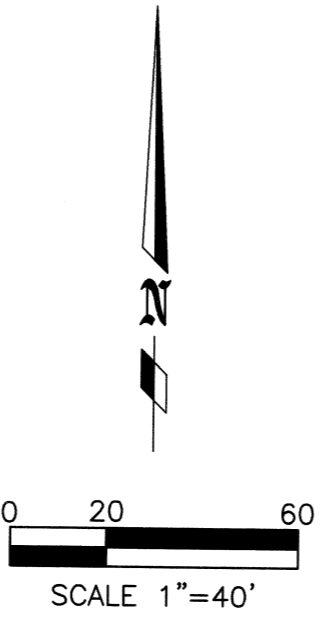


Benton County
Surveyor's Office

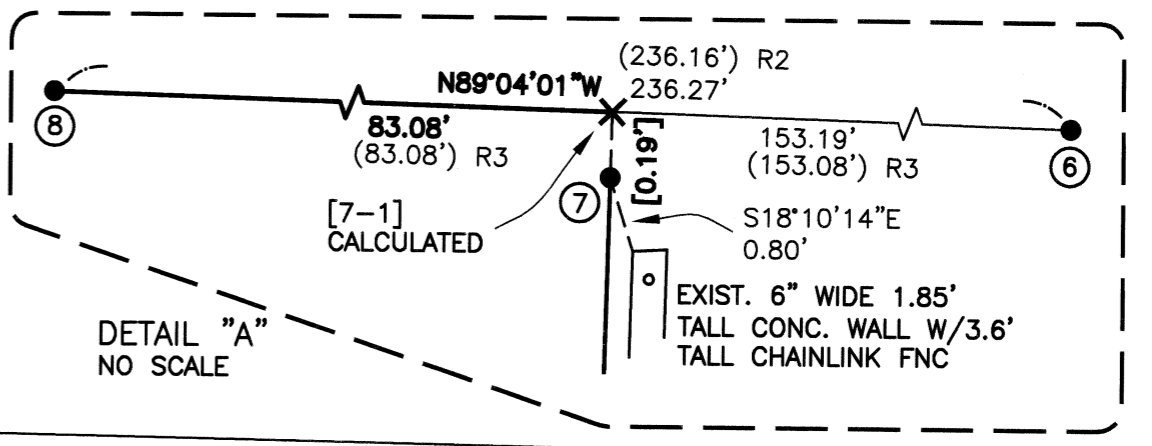
C.S. FILE NO. 10518
FILING DATE 1-11-2012
FILE SIZE 18x24

LEGEND

- | | | | |
|-------|--|--------|--------------------------|
| — | PROPERTY LINE | C.S. | BENTON COUNTY SURVEY |
| - - - | STREET CENTER LINE | ① | FOUND MONUMENT REFERENCE |
| ● | FOUND MONUMENTS AS NOTED | R1 | COUNTY SURVEY REFERENCE |
| () | DENOTES RECORD INFORMATION, REFERENCE AS NOTED | D1 | DEED REFERENCE |
| [] | CALCULATED DATA | EXIST. | EXISTING |
| FD | FOUND | CONC. | CONCRETE |
| I.R. | IRON ROD | FNC | FENCE |
| I.P. | IRON PIPE, INSIDE DIAMETER, UNLESS OTHERWISE NOTED | | |



BOUNDARY SURVEY
FOR
TYLER STREET TOWNHOMES, LLC
LOCATED IN
SE 1/4 NW 1/4 SEC 34, T11S, R5W,
W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
JANUARY 11, 2012



SURVEYOR'S NARRATIVE:

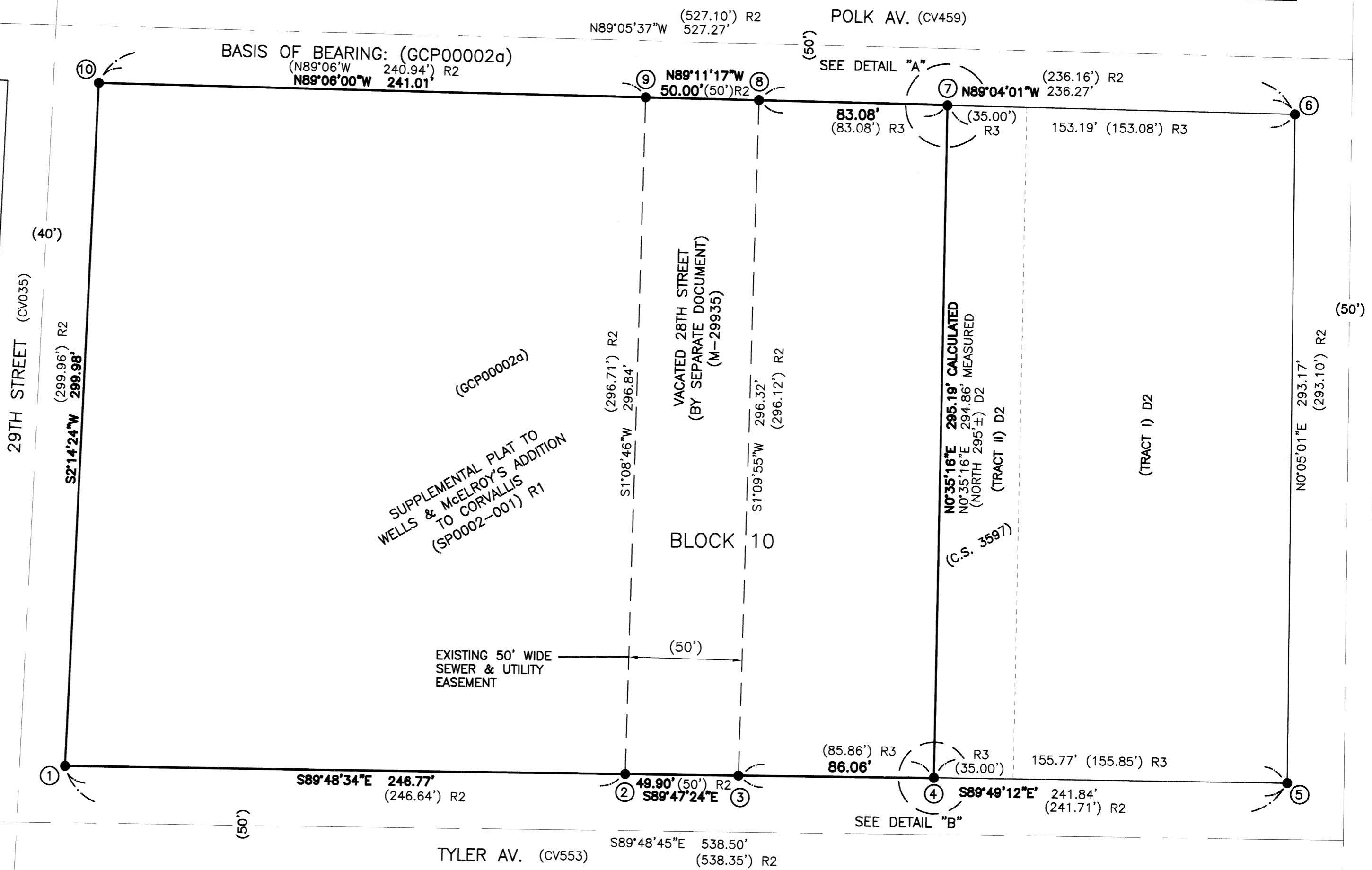
PURPOSE:
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF TYLER STREET TOWNHOMES TRACT LOCATED IN THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 34, IN TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON PER GALLOWAY SURVEY GCP00002a.

BASIS OF BEARING:
THE BASIS OF BEARING BY HOLDING FOUND MONUMENTS (9) AND (10) PER GALLOWAY GCP00002a AS SHOWN ON MAP.

BOUNDARY DETERMINATION:
THE BOUNDARY OF BLOCK 10 WAS HELD BASED ON THE FOUND MONUMENTS (1), (2), (3), (5), (6), (8), (9) AND (10) SET PER GALLOWAY GCP00002a. THESE MONUMENTS WERE GIVEN EQUAL PRECEDENCE AS FIRST MONUMENTS OF RECORD AND THEREFORE WERE HELD FOR LINE AND DISTANCE IN DETERMINING THE RIGHT OF WAY BOUNDARIES FOR 29th STREET, POLK AVENUE AND TYLER AVENUE. THE MONUMENTS (4) AND (7) SET IN THE SUBSEQUENT LOT LINE ADJUSTMENT DONE IN CS3597 WERE NOT ACCURATELY PLACED ON THE RIGHT OF WAY LINE AND WERE HELD FOR NORTH-SOUTH ALIGNMENT ONLY IN DETERMINING THE EAST BOUNDARY LINE. THE TRUE SOUTHEAST CORNER POINT (4-1) WAS CALCULATED BY BEARING BEARING INTERSECT OF LINE (4) (7) AND LINE (3) (5). THE TRUE NORTHEAST CORNER POINT (7-1) WAS CALCULATED BY BEARING BEARING INTERSECT OF LINE (4) (7) AND LINE (6) (8).

FOUND MONUMENT REFERENCE

- ① FD 3/4" I.P. PER R2, DOWN 5" BELOW SURFACE HELD FOR WEST AND SOUTH BOUNDARY LINES.
- ② FD 1" I.P. PER R2, DOWN 5" BELOW SURFACE HELD FOR SOUTH BOUNDARY LINE.
- ③ FD 1" I.P. PER R2, DOWN 6" BELOW SURFACE HELD FOR SOUTH BOUNDARY LINE.
- ④ FD 5/8" I.R. NO CAP PER R3, UP 1" ABOVE SURFACE AND 0.07' BEHIND SIDEWALK. 0.14' NORTH FROM RIGHT-OF-WAY LINE. HELD FOR NORTH SOUTH BOUNDARY LINE.
- ⑤ FD 3/4" I.R. NO CAP PER R2, DOWN 6" BELOW SURFACE HELD FOR SOUTH BOUNDARY LINE.
- ⑥ FD 3/4" I.P. PER R2, DOWN 18" BELOW SURFACE HELD FOR NORTH BOUNDARY LINE.
- ⑦ FD 5/8" I.R. NO CAP PER R3, UP 1" ABOVE SURFACE AND 0.21' BEHIND SIDEWALK. 0.19' SOUTH FROM RIGHT-OF-WAY LINE. HELD FOR NORTH SOUTH BOUNDARY LINE.
- ⑧ FD 1" I.P. PER R2, DOWN 7" BELOW SURFACE HELD FOR NORTH BOUNDARY LINE.
- ⑨ FD 1" I.P. PER R2, DOWN 8" BELOW SURFACE HELD FOR NORTH BOUNDARY LINE.
- ⑩ FD 1" I.P. PER R2, DOWN 14" BELOW SURFACE HELD FOR NORTH AND WEST BOUNDARY LINES



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 22, 1974
JOHN SEADERS
1014
EXPIRES 06/30/12

REFERENCE SURVEYS

- R1 SP0002-001
R2 GCP00002a
R3 C.S. 3597

REFERENCE DEED

- D1 M-299335
D2 2006-412418

JOE MARDIS, P.L.S.
BENTON COUNTY SURVEYOR

DATE APPROVED: _____

MSS INC
535 SW 4TH
CORVALLIS, OR 97333
(541) 753-1320
1.11.MH.BND3.DWG

