

SURVEYOR'S NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF PARCEL 1 OF PARTITION PLAT 94-42 AND TO RETRACE THE MEETS AND BOUNDS OF PARCEL II AS DESCRIBED IN DEED RECORD M-85348-86 TOGETHER WITH THE TRUAX OIL TRACT DESCRIBED IN DEED RECORD M-85348-96 LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN IN THE CITY OF CORVALLIS, OREGON.

BASIS OF BEARING:

THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING FOUND MONUMENTS (1) AND (2) PER C.S. 8864 AS SHOWN ON MAP.

BOUNDARY DETERMINATION:

SOUTH R/W OF NW BECA AVENUE:

POINT (1) AND (11) WERE HELD FOR THE SOUTH R/W OF NW BECA AVE. POINT (1) IS AN ORIGINAL MONUMENT AND IN GOOD CONDITION. POINT (11) IS A "PK" NAIL WITH A SHINER SET PER C.S. 8864. NO EVIDENCE OF SHINER WAS FOUND. BASED ON POINT (10), MAGNETIC POSITION PROPAGATED BY PK AT POINT (11) DOES NOT APPEAR TO PROVIDE THE BEST EVIDENCE OF ORIGINAL LOCATION. THE LOCATION OF NAIL FITS WELL WITH RECORD AND WAS HELD FOR BECA AVE. R/W BUT NOT 9TH ST. R/W. POINT (2) IS A "PK" NAIL WITH A SHINER SET PER C.S. 8864. NO EVIDENCE OF SHINER WAS FOUND. THE LOCATION OF POINT (2) FITS WELL FOR POSITION FROM POINT (1) BUT IS NORTH 0.10' FROM BECA AVE. R/W AND WAS HELD FOR THE EAST LINE OF PARCEL 1 BUT NOT FOR BECA AVE. R/W.

EAST BOUNDARY LINE OF PARCEL 1:

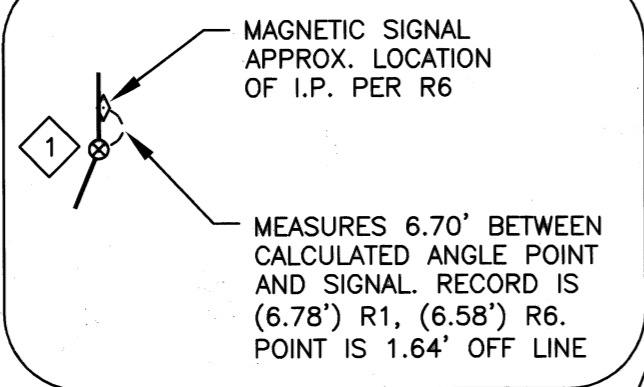
POINT (3) WAS HELD AND IS A 5/8" IRON ROD SET PER C.S. 2670. C.S. 4167 SETS AN IRON ROD 0.05' EAST OF BUILDING. NO EVIDENCE WAS FOUND FOR TWO RODS. AN EXTERIOR WALL TREATMENT HAS BEEN INSTALLED TO EXISTING BUILDING AND AS A RESULT THE CORNER LAY UNDER THE BUILDING APPROXIMATELY 0.06'.

WEST R/W OF NW 9TH STREET:

POINT (5) WAS ORIGINALLY SET PER C.S. 4155. C.S. 8864 NOTES FINDING A 5/8" IRON ROD AND BEING OFF BY 0.04' FROM TRUE POSITION, HOWEVER THE SYMBOL INDICATES CORNER WAS SET. FOUND POINT IS A 5/8" IRON ROD WITH YPC MARKED AS INDICATED BY THE SURVEY. NO OTHER RODS WERE FOUND AND THERE IS NO REFERENCE OF THIS POINT BEING RE-ESTABLISHED WITH HIS CAP. THE LOCATION OF ROD FITS WELL FOR POSITION AND WAS HELD. POINT (10) IS UNDER ASPHALT AND THE ASPHALT WAS REMOVED IN ORDER TO TIE THE CORNER. MONUMENT IS AN ORIGINAL CORNER IN GOOD CONDITION AND WAS HELD FOR 9TH ST. R/W. THE ASPHALT WAS REPLACED AND A MAG NAIL W/ WASHER WAS SET OVER THE CORNER. POINT (4) IS WEST 0.01' FROM 9TH ST. R/W. THE LOCATION OF ROD FITS WELL FOR POSITION FROM POINT (3) AND WAS HELD FOR BOUNDARY CORNER OF PARCEL 1. POINT (11) IS EAST 0.15' FROM 9TH ST. R/W BUT HELD FOR BECA AVE. R/W AS NOTED ABOVE. THE TRUE POSITION SHOWN AS POINT <11A> WAS CALCULATED BY INTERSECTING LINE (1) - (11) WITH (5) - (10). I USED RECORD DISTANCE 175.33' SOUTHERLY PER DEED M-85348-86 FROM POINT <11A> ALONG THE WEST R/W LINE OF 9TH ST. TO ESTABLISH THE NORTHEAST CORNER OF PARCEL II OF SAID DEED AND SHOWN AS POINT <2A> ON MAP.

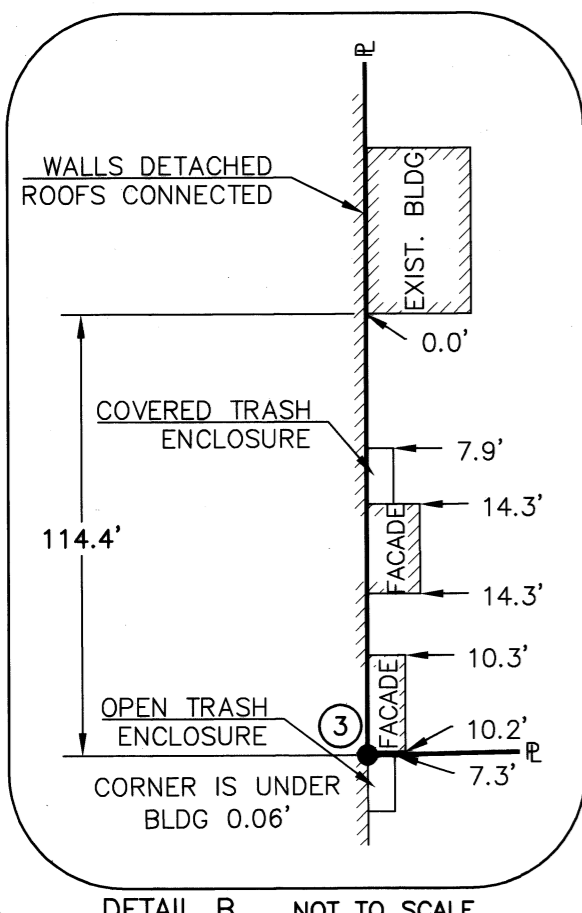
EAST R/W OF NW 10TH STREET:

THE EAST R/W OF NW 10TH ST. WAS ESTABLISHED BY HOLDING FOUND MONUMENTS SHOWN AS POINT (1) AND (8). I USED DISTANCE DISTANCE INTERSECT USING RECORD DISTANCES PER C.S. 8864 TO ESTABLISH THE ANGLE POINT IN R/W SHOWN AS POINT <1A>. THE CORNER FALLS IN THE PARKING LOT AS NOTED IN C.S. 8864. A CONCRETE APRON WAS CONSTRUCTED AT THE DRIVEWAY ENTRANCE AND THE ORIGINAL CORNER HAS EITHER BEEN DESTROYED OR DISTURBED DURING THE CONSTRUCTION PROCESS. A MAGNETIC DETECTOR INDICATES A GOOD SIGNAL IN THE SEARCH AREA SHOWING THAT THE CORNER MAY EXIST BUT HAS BEEN DISTURBED. THE RELATIONSHIP BETWEEN THE MAGNETIC SIGNAL WITH THE CALCULATED POSITION ARE SHOWN ON MAP. POINTS (1) AND (8) FIT WELL BASED ON RECORD BEARINGS AND DISTANCES. POINT (7) IS EAST 0.18' FROM 10TH ST. R/W. ALTHOUGH NO VISIBLE EVIDENCE OF DISTURBANCE EXIST, POINT (7) DOES NOT APPEAR TO PROVIDE A GOOD FIT WITH ADJACENT MONUMENTS AND RECORD BEARINGS AND DISTANCES. CONSTRUCTION OF A WALL AND UNDERGROUND UTILITIES IN THIS AREA MAY HAVE DISTURBED THE MONUMENT. POINT WAS HELD FOR THE SOUTH BOUNDARY LINE OF PARCEL 1 BUT NOT FOR 10TH ST R/W.



BUILDING ENCROACHMENT:

THE EXISTING BUILDING ON PARCEL 1 OF PARTITION PLAT 94-42 ENCROACHES ALONG THE EAST PROPERTY LINE. PERMIT BLD01-01105 INDICATES IMPROVEMENTS AND AN ADDITION OF FACADES TO THE EXISTING BUILDING WERE CONSTRUCTED AFTER THE PARTITION PLAT. THERE IS AN EXISTING BUILDING ON THE ADJACENT PROPERTY. THE WALLS OF EITHER BUILDING DO NOT ENCROACH ALONG THAT PORTION OF THE PROPERTY LINE, HOWEVER THE ROOFS ARE CONNECTED TO EACH OTHER. ENCROACHMENTS HAVE BEEN DIMENSIONED AS SHOWN AND MEASUREMENTS ARE FROM BUILDING FACE TO PROPERTY LINE.



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 22, 1974 JOHN SEADERS 1014

EXPIRES 06/30/14

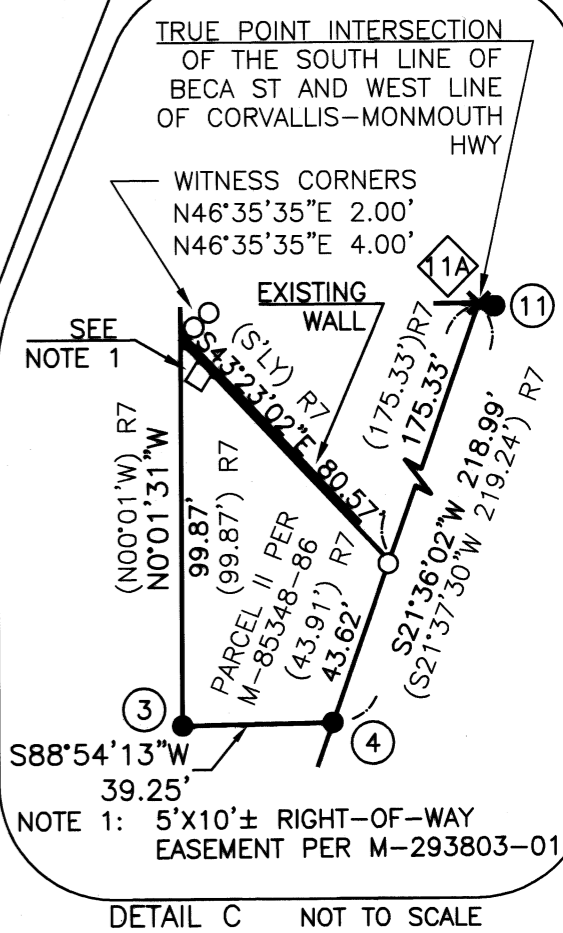
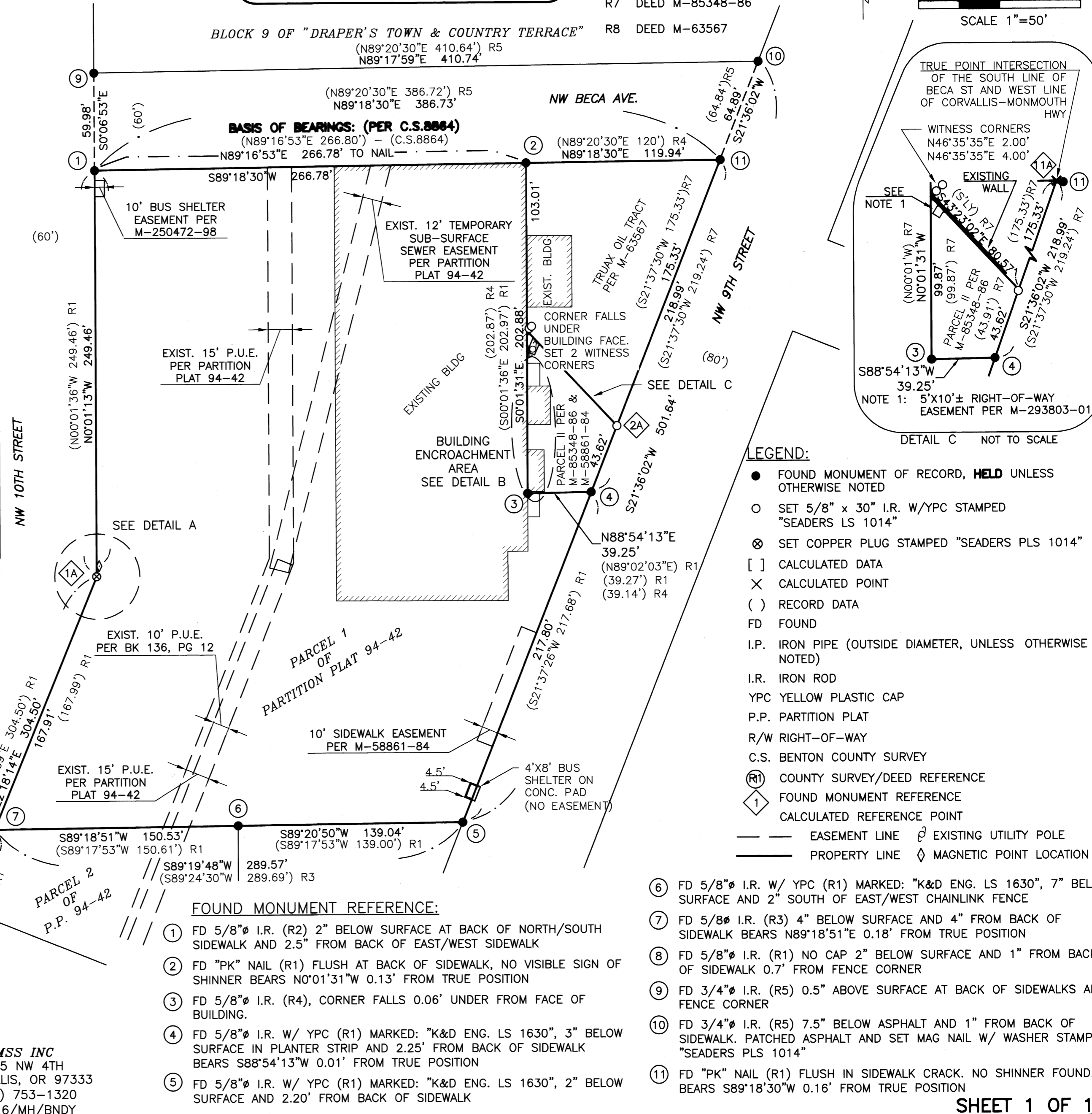
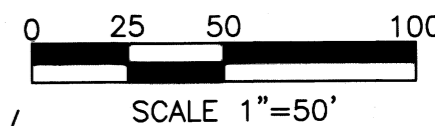
BOUNDARY SURVEY FOR LEADERSHIP CIRCLE, LLC LOCATED IN NW 1/4 SEC 35, T11S, R5W, W.M. CITY OF CORVALLIS BENTON COUNTY, OREGON APRIL 3, 2013

SURVEY/DEED REFERENCE:

- R1 C.S. 8864
- R2 C.S. 4167
- R3 C.S. 4155
- R4 C.S. 2670
- R5 PLAT OF "DRAPER'S TOWN & COUNTRY TERRACE"
- R6 C.S. GCP00021a
- R7 DEED M-85348-86
- R8 DEED M-63567

Benton County Surveyor's Office

C.S. FILE NO. 10593
FILING DATE 4-9-13
FILE SIZE 18x24



LEGEND:

- FOUND MONUMENT OF RECORD, HELD UNLESS OTHERWISE NOTED
- SET 5/8" x 30" I.R. W/ YPC STAMPED "SEADERS LS 1014"
- ⊗ SET COPPER PLUG STAMPED "SEADERS PLS 1014"
- [] CALCULATED DATA
- × CALCULATED POINT
- () RECORD DATA
- FD FOUND
- I.P. IRON PIPE (OUTSIDE DIAMETER, UNLESS OTHERWISE NOTED)
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- P.P. PARTITION PLAT
- R/W RIGHT-OF-WAY
- C.S. BENTON COUNTY SURVEY
- (R1) COUNTY SURVEY/DEED REFERENCE
- ◇ FOUND MONUMENT REFERENCE
- ◇ CALCULATED REFERENCE POINT
- EASEMENT LINE
- ⊕ EXISTING UTILITY POLE
- PROPERTY LINE
- ◇ MAGNETIC POINT LOCATION

FOUND MONUMENT REFERENCE:

- ① FD 5/8" I.R. (R2) 2" BELOW SURFACE AT BACK OF NORTH/SOUTH SIDEWALK AND 2.5" FROM BACK OF EAST/WEST SIDEWALK
- ② FD "PK" NAIL (R1) FLUSH AT BACK OF SIDEWALK, NO VISIBLE SIGN OF SHINER BEARS N0°01'31"W 0.13' FROM TRUE POSITION
- ③ FD 5/8" I.R. (R4), CORNER FALLS 0.06' UNDER FROM FACE OF BUILDING.
- ④ FD 5/8" I.R. W/ YPC (R1) MARKED: "K&D ENG. LS 1630", 3" BELOW SURFACE IN PLANTER STRIP AND 2.25' FROM BACK OF SIDEWALK BEARS S88°54'13"W 0.01' FROM TRUE POSITION
- ⑤ FD 5/8" I.R. W/ YPC (R1) MARKED: "K&D ENG. LS 1630", 2" BELOW SURFACE AND 2.20' FROM BACK OF SIDEWALK
- ⑥ FD 5/8" I.R. W/ YPC (R1) MARKED: "K&D ENG. LS 1630", 7" BELOW SURFACE AND 2" SOUTH OF EAST/WEST CHAINLINK FENCE
- ⑦ FD 5/8" I.R. (R3) 4" BELOW SURFACE AND 4" FROM BACK OF SIDEWALK BEARS N89°18'51"E 0.18' FROM TRUE POSITION
- ⑧ FD 5/8" I.R. (R1) NO CAP 2" BELOW SURFACE AND 1" FROM BACK OF SIDEWALK 0.7' FROM FENCE CORNER
- ⑨ FD 3/4" I.R. (R5) 0.5" ABOVE SURFACE AT BACK OF SIDEWALKS AND FENCE CORNER
- ⑩ FD 3/4" I.R. (R5) 7.5" BELOW ASPHALT AND 1" FROM BACK OF SIDEWALK. PATCHED ASPHALT AND SET MAG NAIL W/ WASHER STAMPED "SEADERS PLS 1014"
- ⑪ FD "PK" NAIL (R1) FLUSH IN SIDEWALK CRACK. NO SHINER FOUND. BEARS S89°18'30"W 0.16' FROM TRUE POSITION

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