

RECORD OF SURVEY

for
KARLA KOLB
of
LOT 32, SUNCREST PHASE II "B"
in the
SW 1/4 OF SECTION 21
T 11 S, R 5 W, W.M.
BENTON COUNTY, OREGON

NOVEMBER 25, 2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2026

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE MISSING CORNERS OF LOT 32, SUNCREST PHASE II "B".

I DID NOT FIND ANY MONUMENTS ALONG THE WEST LINE OF TRACT "A", LIKELY DUE TO THE FILL USED TO LEVEL THE ADJACENT LOTS. I DID NOT FIND ANY MONUMENTS ALONG THE SOUTH LINE OF THE SUBDIVISION, (L) TO (M), OR FROM (K) TO (L). THESE MAY HAVE BEEN DESTROYED DURING THE CONSTRUCTION OF A RETAINING WALL AND/OR FENCE RUNNING ALONG THESE LINES.

I FOUND AND HELD MONUMENTS (A), (B), (C), (D), (E), & (F) FOR THE CENTERLINE OF NW ROMANCIER DR. I THEN HELD A 25.00' OFFSET AND MONUMENT (G) FOR THE RIGHT-OF-WAY.

BECAUSE FEW MONUMENTS WERE AVAILABLE AND THE SOUTH LINE OF SUNCREST PHASE II "B" IS THE NORTH LINE OF SUNCREST PHASE II "A", I HELD THESE AS BEING PORTIONS OF THE SAME SUBDIVISION AND HELD MONUMENTS (J) & (F) AND USED THE GRANT LINE METHOD TO CALCULATE (K) & (L) AND THE SOUTH LINE OF PHASE II "B". THIS PLACED THE SOUTHEAST CORNER OF TRACT "A" WITHIN THE RIGHT-OF-WAY BASED ON THE CENTERLINE MONUMENTS, BUT THE LINES MATCHED DISTANCES TO OTHER MONUMENTS CLOSELY. I THEN HELD THE CALCULATED SOUTHEAST CORNER OF TRACT "A" AND PERPENDICULAR TO THE RIGHT-OF-WAY TO CALCULATE POINT (M), THUS THE DIFFERENCE IN THE MEASUREMENT ALONG THE SOUTH LINE OF TRACT "A".

THE LINE (L) TO (M) MATCHED THE EXTENSION OF THE LINE (G), (H), & (I) EXACTLY.

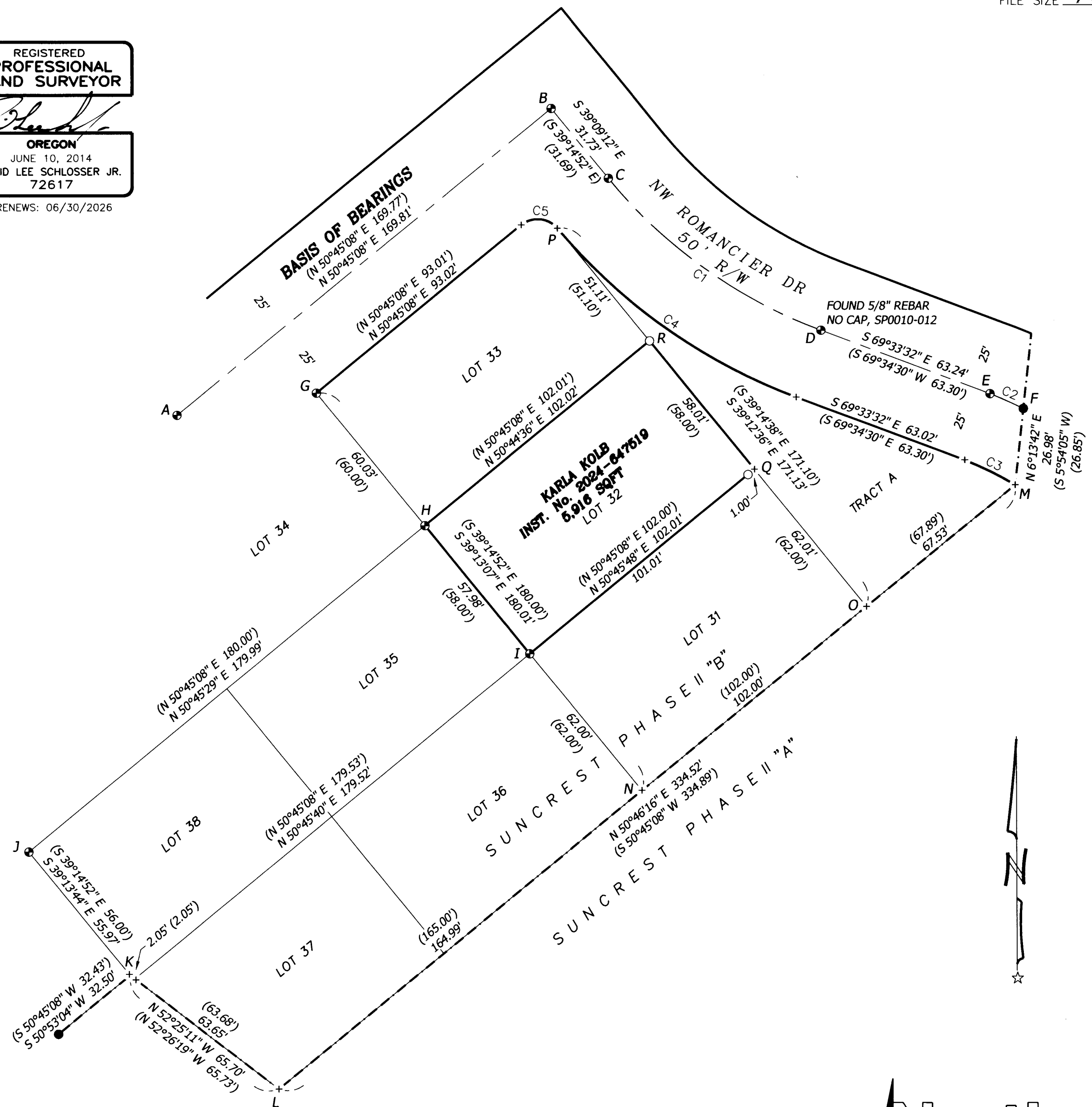
I THEN HELD POINT (P) & (O) AND PROPORTIONED TO CALCULATE (R) & (Q). (Q) FELL IN RIP-RAP, WE SET A 1.00' SOUTHWESTERLY OFFSET.

LEGEND

- ...FOUND 5/8" REBAR W/ YPC, "PWE LS 2880", PER SP009-080; OR AS NOTED
- ⊙ ...FOUND 5/8" REBAR W/ 1-1/2" ALUM. CAP, "PWE LS1329", PER SP0010-012; OR AS NOTED
- ...SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP
STAMPED "NORTHSTAR SURVEYING"
- + ...COMPUTED POSITION, NOTHING SET OR FOUND
- () ...RECORD DATA FROM SUNCREST PHASE II "B", SP0010-012
- ...BOUNDARY OF SUNCREST PHASE II "A"/"B"
- - - ...CENTERLINE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	92.67'	91.59'	S 54°24'46" E	30°20'21"
	(175.00')	(92.63')	(91.55')	(S 52°29'41" E)	(30°19'37")
C2	150.00'	12.81'	12.81'	N 66°08'42" W	4°53'37"
	(150.00')	(12.86')	(12.86')	(N 67°07'07" W)	(4°54'45")
C3	125.00'	19.74'	19.72'	N 63°58'28" W	9°03'00"
	(125.00')	(19.66')	(19.64')	(N 65.04'09" W)	(9°00'41")
C4	200.00'	103.72'	102.56'	S 54°43'25" E	29°42'51"
	(200.00')	(103.65')	(102.50')	(S 54°43'40" E)	(29°41'40")
C5	9.00'	14.04'	12.66'	N 84°33'26" W	89°22'52"
	(9.00')	(14.04')	(12.73')	(N 84°33'51" W)	(89°22'03")



Northstar SURVEYING

720 NW 4TH STREET CORVALLIS, OR 97330
(541) 757-9050 NSTAR#24268; DB ITF
www.northstarsurveying.com