

RECORD OF SURVEY

for

LAWRENCE R. HALEY

in a portion of

BLOCK 28, SUPPLEMENT TO

WELLS' & McELROY'S ADDITION TO CORVALLIS

in the

NORTHWEST 1/4 of SECTION 34,
TOWNSHIP 11 SOUTH, RANGE 5 WEST,

WILLAMETTE MERIDIAN

CITY of CORVALLIS

BENTON COUNTY, OREGON

FEBRUARY 15, 2015

BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 10708
FILING DATE 6-2-15
FILE SIZE 1Bx24

LEGEND

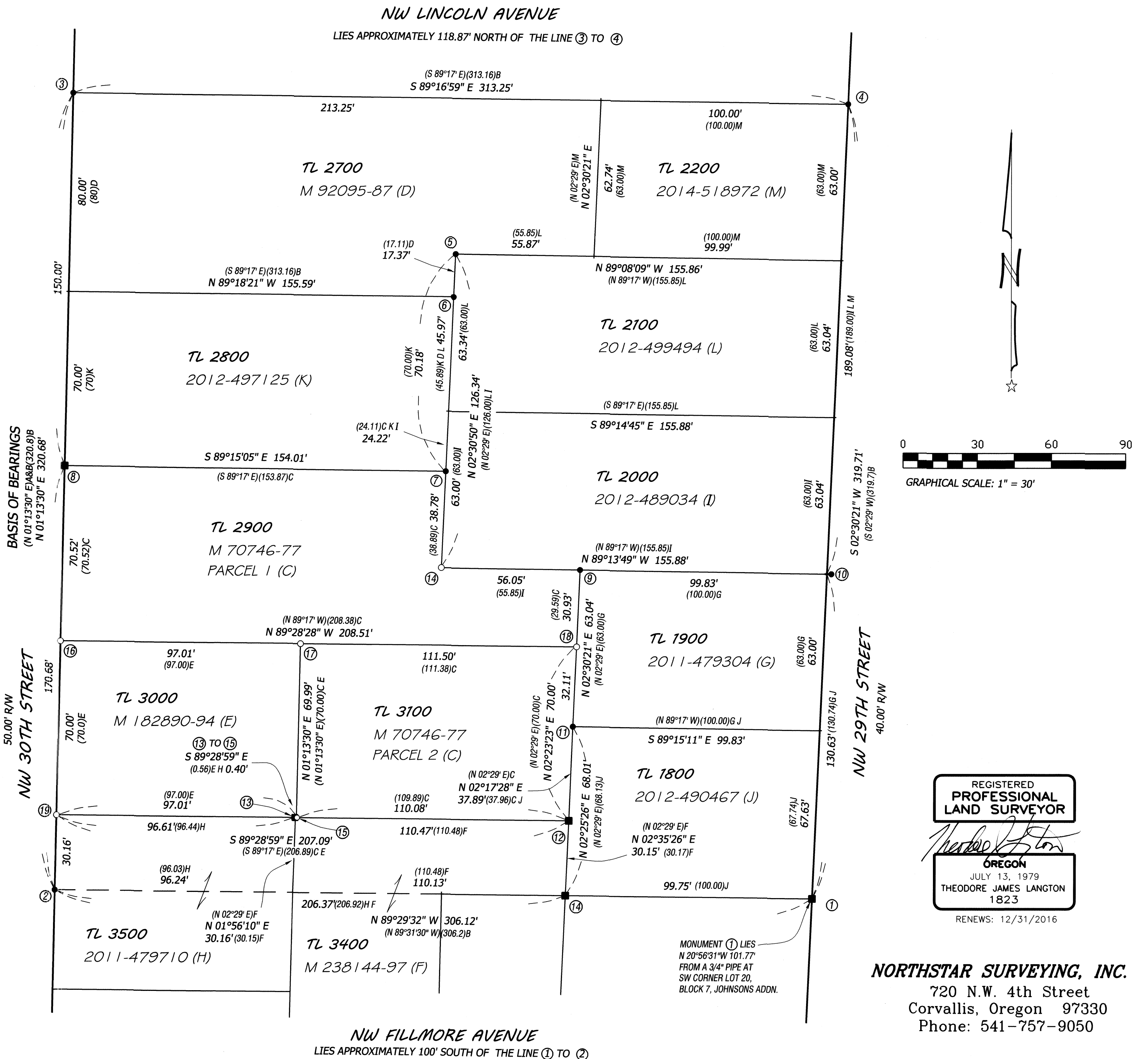
- Found 3/4" iron pipe per deed references shown (see Monument Table).
 - Found 1/2" iron pipe per deed references shown (see Monument Table).
 - Set "NSTAR Mon." 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".
 - + Computed position - nothing found or set.
 - () Data of, or computed from, the record deeds as labeled on each tax lot.
 - ① Example of Monument Reference number per the "NARRATIVE" and the "MONUMENT TABLE".
- Note: iron pipe diameters are measured inside.

MONUMENT TABLE

- ① 1/2" iron pipe per (B), down 0.7', 0.3' W of back of walk.
- ② 3/4" iron pipe per (B), down 0.8', at back of walk.
- ③ 3/4" iron pipe per (B), up 0.1', at back of walk & SW corner brick wall.
- ④ 3/4" iron pipe per (B), down 0.1', 0.1' W of back of walk.
- ⑤ 1" iron pipe (1/2" per (L)), down 0.1', 1.0' N of fence corner, fence runs S & E.
- ⑥ 3/4" iron pipe not called on deeds (D) or (K), flush and in N & S fence line.
- ⑦ 3/4" iron pipe per (C), top 12" bent slightly, in N & S wood fence.
- ⑧ 1/2" iron pipe per (C), down 0.6', at back of walk.
- ⑨ 3/4" iron pipe (1/2" per (C)), down 0.8', 0.2' S of E & W fence, 6' W of fence "T", fences run E, W, & N.
- ⑩ 3/4" iron pipe per (G), 0.14' E of west R/W line, down 0.1', 0.1' W of back of walk.
- ⑪ 3/4" iron pipe per (G), top half bent, down 1.0'.
- ⑫ 1/2" iron pipe per (C), down 0.6', 1.5' E of fence corner.
- ⑬ 1/2" iron pipe per (H), down 0.6', with 1/2" rebar along south side, SW 0.24' to wood fence post.
- ⑭ 1/2" iron pipe per (J), down 0.6', lies 0.6' E of fence corner, fences run W & S.
- ⑮ NSTAR Mon, down 0.1', record 1/2" iron pipe not found.
- ⑯ NSTAR Mon, flush, at back of walk, record 1/2" iron pipe not found.
- ⑰ NSTAR Mon, drill hole and set flush in concrete drive, 0.6' S of north edge. We had also set an erroneous monument 0.3' S of this one that could not be pulled, so it was driven down.
- ⑱ NSTAR Mon, flush, 0.5' E of N & S fence, S 10° E 1.9' from fence post, record 1/2" iron pipe not found.
- ⑲ NSTAR Mon, flush, at back edge of walk, record 1/2" iron pipe not found.

NARRATIVE

This map represents a boundary survey of a portion of Block 28, Supplement to Wells' & McElroy's Addition to Corvallis. The ultimate purpose was to find or set iron rods at all corners of Tax Lots 2900, 3000, and 3100. Surveys of record within Block 28 are few. City Plat #18 shows a 1941 survey by Burt Wilkes who set 1/2" iron pipes at the corners of tracts along the west side of NW 29th St., and the north side of NW Fillmore Ave. There are faint lines for the remainder of the interior of said Block 28, but no mention of monuments. I researched deeds for all of the tax lots shown on this survey and almost all of them make calls to iron pipes at the corners, which would explain the monuments that were found. The various legal descriptions all refer to Book 112, Page 74 which is deed record "B" hereon (Points 1 to 2 to 3 to 4 to 1 hereon) as it was conveyed to Carlton and Wilma Rondeau by the City of Corvallis. I verified the found monuments as shown relative to senior deed conveyances, calls to street rights-of-way, and calls to specific monuments. I searched for deed monuments at every corner within the original Rondeau tract, and have shown all that were found. The monuments found fit the deed record nicely and were used to calculate those that were missing. Monuments were held as found as follows: (14) on line between (1) and (2); (8) on line between (2) & (3); (5), (6), & (7) were on a line; (9), (11), (12), (13), & (14) existing positions were held; and (10) was held for line with (9). Monument (10) falls 0.14' east of the NW 29th Street R/W line. The deed pipe was missing for Monument (14) so it was computed at the intersection of the line from (6) to (7) with the line from (10) to (9). Monument (16) was computed at deed record from (8), and (19) at record from (16). The remainder distance to (2) fit right on. The resultant alignment of (19), (13), & (12) lined right up. The line from (15) to (17) was created per the deed (E) to be the West 97.00 feet, of even width, of the combined tracts shown hereon as TL 3000 and TL 3100. The distance to the called pipe at (13) by deed is not the same position as (15). Monument (18) was calculated per the deed at 70.00' from (12), but on line from (11) to (9). The resulting distance from (9) to (18) misses the deed call by 1.34', so I checked that deed call relative to those of the neighboring lines and concluded that it should have been 30.96' which fits nicely.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore James Langton

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

RENEWS: 12/31/2016

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