

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT

IN THE NW 1/4 OF SECTION 23
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.

CITY OF TUALATIN,
WASHINGTON COUNTY, OREGON

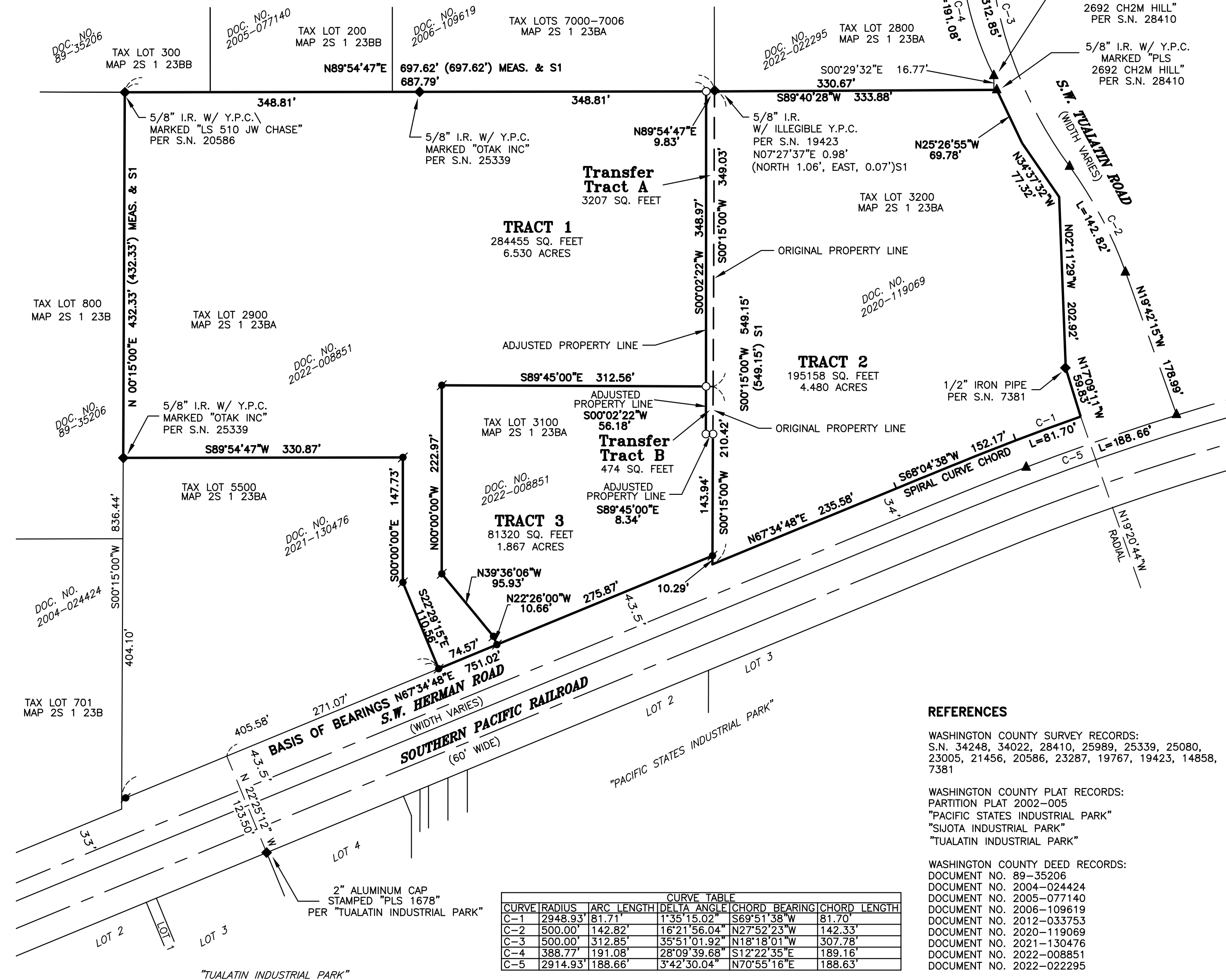
CASE FILE: PLA24-XXX

WASHINGTON COUNTY SURVEYOR'S OFFICE

ACCEPTED FOR FILING: _____



SCALE: 1" = 100'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	2948.93'	81.71'	1°35'15.02"	S69°51'38"W	81.70'
C-2	500.00'	142.82'	16°21'56.04"	N27°52'23"W	142.33'
C-3	500.00'	312.85'	35°51'01.92"	N18°18'01"W	307.78'
C-4	388.77'	191.08'	28°09'39.68"	S12°22'35"E	189.16'
C-5	2914.93'	188.66'	3°42'30.04"	N70°55'16"E	188.63'

PROPERTY OWNERS:

TRACT 1 AND TRACT 3
LU QBF II, LLC
DOCUMENT NO. 2022-008851

TRACT 2
LIFE FRONT 2, LLC
DOCUMENT NO. 2020-119069

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 3 IN DOCUMENT NO. 2022-008851 AND THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2020-119069, WASHINGTON COUNTY DEED RECORDS, AS APPROVED BY THE CITY OF TUALATIN IN CASE FILE NO. PLA24-XXX.

BASIS OF BEARINGS

NORTH 67°34'48" EAST PER SURVEY NO. 34248, FOR THE NORTHERLY RIGHT-OF-WAY LINE OF SW HERMAN ROAD, BETWEEN A FOUND 5/8" IRON ROD WITH RED PLASTIC CAP BEING AT A 5.00-FOOT OFFSET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2021-130476 AND A FOUND 5/8" IRON ROD WITH RED PLASTIC CAP AT THE SOUTHEAST CORNER OF TRACT 3, AS SHOWN HEREON.

PROCEDURE

1. THE PROPERTY LINES OF TRACT 1 AND TRACT 3 WERE ESTABLISHED BY HOLDING THE LOCATIONS OF MONUMENTS FOUND AT, OR WITH REFERENCE TO THE PROPERTY CORNERS OF SAID TRACTS, AS SHOWN HEREON, PER SAID SURVEY NO. 34248, ALSO MATCHING DATA SHOWN IN SAID DOCUMENT NO. 2022-008851.
2. THE NORTHERLY LINE OF TRACT 2 WAS ESTABLISHED BY HOLDING THE CALCULATED POSITION OF THE NORTHEAST CORNER OF TRACT 3 (PER FALLINGS FROM AN ADJACENT FOUND IRON ROD, AS NOTED ON SAID SURVEY NO. 34248) AND A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 2692 CH2M HILL" (PER SURVEY NO. 28410) AT THE NORTHEAST CORNER OF SAID TRACT 2.
3. THE EASTERLY AND SOUTHERLY LINES OF TRACT 2 WERE HELD TO BE THE WESTERLY RIGHT-OF-WAY LINE OF SW TUALATIN ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF SW HERMAN ROAD RESPECTIVELY, BOTH BEING ESTABLISHED BY HOLDING MONUMENTS MATCHING DESCRIPTIONS AND DATA SHOWN ON SAID SURVEY NO. 28410.
4. MONUMENTS WERE SET TO MARK THE APPROVED, ADJUSTED PROPERTY LINES AT THE REQUEST OF THE PROPERTY OWNERS, AS SHOWN HEREON.

LEGEND

(NOTE: ALL MONUMENTS WERE HELD UNLESS OTHERWISE NOTED.)

- ◆ = FOUND MONUMENT AS NOTED
- = FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "WEDDLE SURVEYING" PER SN 34248, OR AS OTHERWISE NOTED
- ▲ = FOUND 5/8" IRON ROD WITH 1.5" ALUMINUM CAP STAMPED "PLS 2692 CH2M HILL" (OR AS OTHERWISE NOTED) PER SN 28410
- = 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "WEDDLE SURVEYING", TO BE SET UPON CITY APPROVAL
- () S1 = DATA PER SURVEY NO. 34268, WASHINGTON COUNTY SURVEY RECORDS
- DOC. NO. = DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS.
- I.R. = IRON ROD
- S.N. = SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
- W/Y.P.C. = WITH YELLOW PLASTIC CAP
- W/R.P.C. = WITH RED PLASTIC CAP
- MEAS. = MEASURED

REFERENCES

WASHINGTON COUNTY SURVEY RECORDS:
S.N. 34248, 34022, 28410, 25989, 25339, 25080, 23005, 21456, 20586, 23287, 19767, 19423, 14858, 7381

WASHINGTON COUNTY PLAT RECORDS:
PARTITION PLAT 2002-005
"PACIFIC STATES INDUSTRIAL PARK"
"SIJOTA INDUSTRIAL PARK"
"TUALATIN INDUSTRIAL PARK"

WASHINGTON COUNTY DEED RECORDS:
DOCUMENT NO. 89-35206
DOCUMENT NO. 2004-024424
DOCUMENT NO. 2005-077140
DOCUMENT NO. 2006-109619
DOCUMENT NO. 2012-033753
DOCUMENT NO. 2020-119069
DOCUMENT NO. 2021-130476
DOCUMENT NO. 2022-008851
DOCUMENT NO. 2022-022295

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ANTHONY B. RYAN
58833



6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 595-8702 FAX: (503) 595-8705
www.weddlesurveying.net

EXPIRES: DECEMBER 31, 2024