

for

**WANDA KAY
CHRISTENSEN**

in the
**NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 12 SOUTH, RANGE 6 WEST,
BENTON COUNTY, OREGON**
CASE No. LU-21-010

MAY 13, 2021

LEGEND

- FOUND MONUMENT AS NOTED
- PROPOSED SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- △ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD DATA FROM THE FOLLOWING:
 - a PARTITION PLAT 1993-031 b DEED No. 2017-558648
 - c DEED No. 2019-5800602 d BCCJ, BK 25, PG 406
- BCCJ BENTON COUNTY COURT JOURNAL
- PP PARTITION PLAT

MONUMENT TABLE

- (A) - (G) 3/4" IRON ROD PER BCCJ
- (H) 5/8" IRON ROD PER 5975
- (I) 3/4" IRON PIPE PER CS 5975 & DEED M-38169

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	296.67' (296.67')d	954.93' (954.93')d	17°48'00" (17°48'01")d	N 49°34'46" E (N 49°36'00" E)d	295.48' (295.48')d
C2	247.96' (247.92')d	954.93' (954.93')d	14°52'39" (14°52'31")d	N 48°05'30" E (N 48°08'15" E)d	247.26' (247.22')d
C3	305.99' (305.99')d	984.93' (984.93')d	17°48'00" (17°48'01")d	S 49°34'46" W (N 49°36'00" E)d	304.76' (304.76')d
C4	240.18' (240.13')d	924.93' (924.93')d	14°52'41" (14°52'31")d	N 48°05'30" E (N 48°08'15" E)d	239.50' (239.46')d
C5	158.83'	984.93'	9°14'21"	N 53°51'35" E	158.65'
C6	147.16'	984.93'	8°33'39"	N 44°57'35" E	147.02'
C7	180.16'	954.93'	10°48'34"	N 53°04'29" E	179.89'
C8	116.51'	954.93'	6°59'26"	S 44°10'29" W	116.44'
C9	83.24'	924.93'	5°09'22"	N 43°13'51" E	83.21'
C10	156.94'	924.93'	9°43'18"	S 50°40'12" W	156.75'
C11	114.60'	954.93'	6°52'34"	N 44°05'45" E	114.53'
C12	133.27'	954.93'	7°59'47"	S 51°31'56" W	133.16'
C13	255.76' (255.71')d	984.93' (984.93')d	14°52'41" (14°52'31")d	S 48°05'30" W (N 48°08'15" E)d	255.04' (254.99')d

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°20'25" E	36.54'
L2	N 08°11'40" W	24.01'
L3	N 26°20'52" E	17.89'

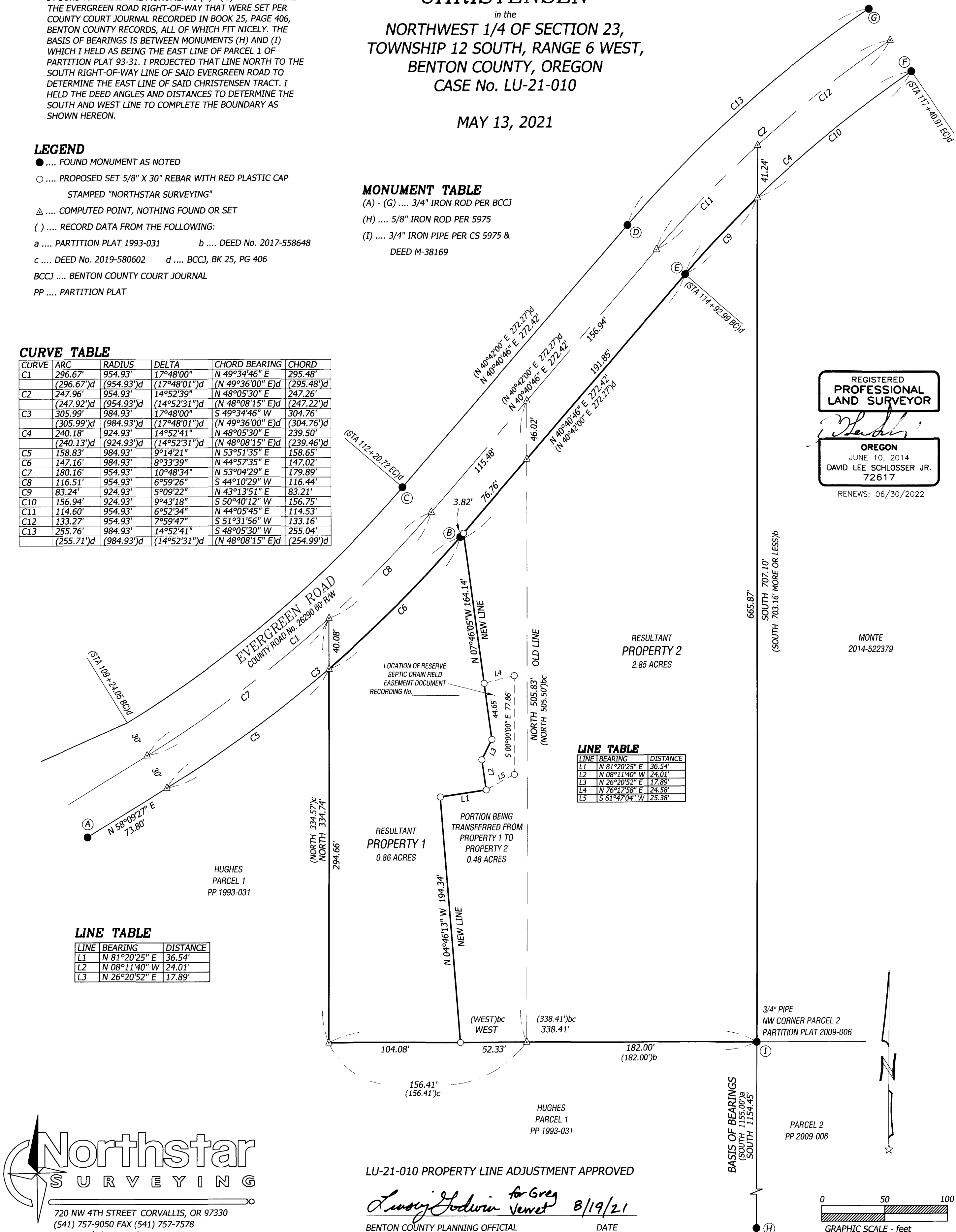
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°20'25" E	36.54'
L2	N 08°11'40" W	24.01'
L3	N 26°20'52" E	17.89'
L4	N 76°17'58" E	24.58'
L5	S 61°47'04" W	25.38'

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

David Lee Schlosser Jr.

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617
RENEWS: 06/30/2022



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LU-21-010 PROPERTY LINE ADJUSTMENT APPROVED

Lacey Godwin for Greg Jewett 8/19/21

BENTON COUNTY PLANNING OFFICIAL DATE