

**PROPERTY LINE ADJUSTMENT
SURVEY**

for
**Gregory R. Smith, Clare L. Staton
& Forest Evashevski**

In the James A. Bennett DLC No. 45
NW1/4 Sec 10, T12S, R5W, W.M.
Corvallis, Benton County, Oregon
February 21, 2014



PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
(541) 752-7515
Project No. 1321

NARRATIVE

The purpose of this survey is a property line adjustment between Property 1, Tax Lot 600 (Deed 2009-45356) and Property 2, Tax Lot 400 (Deeds M206252-95 & 2013-514302), per City of Corvallis Notice of Disposition for a Property Line Adjustment Case PLA13-00003 so that the 40 foot wide portion of Property 2 is combined with Property 1.

Basis of Bearings is the line between found monuments at A and B, South 89°40' 00" East per CS 9435.

With the exception of the property line C-D between 2009-45356 and 2007-431251 and the southerly 20 feet of the 40 foot roadway, nearly all of the original property descriptions in this area appear to have been written with respect to CS 9435, dated 1952, which show iron pipes at property corners. The description of the southerly boundary of SW Whiteside drive in the immediate vicinity and the 40 foot roadway call pipes, with the exception of the southerly 20 foot extended portion of the 40 foot roadway To the extent possible, I have held the monuments set in CS 9435 as defining the boundaries of the properties.

There appears to be a conflict in the descriptions of Tax Lot 600 and Tax Lot 500 and as surveyed in CS 3621. Tax Lot 500 is first described in Book 165 Page 551 (1958) The first survey of record of this property is CS 3621 dated March 1962 which set monuments along the east and south boundaries. Since this survey was about 4 years after Tax Lot 500 was first described, the monuments do not necessarily control the boundaries. Tax Lot 600 is first described in Book 181 Page 309, executed May 24, 1961 and recorded April 10, 1962. In the event of a conflict, Tax Lot 500 has senior rights.

In my opinion, CS 3621 erred by not accepting the 3/4" pipe at G shown in CS 9435 as being on the west line of the 40 foot roadway. Instead, CS 3621 established monuments at J and D by measuring record distances and directions S30°51'W 127.80 feet and S0°37'E 75.22 feet from the 3/4" pipe at K. This results in a width less than the cited 40 feet in deeds and as shown in CS 9435. To reestablish the west line of the 40 foot roadway, I intersected a line from K parallel with the east line of the roadway L to I, and from G parallel to the line H to I. The resulting position agrees well with CS 9435 and deed descriptions. I established D, the southwest corner of the 40 foot roadway by measuring 20 feet southerly from G, parallel with the line B to H.

I believe that CS 3621 also did not properly establish the line between Tax Lots 500 and 600. The point of beginning of Tax Lot 500 begins N0°02'W 240 feet north of A and goes S89°40'E 179.59 feet to the westerly line of a 40 foot road, then northerly along the west line of the 40 foot road with no calls for monuments. CS 3621 did not tie to the 1-1/2" pipe at A to establish the point of beginning of Book 165 Page 551, but rather measured south from the northwest corner of Tax Lot 500 at M the record distance 207.02 feet. CS 3621 also shows no tie to the CS 9465 monument at F. Inverse between the CS 3621 monuments at C and D shows S89°20'08"E 177.68 feet, a considerable difference from the record of S89°40'E.

No monuments are called in the description of Tax Lot 600. The description of Tax Lot 600 begins at A, then S89°40'E 220 feet, N0°37'W 240 feet along the west line of the Howland property, which deed calls iron pipes at the corners, to the southerly terminus of a 40 foot road, then N89°40'W 217.59 feet along the southern terminus of the roadway and extended westerly, then S0°02'E 240.0 feet, more or less, to the point of beginning. The north line of this property was apparently intended to coincide with the south line of Tax Lot 500. However extending the 40 foot roadway southerly 20 feet from the original CS9425 monuments at G and H creates an angle point at my calculated position at D. I held the calculated position of E, D, and C (240.00 feet north of A) for the north line of Tax Lot 600.

Monuments set: 2/21/2014; Equipment: Topcon GTS4 Total Electronic Station

References
Deeds: B134 P239, B134 P684, B143 P264, B143 P389, B151 P386, B165 P558, B165 P560, B180 P503, B181 P307, B181 P311, B181 P309, M42791(73) M43800(73), M126614-90, M258456-01 2007-431251, 2009-459356, 2010-468610, 2012-498250, 2013-514302
Surveys: CS1856, CS1872, CS2253, CS3621, CS9436, CS10104, CS10107

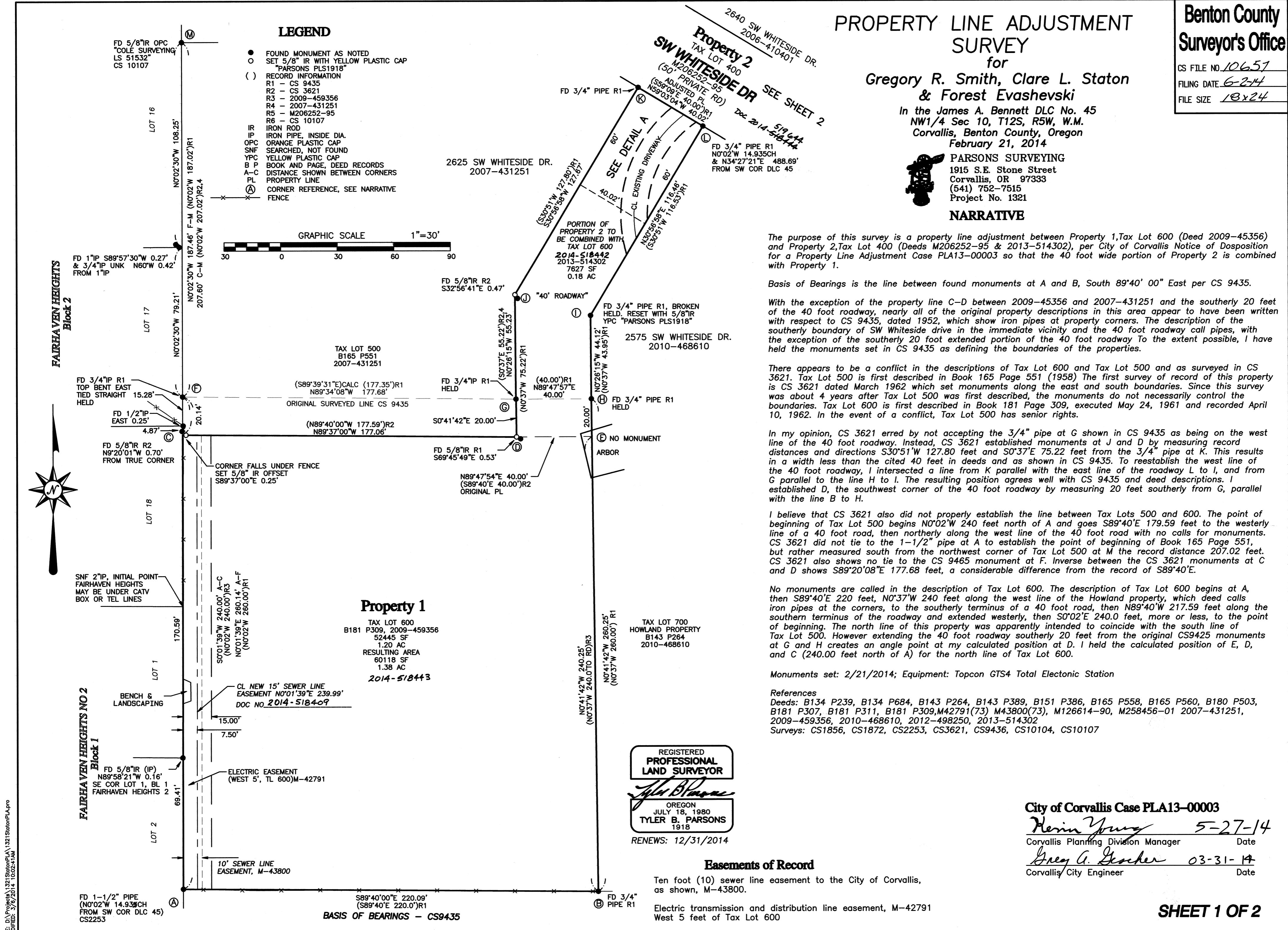
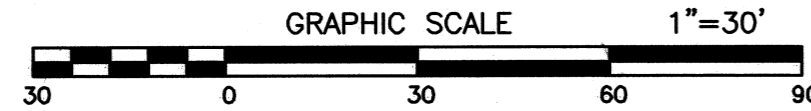
REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Tyler B. Parsons
OREGON
JULY 18, 1980
TYLER B. PARSONS
1918
RENEWS: 12/31/2014

Easements of Record

Ten foot (10) sewer line easement to the City of Corvallis, as shown, M-43800.
Electric transmission and distribution line easement, M-42791
West 5 feet of Tax Lot 600

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IR WITH YELLOW PLASTIC CAP
- () "PARSONS PLS1918"
- () RECORD INFORMATION
- R1 - CS 9435
- R2 - CS 3621
- R3 - 2009-459356
- R4 - 2007-431251
- R5 - M206252-95
- R6 - CS 10107
- IR IRON ROD
- IP IRON PIPE, INSIDE DIA.
- OPC ORANGE PLASTIC CAP
- SNF SEARCHED, NOT FOUND
- YPC YELLOW PLASTIC CAP
- B P BOOK AND PAGE, DEED RECORDS
- A-C DISTANCE SHOWN BETWEEN CORNERS
- PL PROPERTY LINE
- ⓐ CORNER REFERENCE, SEE NARRATIVE
- ⓧ FENCE



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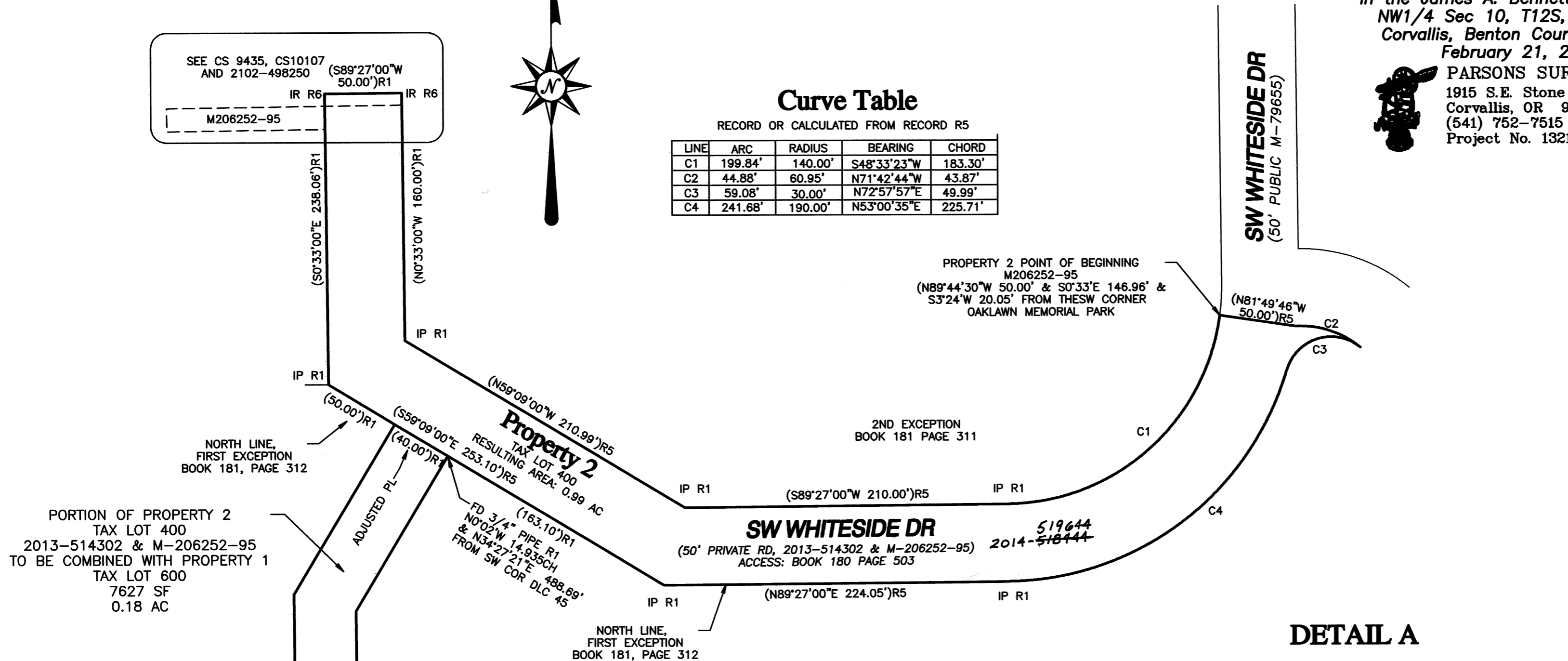
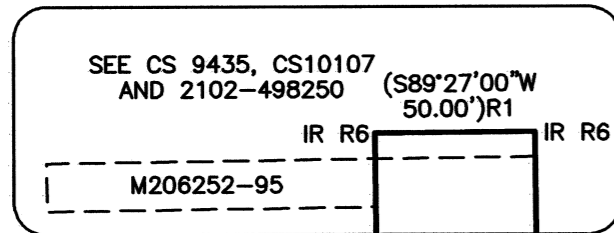
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Curve Table

RECORD OR CALCULATED FROM RECORD R5

LINE	ARC	RADIUS	BEARING	CHORD
C1	199.84'	140.00'	S48°33'23"W	183.30'
C2	44.88'	60.95'	N71°42'44"W	43.87'
C3	59.08'	30.00'	N72°57'57"E	49.99'
C4	241.68'	190.00'	N53°00'35"E	225.71'

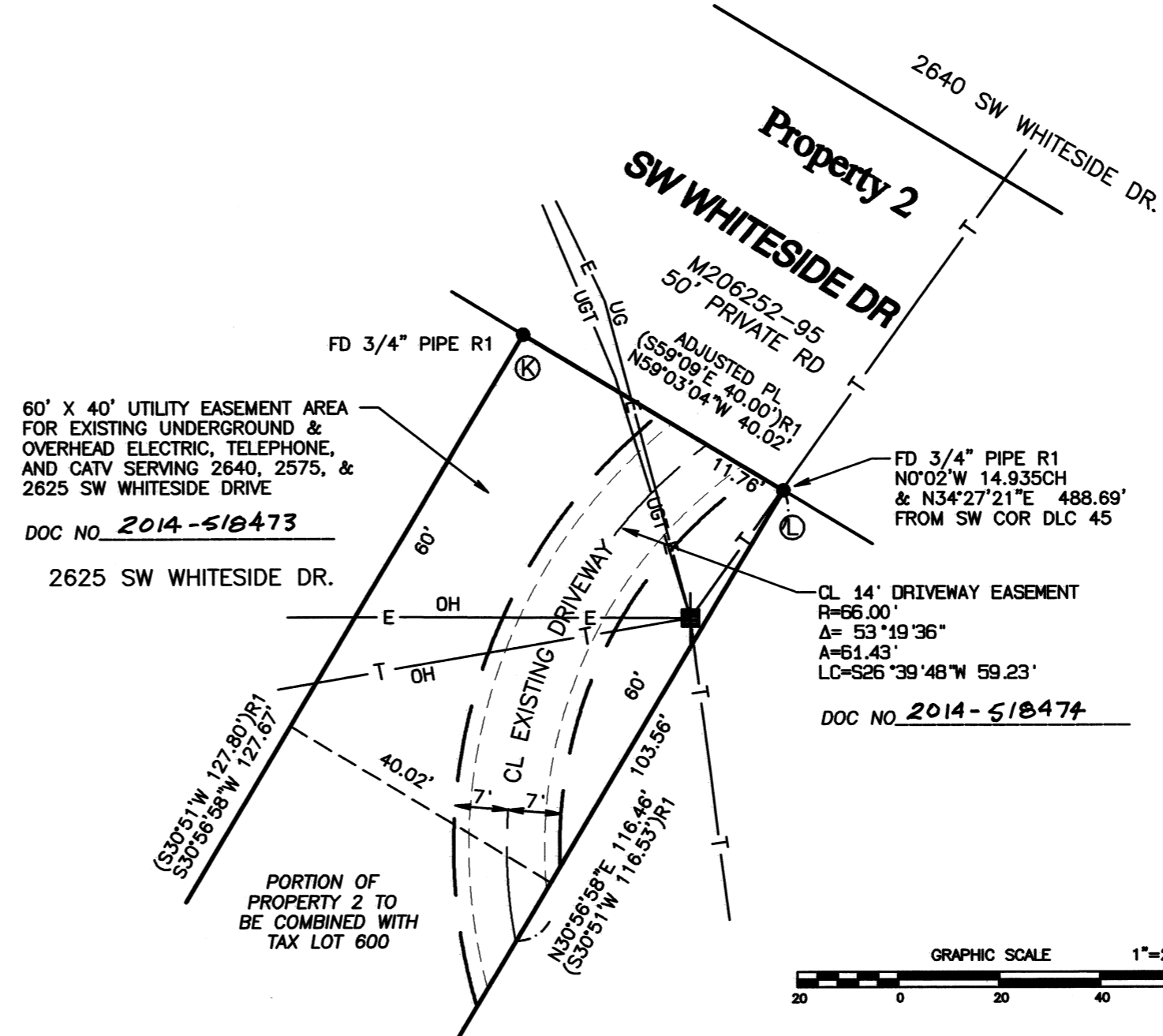


PORTION OF PROPERTY 2
 TAX LOT 400
 2013-514302 & M-206252-95
 TO BE COMBINED WITH PROPERTY 1
 TAX LOT 600
 7627 SF
 0.18 AC

Property 2
 TAX LOT 400
 RESULTING AREA: 0.99 AC
 FD 3/4" PIPE R1
 N0°02'W 14.935CH
 & N34°27'21"E 488.69'
 FROM SW COR DLC 45

SW WHITESIDE DR
 (50' PRIVATE RD, 2013-514302 & M-206252-95)
 ACCESS: BOOK 180 PAGE 503
 2014-518444

DETAIL A



60' X 40' UTILITY EASEMENT AREA
 FOR EXISTING UNDERGROUND &
 OVERHEAD ELECTRIC, TELEPHONE,
 AND CATV SERVING 2640, 2575, &
 2625 SW WHITESIDE DRIVE
 DOC NO. 2014-518473

CL 14' DRIVEWAY EASEMENT
 R=66.00'
 Δ= 53°19'36"
 A=61.43'
 LC=526°39'48"W 59.23'
 DOC NO. 2014-518474

SEE SHEET 1

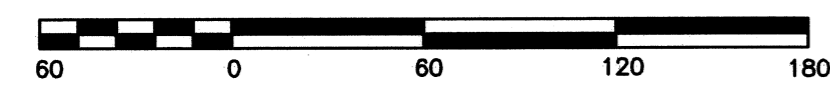
Property 1

TAX LOT 600
 B181 P309, 2009-459356
 52445 SF
 1.20 AC
 RESULTING AREA
 60118 SF
 1.38 AC
 2014-518443

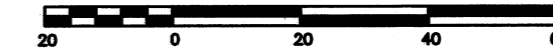
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- PL PROPERTY LINE
- Ⓐ CORNER REFERENCE, SEE NARRATIVE
- x-x- FENCE
- E ELECTRIC
- T TELEPHONE/CATV
- UGT UNDERGROUND TELEPHONE/CATV
- OH OVERHEAD
- UG UNDERGROUND

GRAPHIC SCALE 1"=60'



GRAPHIC SCALE 1"=20'



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