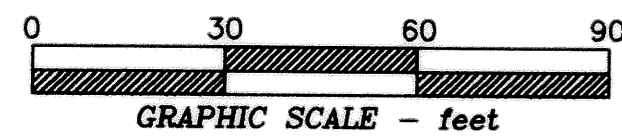
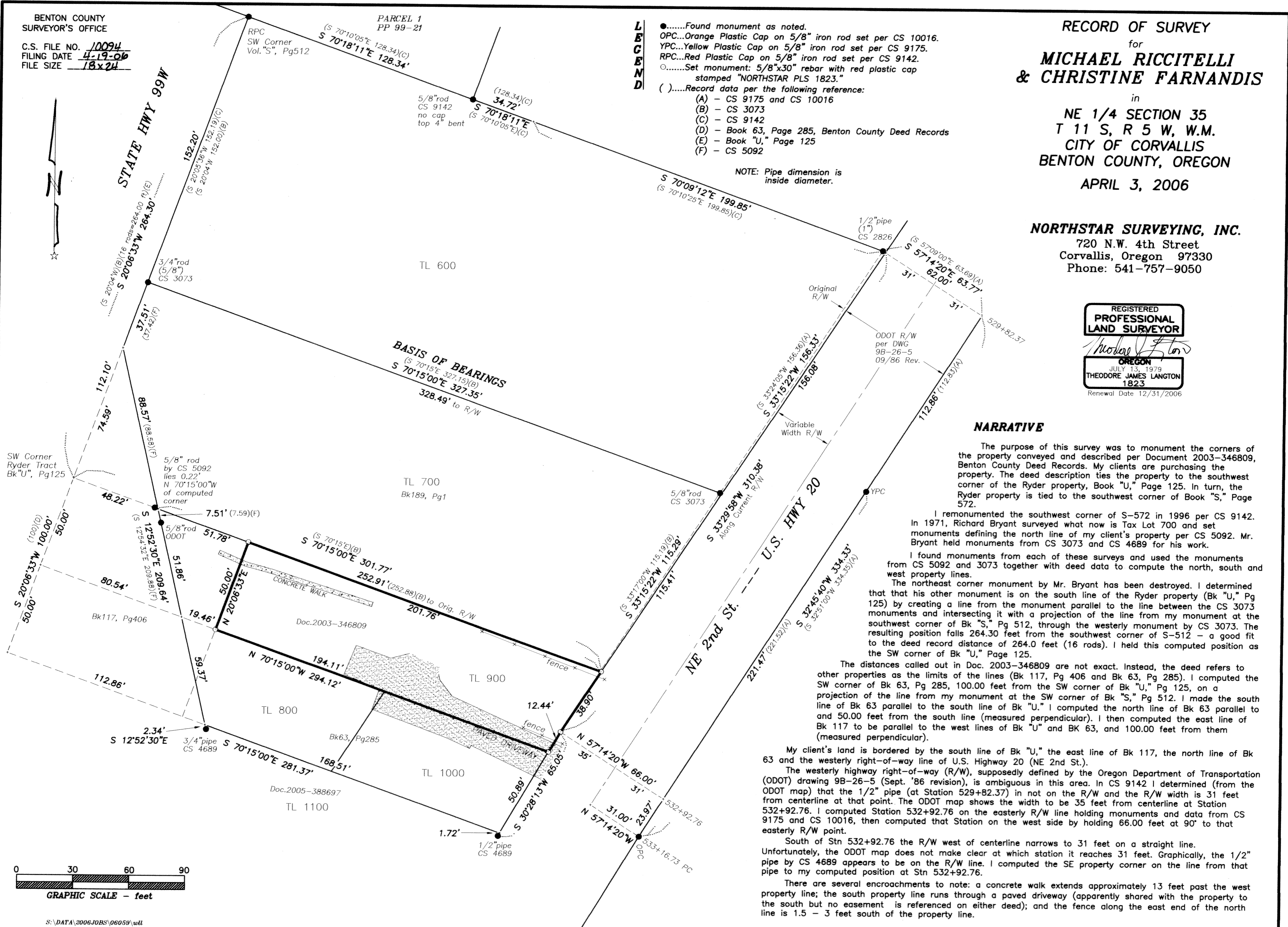


BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 10094
FILING DATE 4-19-06
FILE SIZE 18x24



S:\DATA\2006JOBS\06059\wll

PARCEL 1
PP 99-21

RPC
SW Corner
Vol. "S", Pg 512

(S 70°10'05"E 128.34)(C)
S 70°18'11"E 128.34'

5/8" rod
CS 9142
no cap
top 4" bent

(128.34)(C)
34.72'

S 70°18'11"E
(S 70°10'05"E)(C)

**L
E
G
E
N
D**

-Found monument as noted.
- OPC...Orange Plastic Cap on 5/8" iron rod set per CS 10016.
- YPC...Yellow Plastic Cap on 5/8" iron rod set per CS 9175.
- RPC...Red Plastic Cap on 5/8" iron rod set per CS 9142.
-Set monument: 5/8"x30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ().....Record data per the following reference:
 - (A) - CS 9175 and CS 10016
 - (B) - CS 3073
 - (C) - CS 9142
 - (D) - Book 63, Page 285, Benton County Deed Records
 - (E) - Book "U," Page 125
 - (F) - CS 5092

NOTE: Pipe dimension is inside diameter.

RECORD OF SURVEY

for
**MICHAEL RICCITELLI
& CHRISTINE FARNANDIS**

in
NE 1/4 SECTION 35
T 11 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

APRIL 3, 2006

NORTHSTAR SURVEYING, INC.

720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Riccitelli
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2006

NARRATIVE

The purpose of this survey was to monument the corners of the property conveyed and described per Document 2003-346809, Benton County Deed Records. My clients are purchasing the property. The deed description ties the property to the southwest corner of the Ryder property, Book "U," Page 125. In turn, the Ryder property is tied to the southwest corner of Book "S," Page 572.

I remonumented the southwest corner of S-572 in 1996 per CS 9142. In 1971, Richard Bryant surveyed what now is Tax Lot 700 and set monuments defining the north line of my client's property per CS 5092. Mr. Bryant held monuments from CS 3073 and CS 4689 for his work.

I found monuments from each of these surveys and used the monuments from CS 5092 and 3073 together with deed data to compute the north, south and west property lines.

The northeast corner monument by Mr. Bryant has been destroyed. I determined that that his other monument is on the south line of the Ryder property (Bk "U," Pg 125) by creating a line from the monument parallel to the line between the CS 3073 monuments and intersecting it with a projection of the line from my monument at the southwest corner of Bk "S," Pg 512, through the westerly monument by CS 3073. The resulting position falls 264.30 feet from the southwest corner of S-512 - a good fit to the deed record distance of 264.0 feet (16 rods). I held this computed position as the SW corner of Bk "U," Page 125.

The distances called out in Doc. 2003-346809 are not exact. Instead, the deed refers to other properties as the limits of the lines (Bk 117, Pg 406 and Bk 63, Pg 285). I computed the SW corner of Bk 63, Pg 285, 100.00 feet from the SW corner of Bk "U," Pg 125, on a projection of the line from my monument at the SW corner of Bk "S," Pg 512. I made the south line of Bk 63 parallel to the south line of Bk "U." I computed the north line of Bk 63 parallel to and 50.00 feet from the south line (measured perpendicular). I then computed the east line of Bk 117 to be parallel to the west lines of Bk "U" and Bk 63, and 100.00 feet from them (measured perpendicular).

My client's land is bordered by the south line of Bk "U," the east line of Bk 117, the north line of Bk 63 and the westerly right-of-way line of U.S. Highway 20 (NE 2nd St.).

The westerly highway right-of-way (R/W), supposedly defined by the Oregon Department of Transportation (ODOT) drawing 9B-26-5 (Sept. '86 revision), is ambiguous in this area. In CS 9142 I determined (from the ODOT map) that the 1/2" pipe (at Station 529+82.37) is not on the R/W and the R/W width is 31 feet from centerline at that point. The ODOT map shows the width to be 35 feet from centerline at Station 532+92.76. I computed Station 532+92.76 on the easterly R/W line holding monuments and data from CS 9175 and CS 10016, then computed that Station on the west side by holding 66.00 feet at 90° to that easterly R/W point.

South of Stn 532+92.76 the R/W west of centerline narrows to 31 feet on a straight line. Unfortunately, the ODOT map does not make clear at which station it reaches 31 feet. Graphically, the 1/2" pipe by CS 4689 appears to be on the R/W line. I computed the SE property corner on the line from that pipe to my computed position at Stn 532+92.76.

There are several encroachments to note: a concrete walk extends approximately 13 feet past the west property line; the south property line runs through a paved driveway (apparently shared with the property to the south but no easement is referenced on either deed); and the fence along the east end of the north line is 1.5 - 3 feet south of the property line.