

RECORD OF SURVEY
for
TAMMY CHRISTENSEN
in the
NE 1/4 OF SECTION 25
T 14 S, R 6 W, W.M.
BENTON COUNTY, OREGON

C.S. FILE NO. 11184
FILING DATE 6-14-24
FILE SIZE 18x24

MAY 31, 2024

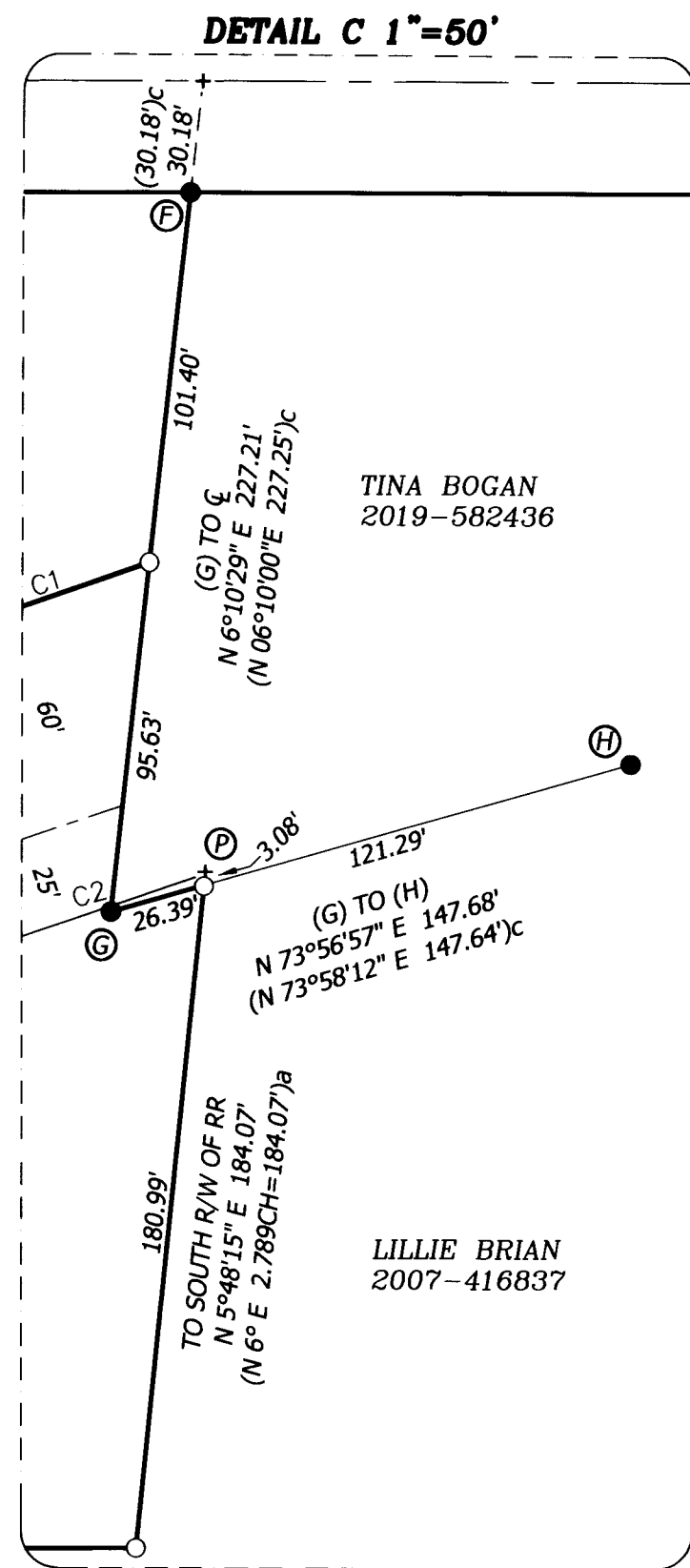
REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
JANUARY 10, 2023
DAVID ANDREW HALLOCK
099849

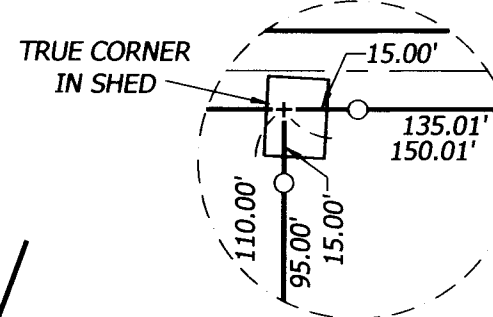
RENEWS: 06/30/2025

LEGEND

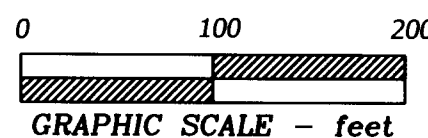
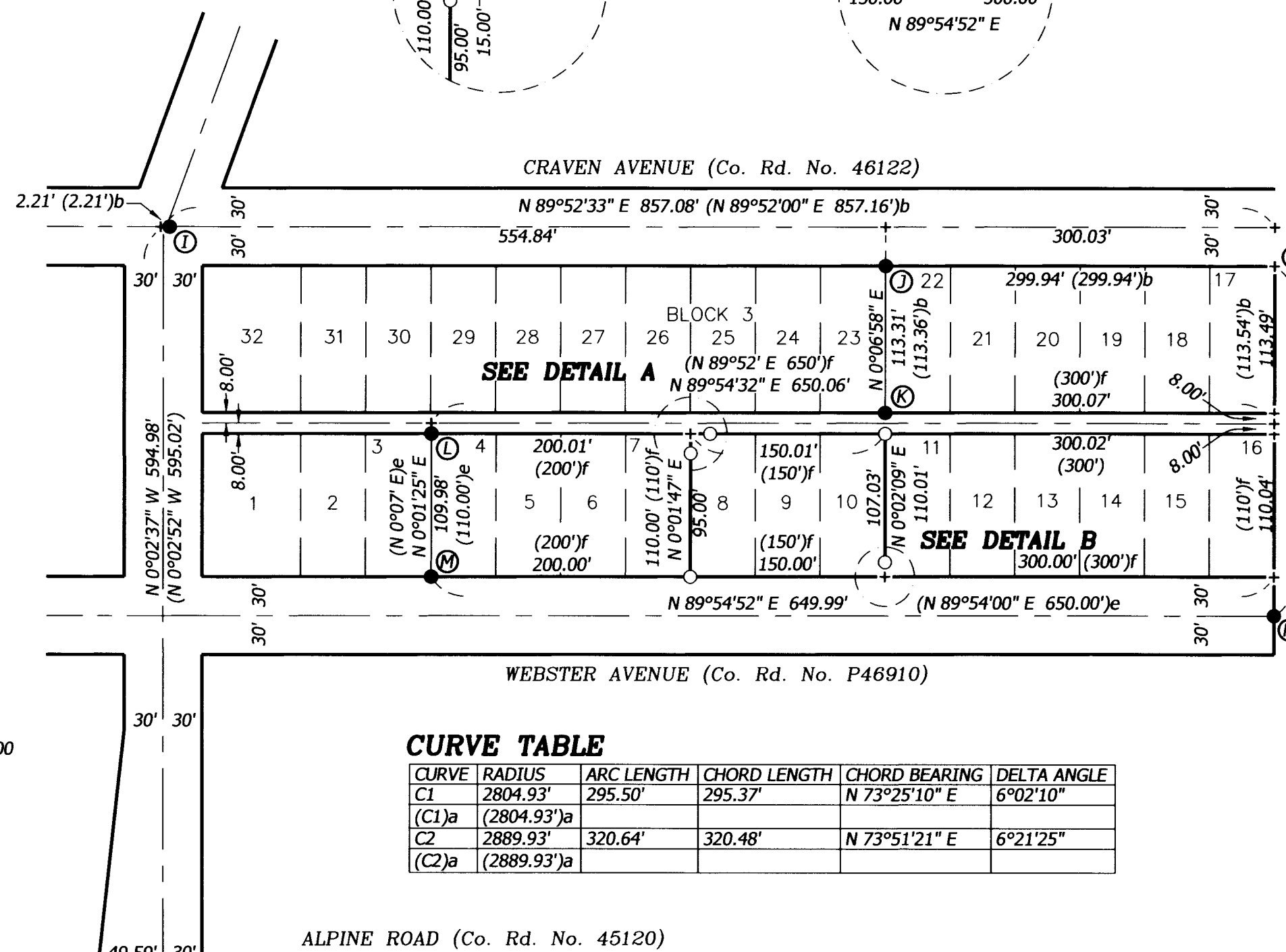
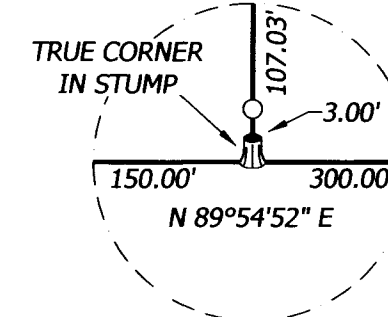
- ...FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ...SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- + ...COMPUTED POSITION, NOTHING SET OR FOUND
- ()a ...RECORD DATA FROM GHC14-6-00015
- ()b ...RECORD DATA FROM CS8601
- ()c ...RECORD DATA FROM CS9577
- ()d ...RECORD DATA FROM CS10772
- ()e ...RECORD DATA FROM CS7274
- ()f ...RECORD DATA FROM PLAT OF ALPINE, SP0003-023
- YPC ...YELLOW PLASTIC CAP
- BPC ...BLUE PLASTIC CAP
- BCCR ...BENTON COUNTY CORNER RESTORATION



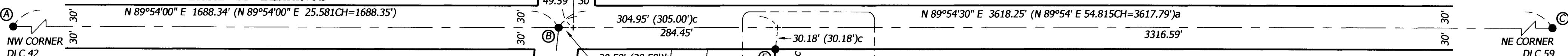
**DETAIL A
NOT TO SCALE**



**DETAIL B
NOT TO SCALE**



BASIS OF BEARINGS



MONUMENT TABLE

- (A) ...FOUND 2-1/2" BRASS CAP; PER BCCR 3384
- (B) ...FOUND 1-1/2" IRON ROD DOWN 0.5' IN MON BOX; PER GHC14-6-00015
- (C) ...FOUND 2-1/2" ALUMINUM CAP; PER BCCR 145851050R2
- (D) ...FOUND 3/4" IRON ROD; PER CS 2231
- (E) ...FOUND 1/2" PIPE; ORIGIN UNKNOWN
- (F) ...FOUND 5/8" REBAR W/ YPC, ILLEGIBLE; PER CS 9577
- (G) ...FOUND 5/8" REBAR W/ YPC, "SKINNER & ASSOC. INC"; PER CS 9577
- (H) ...FOUND 5/8" REBAR W/ YPC, "SKINNER & ASSOC. INC"; PER CS 9577
- (I) ...FOUND 1-3/4" x 1-3/4" HARROW TOOTH; PER GHC14-6-00015
- (J) ...FOUND 5/8" REBAR W/ YPC, ILLEGIBLE; PER CS 8601
- (K) ...FOUND 5/8" REBAR W/ YPC, ILLEGIBLE; PER CS 8601
- (L) ...FOUND 1/2" ROD; PER CS 7274
- (M) ...FOUND 1/2" ROD; PER CS 7274
- (N) ...FOUND 5/8" REBAR W/ BPC, ILLEGIBLE; PER CS 9923
- (O) ...CALCULATED POSITION SEE NARRATIVE
- (P) ...CALCULATED POSITION SEE NARRATIVE
- (Q) ...CALCULATED POSITION SEE NARRATIVE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE CORNERS OF TWO OF MY CLIENT'S PROPERTIES, BEING LOTS 8, 9, & 10, BLOCK 3 OF ALPINE, SP0003-032, AND THOSE TRACTS OF LANDS CONVEYED TO KAY KING PER MICROFILM No. 210882-96 & 272235-99.

NORTH PROPERTY

I HELD (I) AND 30.00' NORTHERLY OF (J) FOR THE CENTERLINE OF CRAVEN AVE., AND EXTENDED EASTERLY ALONG THE SOUTH RIGHT-OF-WAY FROM (J) THE RECORD DISTANCE OF 299.94' FROM CS 8601 TO CALCULATE POINT (O). I HELD 8.00' NORTHERLY OF (L) AND 8.00' SOUTHERLY OF (K) TO CALCULATE THE CENTER OF THE ALLEY IN BLOCK 3. I THEN EXTENDED SAID CENTERLINE EASTERLY TO THE LINE FROM POINT (O) TO (N). I OFFSET THE ALLEY CENTERLINE 8.00' IN BOTH DIRECTIONS. SINCE THE DISTANCES FROM (K) TO THE NORTHEAST CORNER OF THE ALLEY AND FROM (J) TO THE SOUTHEAST CORNER OF THE ALLEY FIT NICELY, I PROPORTIONED ACROSS THE SOUTH LINE OF THE ALLEY TO CALCULATE THE NORTHEAST CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF SAID LOT 8. I THEN HELD (N) AND 30.00' SOUTHERLY FROM (M) TO CALCULATE THE CENTERLINE OF WEBSTER AVE., AND OFFSET 30.00' IN BOTH DIRECTIONS FOR THE RIGHT-OF-WAY. SINCE THE DISTANCE FROM (M) TO THE NORTHEAST CORNER OF WEBSTER AVE. FIT NICELY, I PROPORTIONED ALONG THE NORTH RIGHT-OF-WAY OF WEBSTER AVE. TO CALCULATE THE SOUTHEAST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF SAID LOT 8. THE NORTHWEST CORNER OF LOT 8 FELL IN A SHED, I SET A MONUMENT 15.00' EASTERLY ALONG THE SOUTH LINE OF THE ALLEY AS A REFERENCE, AND A MONUMENT 15.00' SOUTHERLY ALONG THE WEST LINE OF LOT 8 AS A REFERENCE *SEE DETAIL A. THE SOUTHEAST CORNER OF LOT 10 FELL IN A STUMP, I SET A MONUMENT 3.00' NORTHERLY ALONG THE EAST LINE OF LOT 10 AS A REFERENCE *SEE DETAIL B.

SOUTH PROPERTY

THE SOUTH PROPERTY IS DESCRIBED IN TWO PORTIONS, THE NORTHERLY BEING A PORTION OF THE OLD RAILROAD RIGHT-OF-WAY, AND THE NORTH LINE OF THE SOUTHERLY PORTION BEING THE SOUTH RIGHT-OF-WAY OF THE RAILROAD. I HELD (A) AND (B) FOR THE CENTERLINE OF ALPINE ROAD. I HELD (B) AND 30.00' EASTERLY OF (D) FOR THE CENTERLINE OF BELLFOUNTAIN ROAD. SINCE THE BEARINGS AND DISTANCES FROM GHC14-6-00015 MATCH THE DEED CLOSELY, I HELD THE RECORD DISTANCE OF 401.48', PER GHC14-6-00015, FROM (B) TO CALCULATE THE DEED SOUTHWEST CORNER AT (Q). I HELD THE RECORD ANGLES AND DISTANCE FROM (Q) PER GHC14-6-00015, TO CALCULATE THE SOUTHEAST CORNER AND POINT (P) *SEE DETAIL C. POINT (P) BEING ON THE SOUTH RIGHT-OF-WAY OF THE RAILROAD PER THE DEED. MONUMENT (E) IS AN UNRECORDED MONUMENT, BUT MATCHES THE OCCUPATION LINES. WITH LACK OF EVIDENCE AND CONTROLLING MONUMENTS IN THE AREA TO DEFINE THE RIGHT-OF-WAY OF THE RAILROAD, I FOUND IT BEST TO HOLD THE POINT (P) AND THE UNRECORDED MONUMENT AT (E) TO DEFINE THE RAILROAD. I HELD THE RECORD RADIUS OF 2804.93' PER GHC14-6-00015 FOR THE NORTH RIGHT-OF-WAY OF THE RAILROAD FROM (E) AND THE RECORD RADIUS OF 2889.93' PER GHC14-6-00015 FOR THE SOUTH RIGHT-OF-WAY FROM (P) TO CALCULATE THE RADIUS POINT FOR THE CURVE IN THE RAILROAD. I THEN HELD THE RECORD RADIUS ARC FROM (E) TO THE LINE (F) TO (G) FOR THE NORTH LINE OF THE PROPERTY. POINT (P) IS THE LITERAL DEED CORNER, BUT THE LINE (G) TO (H) WAS CREATED BY A BOUNDARY LINE AGREEMENT *SEE CS 9577. I FOUND IT BEST TO HOLD THE (G) TO (H) AS A PORTION OF THE NORTH LINE OF THE SOUTHERLY PORTION OF THIS TRACT.