

RECORD OF SURVEY
FOR
**STEPHEN & KATHLEEN
CROWE LIVING TRUST**

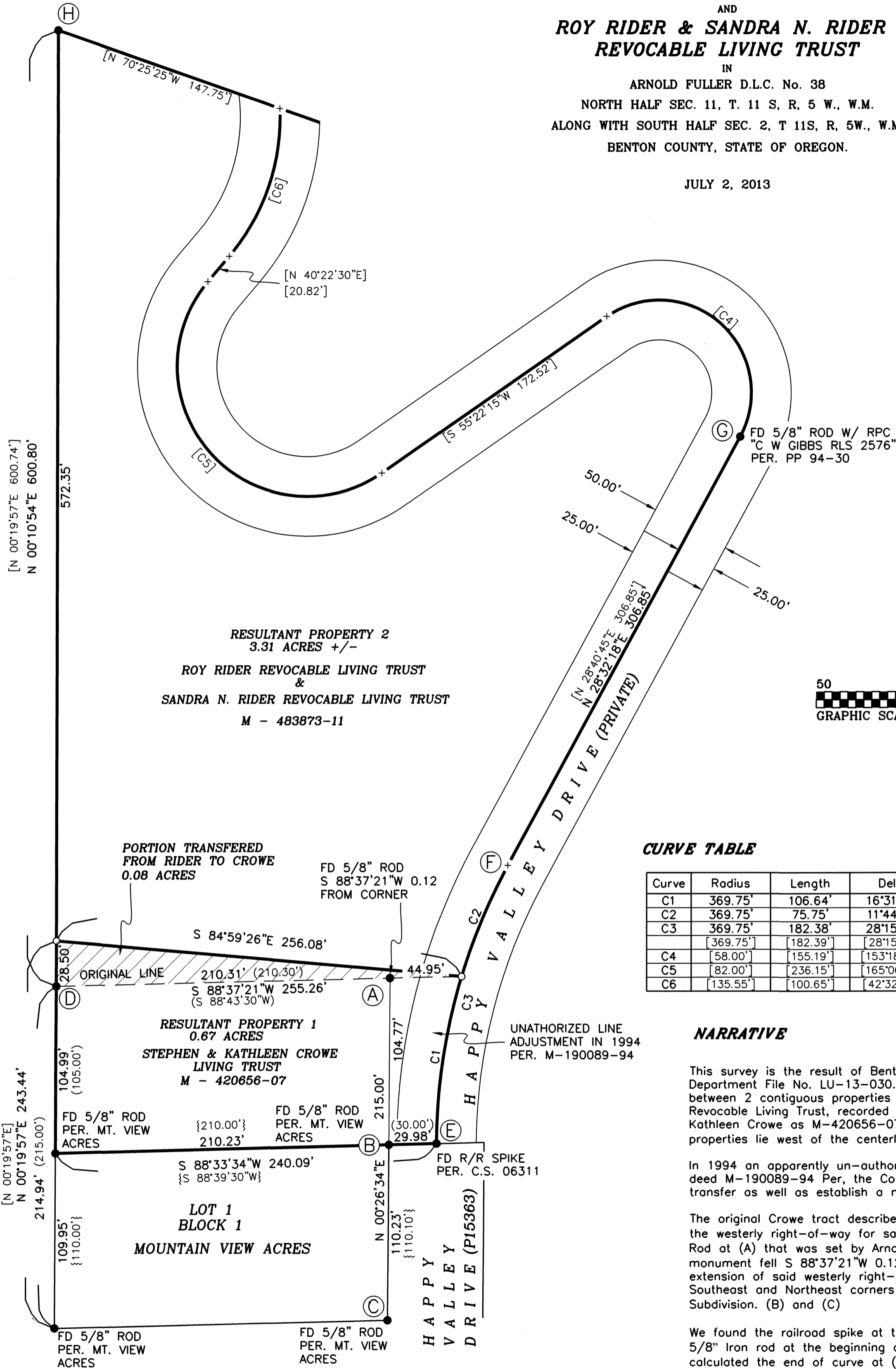
BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 10612
FILING DATE 7-18-13
FILE SIZE 18x24

AND
**ROY RIDER & SANDRA N. RIDER
REVOCABLE LIVING TRUST**

IN
ARNOLD FULLER D.L.C. No. 38
NORTH HALF SEC. 11, T. 11 S, R. 5 W., W.M.
ALONG WITH SOUTH HALF SEC. 2, T 11S, R, 5W., W.M.
BENTON COUNTY, STATE OF OREGON.

JULY 2, 2013



RESULTANT PROPERTY 2
3.31 ACRES +/-
ROY RIDER REVOCABLE LIVING TRUST
&
SANDRA N. RIDER REVOCABLE LIVING TRUST
M - 483873-11

PORTION TRANSFERRED
FROM RIDER TO CROWE
0.08 ACRES

RESULTANT PROPERTY 1
0.67 ACRES
STEPHEN & KATHLEEN CROWE
LIVING TRUST
M - 420656-07

**LOT 1
BLOCK 1
MOUNTAIN VIEW ACRES**

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	369.75'	106.64'	16°31'27"	106.27'	N 08°32'20" E
C2	369.75'	75.75'	11°44'15"	75.61'	N 22°40'11" E
C3	369.75'	182.38'	28°15'42"	180.54'	N 14°24'27" E
	[369.75']	[182.39']	[28°15'45"]	[180.54']	[N 14°32'54" E]
C4	[58.00']	[155.19']	[153°18'30"]	[112.87']	[N 47°58'30" E]
C5	[82.00']	[236.15']	[165°00'15"]	[162.60']	[N 42°07'35" E]
C6	[135.55']	[100.65']	[42°32'39"]	[98.35']	[N 19°06'10" E]

NARRATIVE

This survey is the result of Benton County Community Development Department File No. LU-13-030. It effects a re-configuration of the lines between 2 contiguous properties owned by the Roy L. & Sandra N. Rider Revocable Living Trust, recorded as M-483873-11 and Stephen R. and M. Kathleen Crowe as M-420656-07, Benton County Deed Records. The properties lie west of the centerline of Happy Valley Drive (Crestview Drive).

In 1994 an apparently un-authorized line adjustment had took place by deed M-190089-94 Per, the County. This survey will legitimize the 1994 transfer as well as establish a new north line for the Crowe tract.

The original Crowe tract described the north line as being a projection of the westerly right-of-way for said Happy Valley Drive. We found a 5/8" Iron Rod at (A) that was set by Arnold Brubaker on County Survey 06311, this monument fell S 88°37'21"W 0.12 feet from a point computed at the extension of said westerly right-of-way from the found monuments at the Southeast and Northeast corners of Lot 1, Block 1 of Mountain View Acres Subdivision. (B) and (C)

We found the railroad spike at the north end of said subdivision (E) and a 5/8" Iron rod at the beginning of the curve (G). Using these monuments we calculated the end of curve at (F) from which we established the new Northeast corner of the Crowe tract by intersection from (D) and (A) establishing the north line of said Crowe tract with the arced centerline of Happy Valley Drive (Crestview Drive) (E) and (F)

The new Northwest corner was established by holding the line on the D.L.C. between found monuments (D) and (H).

The south line of the Crowe tract was held between the found monuments. The remainder of the Rider Tract was not surveyed and is represented by record data.

LEGEND

-Found Monument: 5/8" rod per CS 06311 (tied this survey or as noted.)
-Set 5/8" rod with a red plastic cap stamped: "NORTHSTAR SURVEYING"
- +Computed Position, nothing found or set by this survey.

Data of, or computed from, the following:
()..CS 06311 []..PP No. 94-30 { }..MOUNTAIN VIEW ACRES SUBDIVISION

Greg Vesant
BENTON COUNTY PLANNING OFFICIAL

7/18/2013
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore James Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

RENEWS: 12/31/2014

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