

RECORD OF SURVEY

LOCATED IN THE WILLIAM F. DIXON D.L.C. No. 50,
AND IN THE NORTH 1/2 OF SECTION 35
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: TRUAX HOLDINGS, LTD.,
RAND COOPER AND DALE KERN

DATE: MAY 28, 2014

Benton County
Surveyor's Office

C.S. FILE NO. 10726
FILING DATE 8-10-15
FILE SIZE 18x24

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE POTENTIAL PROPERTY LINE ADJUSTMENT AND RIGHT OF WAY DEDICATION BOUNDARIES AS REQUESTED BY THE OWNER AND APPROVED IN CITY OF CORVALLIS COMMUNITY DEVELOPMENT DEPARTMENT CASE NUMBER PLA14-00003.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EASTERLY RIGHT OF WAY LINE AS DETERMINED IN BENTON COUNTY SURVEY No. 10470.

BOUNDARY DETERMINATION

THE BOUNDARY OF THE PROPERTIES IS PER THE BOUNDARY DETERMINATION PERFORMED BY OUR OFFICE FOR THE PROPERTY LINE ADJUSTMENT PER BENTON COUNTY SURVEY No. 10470.

LEGEND

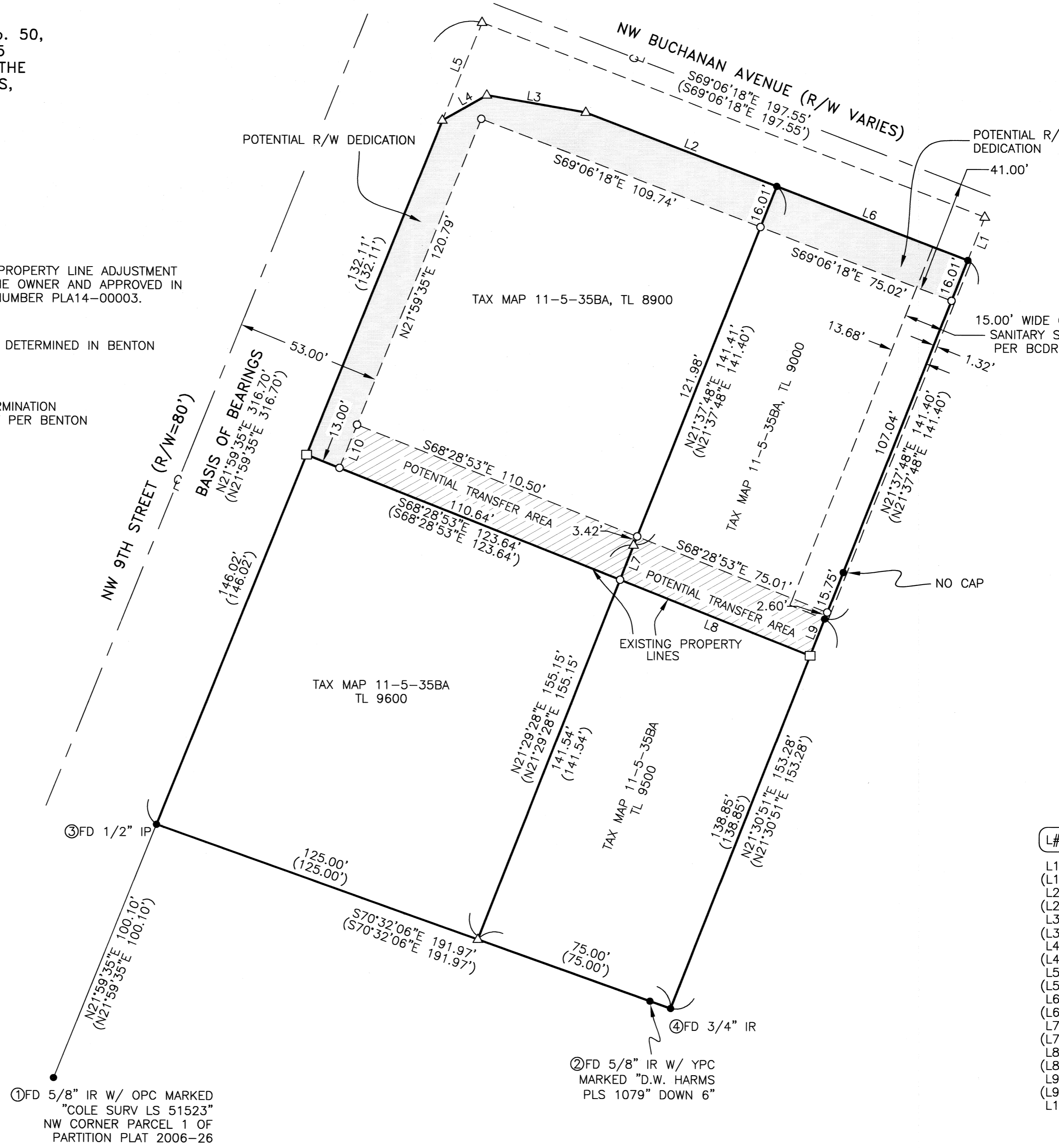
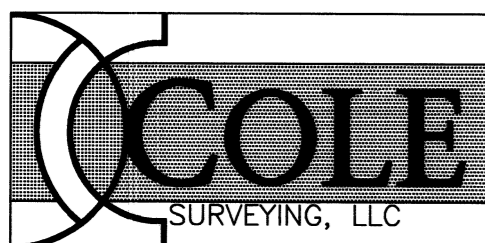
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341" PER C.S. 10470
- △ CALCULATED POSITION
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J. TACCHINI P.L.S. 2267" PER C.S. 8434, UNLESS OTHERWISE NOTED
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- SF SQUARE FEET
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- R/W RIGHT-OF-WAY
- BCDR BENTON COUNTY DEED RECORD
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER C.S. 10470, UNLESS OTHERWISE NOTED
- ① BENTON COUNTY PARTITION PLAT 2006-26
- ② C.S. 7590
- ③ C.S. 8397
- ④ C.S. 129, GALLOWAY HARDCOPY 11500020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

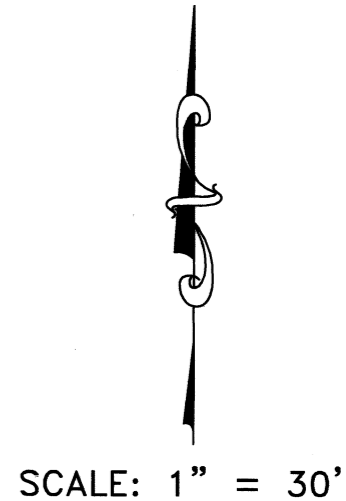
BRIAN SCOTT SAILOR, PLS
COLE SURVEYING, LLC
245 NE CONIFER BLVD.
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 929-5500

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/16



15.00' WIDE CITY OF CORVALLIS
SANITARY SEWER EASEMENT
PER BCDR M-125913-90



L#	Bearing	Length
L1	N 21°37'48" E	17.00'
(L1)	N 21°37'48" E	17.00'
L2	N 69°06'18" W	74.98'
(L2)	N 69°06'18" W	74.98'
L3	N 80°24'58" W	36.80'
(L3)	N 80°24'58" W	36.80'
L4	N 60°47'19" E	18.71'
(L4)	N 60°47'19" E	18.71'
L5	N 21°59'35" E	38.57'
(L5)	N 21°59'35" E	38.57'
L6	N 69°06'18" W	75.02'
(L6)	N 69°06'18" W	75.02'
L7	N 21°29'28" E	13.61'
(L7)	N 21°29'28" E	13.61'
L8	S 68°28'53" E	75.01'
(L8)	S 68°28'53" E	75.01'
L9	N 21°30'51" E	14.43'
(L9)	N 21°30'51" E	14.43'
L10	N 21°59'35" E	17.03'