

RECORD OF SURVEY
for
23RD STREET COMMONS, LLC
in
BLOCK 19, NORTH COLLEGE HILL
SUPPLEMENTAL PLAT OF COLLEGE HILL ADDN
NE 1/4 SECTION 34
T 11 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

NOVEMBER 14, 2006

LEGEND

-Found monument as noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ⊙.....Set monument: 1" brass cap, stamped "NSTAR PLS 1823," in concrete sidewalk.
- (A)... Record data from, or monument held or set by, CS 4668.
- (B)... " " " CS 2745.
- (C)... " " " Partition Plat 93-23.
- (D)... " " " CS 5060.
- (E)... " " " CS 5560.
- (F)... " " " CS 3654.
- (G)... " " " Galloway City Plat 00003.

NOTE: pipe dimension is inside diameter

NARRATIVE

The purpose of this survey was to set monuments at the corners of the property conveyed and described per M-392265-2005.

The property is part of Block 19, NORTH COLLEGE HILL. The rights of way of 21st and 23rd Streets and Tyler, Polk and Taylor Streets were changed and monuments defining the new alignments were set per Galloway City Plat #00003. Richard Fail surveyed the area in 1956 per CS 2745, finding and setting many monuments. He followed that survey with CS 3654 in 1962, setting monuments defining the present 16 foot-wide alley. The pipes Mr. Fail found and held at the NW and SW property corners have been either destroyed or covered over by the construction of concrete sidewalks. I did find several other monuments from Mr. Fail's surveys.

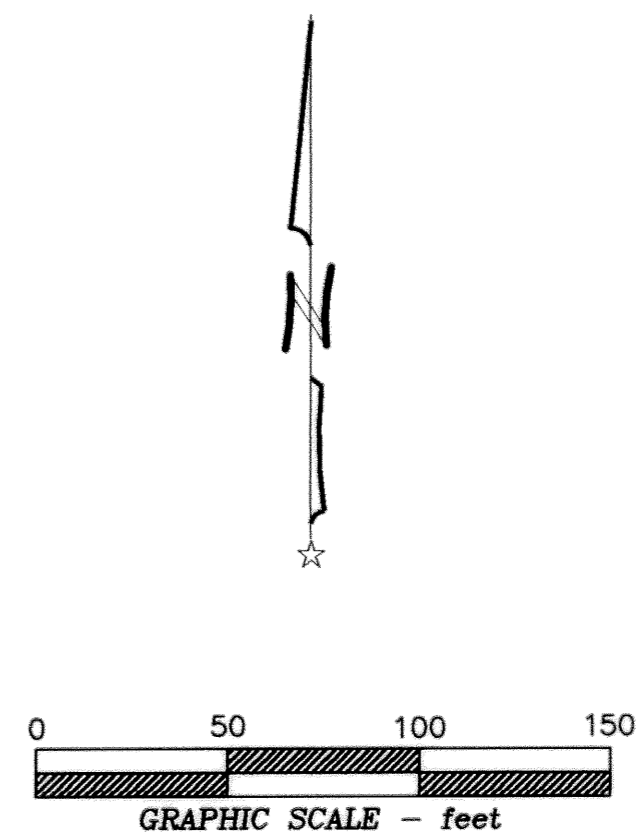
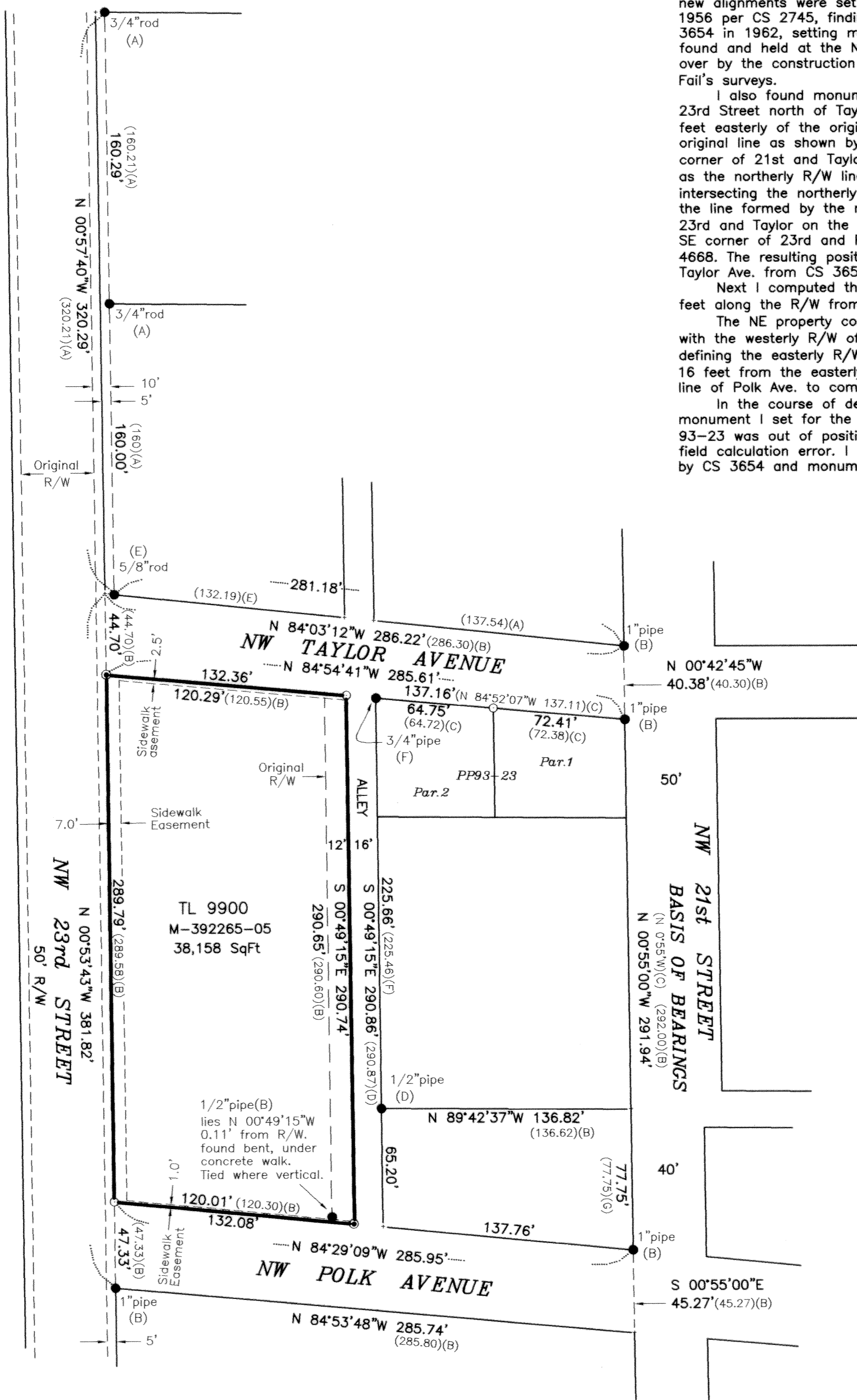
I also found monuments from CS 4668 and 5560 along the easterly right-of-way of 23rd Street north of Taylor Ave. These monuments were set on a line parallel to and 10 feet easterly of the original 40 foot R/W line. The present R/W line is 5 ft easterly of the original line as shown by Mr. Fail in CS 2745. I found the pipe held by Mr. Fail at the NW corner of 21st and Taylor. I held the line from that pipe through the 5/8" rod by CS 5560 as the northerly R/W line of Taylor Ave. I computed the NE corner of 23rd and Taylor by intersecting the northerly R/W line of Taylor with the line parallel to and 5 feet westerly of the line formed by the monuments from CS 4668 and 5560. I computed the SE corner of 23rd and Taylor on the line from the above-computed NE R/W corner to the pipe at the SE corner of 23rd and Polk, holding the distance 44.70 feet as shown on CS 2745 and CS 4668. The resulting position created a tight line with the pipes on the southerly R/W line of Taylor Ave. from CS 3654.

Next I computed the NE corner of 23rd and Polk by holding the record distance 47.33 feet along the R/W from the pipe at the SE corner of the intersection.

The NE property corner is at the intersection of the southerly R/W line of Taylor Ave. with the westerly R/W of the 16 foot-wide alley. I held the monuments from CS 3654 as defining the easterly R/W of the alley and computed the westerly R/W line parallel to and 16 feet from the easterly line. I intersected the westerly alley R/W with the northerly R/W line of Polk Ave. to compute the SE property corner.

In the course of determining the southerly R/W line of Taylor Ave. I discovered the monument I set for the northerly corner common to Parcels 1 and 2 of Partition Plat 93-23 was out of position. I researched my old field notes and determined that I'd made a field calculation error. I recomputed the position by proportionate measure between the pipes by CS 3654 and monumented the correct position.

NW FILLMORE AVENUE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore James Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2006

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