

NARRATIVE

The purpose of this survey is a property line adjustment between the property described in M-1245822-90 (PROPERTY 2), Deed Records of Benton County, Oregon, and Lot 5, Dean's Addition to the City of Corvallis (PROPERTY 1). The property to be transferred from Property 2 to Property 1 is 2737 square feet, more or less. This Property Line Adjustment is pursuant to the City of Corvallis Community Development Services Division Case LLA06-00005.

Basis of Bearings is N0°24'40"E along the east line of NW 33rd Street between the southwest corner of Lot 1, Block 2, Dean's Addition at A and a 3/4" iron pipe at B shown in the plat of Dean's Addition. Point A was calculated on a straight line between the the 3/4" pipe at C and the 3/4" pipe at D, at record distance from C.

I found no record of survey of the Carling/Cushing property. The property to the immediate south was surveyed in 1951 in CS 2283. I found a 1/2" iron rod at E and established the west line of NW 32nd Street between the 3/4" pipe at D and the monument at E, there being no other entact monuments of record found along this line. I calculated the southeast corner of the Carling/Cushing property at F at 50 feet north of the 1/2" iron rod at E and the northeast corner at G at 150 feet south of the old 20 foot right of way of NW Grant Street. I established the north line of the Carling/Cushing property from G parallel to Grant per deeds and intersected the calculated east line of Lot 5, Block 2, Dean's Addition. This fits reasonably well with the deed distance considering that there has been no survey showing the total distance across the north line of the block between NW 32nd and NW 33rd Streets.

I found a 3/4" iron rod at H embeded in the footing of a retaining wall reportedly constructed not long after the survey of Dean's Addition in 1953. The position of this iron rod does not fit very well with the record distance from the monument at J or the record distance from F, one being long, and the other being short by approximately the same distance. The distance from the found 5/8" iron rod at K at the southeast corner of Lot 5 to H was close to record, but appears to put a bend in the property lines at K. I believe the existing monument at H was moved during construction of the retaining wall, and I reestablish the position of this corner by extending the east line of Dean's Addition from L through K record distance 27.92 feet from the plat of Dean's Addition. The resulting position fits distances from J, K, and F very well, but puts a small angle point in the south line of the Carling/Cushing property.

The adjusted property line was established to leave the existing Locust tree and entire hedge on the Carling/Cushing property.

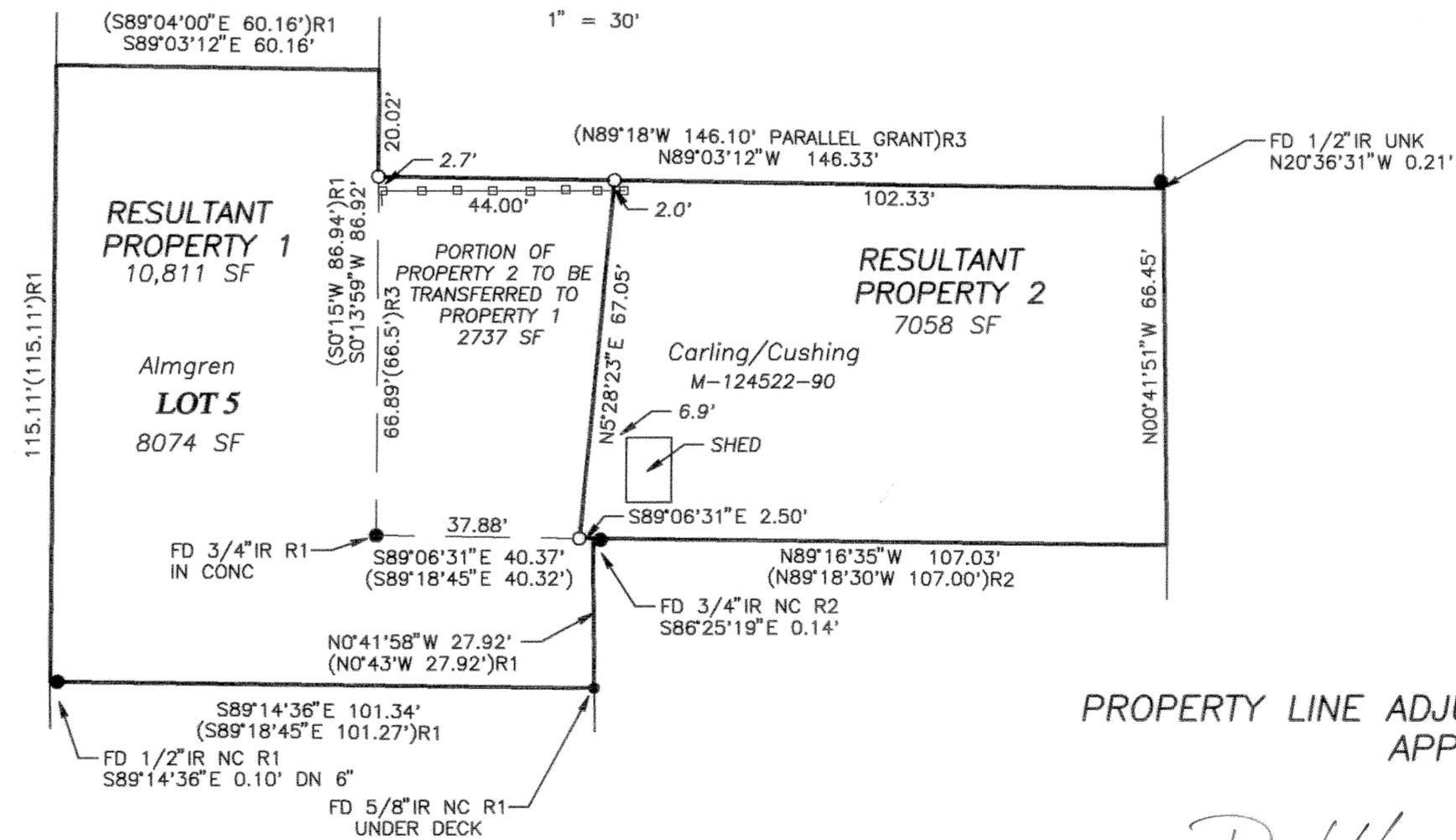
Equipment used: Topcon GTS-4, 2" Total Electronic Station

REFERENCES:

Surveys: Galloway City Plat #00018, Plat of Dean's Addition, Supplemental Plat to Wells and McElroy's Addition, CS 2283, CS 7395

Deeds: Book 139 Page 105, M-37527(71), M-57464(75), M-35899-82, M-57475(75), M-57466(75), M-35899-82M-124522-90, M-154898-92, M-307225-01, 2003-354898, 2005-394696,

DETAIL



PROPERTY LINE ADJUSTMENT LLA06-00005
APPROVED

D.W. 6-26-06
Development Services Manager Date
Eugene J. Brann, P.E. 6-27-06
City Engineer Date

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD & YELLOW PLASTIC CAP MARKED "PARSONS PLS1918".

- () RECORD INFORMATION
- R1 - PLAT OF DEAN'S ADDITION
- R2 - CS 2283
- R3 - M-124522-90

- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- IP IRON PIPE, INSIDE MEASURE
- R/W RIGHT OF WAY WIDTH
- FD FOUND
- UNK UNKNOWN ORIGIN
- NC NO CAP
- SNF SEARCHED, NOT FOUND
- DN BELOW GROUND LEVEL
- WOOD FENCE LINE (APPROXIMATE)

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Tyler B. Parsons
OREGON
JULY 18, 1980
TYLER B. PARSONS
1918

EXP: 12/31/2006

PROPERTY LINE ADJUSTMENT SURVEY

for Dean Almgren and
Marian Carlin & John Cushing

Lot 5, Dean's Addition and a portion of Block 35,
Supplemental Plat to Wells & McElroy's Addition,
SW1/4 Sec 27, T 11 S, R 5 W, W.M.
Corvallis, Benton County, Oregon

PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
(541) 752-7515

Scale: 1" = 40'
Date: 6/9/2006
Drawn: TBP
Project: 0619
Drawing: 0619

