

PROPERTY LINE ADJUSTMENT SURVEY
 on
LOTS 1 and 2, BLOCK 9, WALNUT PARK
RECORD OF SURVEY
 on
BLOCKS 9, 12 and 13, WALNUT PARK
 for
COSMOPOLITAN LAND CORPORATION
 in
SW 1/4 SECTION 21, T11S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

NOVEMBER 20, 1994

LLA94-0016

LEGEND

-Found monument: 5/8" iron rod unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ().....Record data from the plat of WALNUT PARK.
 Portion of TL 5900 being transferred to TL 5800: 632 Sq Ft.

NARRATIVE

The purpose of this survey was to monument a proposed change in the property line between Tax Lots 5800 and 5900, Map 11-5-21CD. These Tax Lots represent Lots 1 and 2, Block 9, WALNUT PARK. 632 square feet is being transferred from TL 5900 to TL 5800 by moving the southwest corner of TL 5800 12.00 feet farther west.

I found sufficient monuments to define the north line of Blocks 10 and 11 (my Basis of Bearings), the west line of Blocks 9, 12 and 13, and the north line of Block 9. I found few interior corner monuments in Blocks 9, 12 and 13. I intersected the west line of these Blocks with the north line of Blocks 10 and 11 to compute the SE corner of Block 13 (= NE corner of Block 10) which is on the westerly right-of-way line of Walnut Blvd. All bearings and distances along Block lines fit the original plat data nicely. I held found monuments along Maser and Romancier Drives to compute the right-of-way curve radius points by distance-distance intersection. I computed the intersection of the centerline of Romancier Drive with the westerly right-of-way line of Walnut Blvd by proportionate measure between the NE corner of Block 9 and the SE corner of Block 13 then, by distance-distance intersection from that intersection point and the found monument at the north-most corner of Lot 3, Block 13, I computed the radius point of curves 13-15 and 22. I computed all compound and reverse curves to be tangent to one another. I computed corner positions by proportionate measure compared to plat data. In addition to the property line adjustment corners, I monumented other corners whose monuments were missing.

APPROVALS

LLA94-0016
 PROPERTY LINE ADJUSTMENT ~~18-94-3~~
 _____ 1-5-95
 Corvallis Dev. Serv. Mngr date
 _____ 1-6-95
 Corvallis City Engineer date

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
24	20.00'	30.41'	87°06'17"	27.56'	N 82°56'43"W
15	375.00'	52.40'	8°00'24"	52.36'	N 43°23'53"W
14	375.00'	100.70'	15°23'11"	100.40'	N 55°05'40"W
13	375.00'	51.05'	7°48'01"	51.01'	N 66°41'16"W
12	325.00'	29.99'	5°17'11"	29.98'	N 67°56'41"W
11	325.00'	69.28'	12°12'49"	69.15'	N 59°11'41"W
16	375.00'	37.50'	5°43'46"	37.48'	S 61°37'06"E
17	15.00'	23.79'	90°52'37"	21.37'	S 20°00'54"E
18	325.00'	74.17'	13°04'35"	74.01'	S 31°57'42"W
19	375.00'	79.67'	12°10'22"	79.52'	N 41°02'19"E
20	375.00'	66.00'	10°05'05"	65.92'	N 29°54'35"E
21	15.00'	23.77'	90°47'28"	21.36'	N 70°15'47"E
22	325.00'	137.23'	24°11'34"	136.21'	S 51°21'36"E
23	15.00'	24.29'	92°45'52"	21.72'	S 07°07'06"W

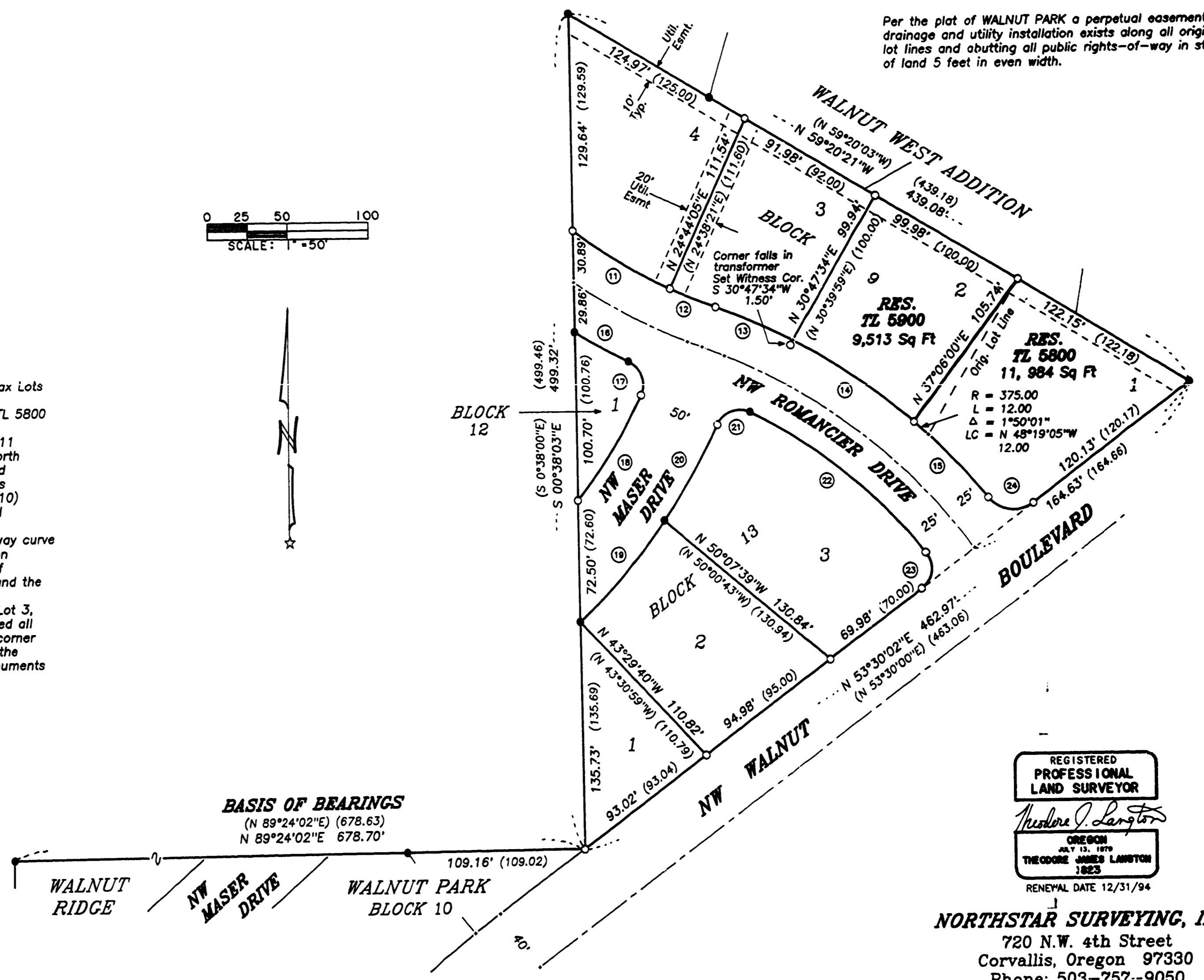
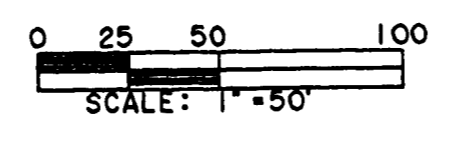
RECORD CURVE DATA (from plat of WALNUT PARK)

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
24	20.00	30.40	87°05'52"	27.56	N 82°57'04"W
15	375.00	52.34	7°59'51"	52.30	N 43°24'04"W
14	375.00	100.58	15°22'01"	100.28	N 55°05'00"W
13	375.00	50.99	7°47'28"	50.95	N 66°39'45"W
12	325.00	30.09	5°18'18"	30.08	N 67°54'20"W
11	325.00	69.52	12°15'23"	69.39	N 59°07'29"W
16	375.00	37.68	5°45'25"	37.66	S 61°33'30"E
17	15.00	23.50	89°46'12"	21.17	S 19°33'06"E
18	325.00	74.19	13°04'45"	74.03	S 31°52'22"W
19	375.00	80.00	12°13'23"	79.85	N 40°56'57"E
20	375.00	65.69	10°02'12"	65.61	N 29°49'09"E
21	15.00	24.02	91°44'48"	21.53	N 70°40'27"E
22	325.00	137.15	24°10'45"	136.14	S 51°21'47"E
23	15.00	24.29	92°46'24"	21.72	S 07°06'48"W

Benton G
 Surveyors
 L.S. FILE NO. 8901
 FILING DATE 1-10-1995
 FILE SIZE 18x24

EASEMENT NOTE

Per the plat of WALNUT PARK a perpetual easement for drainage and utility installation exists along all original lot lines and abutting all public rights-of-way in strips of land 5 feet in even width.



BASIS OF BEARINGS
 (N 89°24'02"E) (678.63)
 N 89°24'02"E 678.70'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Theodore J. Langston

OREGON
 JULY 13, 1979
 THEODORE JAMES LANGSTON
 1823

RENEWAL DATE 12/31/94

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