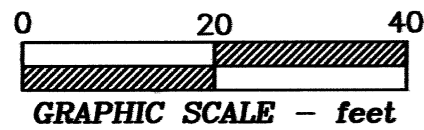


**RECORD of SURVEY**

for  
**CORDEN PROPERTIES**  
on  
**LOTS 1, 2, 3, 7 & 8, BLOCK 6**  
**NORTH COLLEGE HILL ADDITION**  
in  
**SE 1/4 of SECTION 34,**  
**T 11 S, R 5 W, W.M.**  
**CITY of CORVALLIS**  
**BENTON COUNTY, OREGON**

JUNE 8, 2012



**FOUND MONUMENTS**

A...1-1/4" pipe by GCP#14 down 14", at S-side of retaining wall 2.1' N of fence. Held for NW corner of Lot 3, Blk 6, NCHA. (held)

B...3/4" pipe by GCP#14 at back of sidewalk, down 8." Top is crushed over to North. Top center of pipe is N 78°50'07"W 0.10' from computed NE corner of Lot 3, NCHA. (N 33°43'16"W 0.22')

C...3/8" pipe by GCP#14 at back of sidewalk, leaning E'ly. Top center of pipe is S 77°47'16"E 0.10' from computed SE corner of N 1/2 of Lot 2, NCHA. (N 79°24'02"E 0.11')

D...3/4" pipe by CS 661 at back of sidewalk. Held as defining line between E & W halves of Lot 7, Blk 6, NCHA. Pipe is 0.22' N 00°43'35"W from computed corner. (N 00°44'01"W 0.23')

E...3/8" pipe by GCP#14, in concrete N 68°10'W 0.25' from computed SW corner of Lot 7. (N 59°55'29"W 0.22')

F...1/2" pipe by GCP#14, down 7". Held as defining the N-line of Lot 8. Pipe is S 78°04'00"E 0.08' from computed corner. (held)

G...1/2" pipe with 90° elbow, down 12". Unknown origin. Pipe is S 52°08'22"E 1.19' from computed NE corner of Lot 8.

H...1/2" pipe by GCP#14 at back of sidewalk. Held as NW corner of Lot 8. (held)

I...1" pipe by GCP#14, down 15". Held as intersection of original street centerlines. (held)

J...3/4" pipe by GCP#14 has been moved - now in raised curb. Not accepted. ("under sidewalk" -held)

**LEGEND**

- .....Found survey monument as noted.
- YPC...Yellow Plastic Cap on 5/8" iron rod set per CS 10467
- .....Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING"
- ( )....Record data from Partition Plat 2003-18
- < >.. " " " CS 10467
- [ ].... " " " CS 661
- NCHA..North College Hill Addition

NOTE: pipe dimension is inside diameter.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*W. L. Lauer*  
**OREGON**  
JULY 21, 1992  
**W. L. LAUER**  
2558

RENEWS 12/31/2012

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

**Benton County**  
**Surveyor's Office**

C.S. FILE NO. 10542  
FILING DATE 6-11-12  
FILE SIZE 18x24

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The purpose of this survey was to find or set monuments at the corners of the land conveyed to John Corden, David Corden and Barbara Corden by deed recorded as Document 2011-482780, Benton County Deed Records. The property consists of Lot 3 and the north half of Lot 2, Block 6, North College Hill Addition, plus that portion of the alley inuring to these Lots by Vacation Ordinance recorded in Book 128 at Page 384.

David Malone surveyed the property in 2003 per Partition Plat 2003-18. He monumented the NW property corner (SW corner of Parcel 1) and found pipes near the NE and SE corners. He subdivided the Block, holding found monuments at the NE and NW Block corners and monuments at the intersections of the centerline of Jackson Avenue with both 23rd and 25th Streets. Mr. Malone's monuments at the NW and SW corners of Parcel 1 have been destroyed. So have the monuments at the NW corner of the Block and the intersection of the 23rd and Jackson centerlines. The pipe at the NE Block corner has been moved.

I "tied" almost all of the other monuments Mr. Malone showed on his Plat. I also tied the 3 Jackson Avenue right-of-way (R/W) monuments he set per CS 10467. I computed the original Jackson Avenue centerline as the line from monument "I" through a point 25.00 feet (measured perpendicular) from the midpoint between Mr. Malone's new (25 ft) Southerly R/W monuments. I then computed the intersection of the 23rd and Jackson centerlines at Mr. Malone's measured distance, 341.29 ft, from "I."

Because the pipe at the NE Block corner has been moved, I held Mr. Malone's record bearing for the centerline of 23rd Street from the computed intersection with the Jackson Avenue centerline, and held the record R/W width (20 ft) for the westerly R/W line. Holding Mr. Malone's record bearing for the north line of Lot 3 gave me a match to his distance from the pipe at "A" to the Lot corner on the R/W.

Next, I computed the northerly R/W line of Jackson Avenue by holding the record R/W width (20 ft) from the centerline. I intersected the R/W lines to compute the SE corner of the Block.

I computed the centerline of 25th Street as the line from monument "I" through a point 20.00 feet westerly of the pipe at "H" (the NW corner of Lot 8) then computed the SW Block corner by intersecting the rights-of-way of 25th and Jackson. I then computed the south end of the alley centerline at the midpoint between the SE and SW Block corners and computed the alley centerline as the line from the point at the south end through a point 20.00 feet (7+13) westerly of the pipe at "A."

I computed the original corners of Lots 1, 2 and 3 by proportionate measure and computed the line between the north and south halves of Lot 2 as the line between the midpoints of its east and west lines. Monument "C" confirms this procedure. Finally, I computed the NW and SW property corners by projecting this line, and the north line of Lot 3, westerly to the easterly line of the 14 ft alley. I set the additional monuments on the north and south property lines in anticipation of future R/W dedications (1 foot to the alley and 5 feet to NW 23rd Street).

