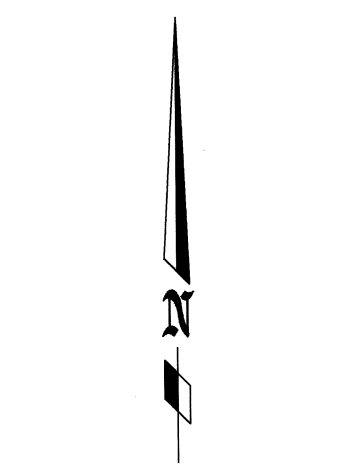
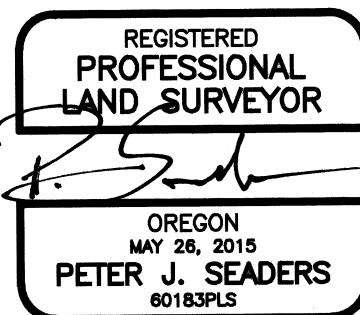
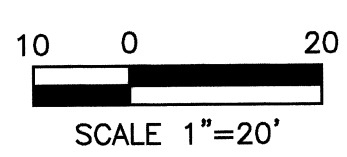


**LEGEND**

- SET 5/8" x 30" IR W/ YPC STAMPED 'MSS ENGINEERING'
- △ SET 5/8" X 30" IR W/ ALC STAMPED 'MSS ENGINEERING'
- FD MONUMENT AS NOTED, SEE FOUND MONUMENT REFERENCE TABLE
- CALCULATED POINT FROM RECORD DATA
- ( ) RECORD DATA, UNLESS OTHERWISE NOTED
- [ ] CALCULATED FROM RECORD DATA
- ⑤0 FOUND MONUMENT REFERENCE
- R1 SURVEY REFERENCE, SEE TABLE
- CS COUNTY SURVEY
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- ALC ALUMINUM CAP



SCALE 1"=60'



SCALE 1"=20'

**PROPERTY LINE ADJUSTMENT**  
FOR  
**DOUGLAS SQUIRES**  
LOCATED IN  
NW 1/4, SEC. 10, T12S, R5W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON  
OCTOBER 9, 2017  
CASE NO: PLA17-00001

MSS INC  
215 NW 4TH STREET  
CORVALLIS, OR 97330  
(541) 753-1320  
X:\16032\SURVEY\LLA.dwg

**FOUND MONUMENT REFERENCE:**

- ⑤0 FD 3/4" IR W/NO CAP DOWN 1' PER R2, 0.15' E'LY
- ⑤1 FD 5/8" IR W/YPC "CITY OF CORVALLIS" DOWN 0.1' PER R1, S04°38'21"W 0.05' FROM TRUE CORNER
- ⑤2 FD 5/8" IR W/YPC "CITY OF CORVALLIS" FLUSH PER R1
- ⑤3 FD 5/8" IR W/YPC "CITY OF CORVALLIS" FLUSH PER R1
- ⑤4 FD 5/8" IR W/NO CAP DOWN 1.5' PER R1
- ⑤5 FD 3/4" IR W/NO CAP DOWN 0.2' PER R2
- ⑤6 FD 1 1/4" COPPER PLUG IN WALK, NE CORNER OF LOT 2, OAKMONT ADDITION, R3

Benton County  
Surveyor's Office  
C.S. FILE NO. 10856  
FILING DATE 12-7-17  
FILE SIZE 18x24

PLANNING DIVISION MANAGER  
CASE No. PLA17-00001

*Angela Squires*  
CITY OF CORVALLIS ENGINEER

12/11/2017  
DATE

12-04-17  
DATE

**SURVEY REFERENCE:**

- R1 C.S. 9537
- R2 C.S. 4904
- R3 BOOK 11 PAGE 29, OAKMONT ADDITION
- D1 M-277341-99, Furtick to City of Corvallis
- D2 M-32592-81
- D3 BOOK 24, PAGE 56, COUNTY ROUTE NO. 64 LEGALIZATION
- D4 BENTON COUNT DEED RECORDS, DOC. NO. 2017-564152

**SURVEY NARRATIVE**

**PURPOSE:**

The purpose of this survey is to adjust the boundaries of Properties 1 & 2 in accordance with City of Corvallis Land Use Case No. PLA17-00001 as shown on this map, and to monument the corners of the adjusted property line.

**BASIS OF BEARINGS:**

The basis of bearings for the survey was held from points 52-53 based on C.S. 9537.

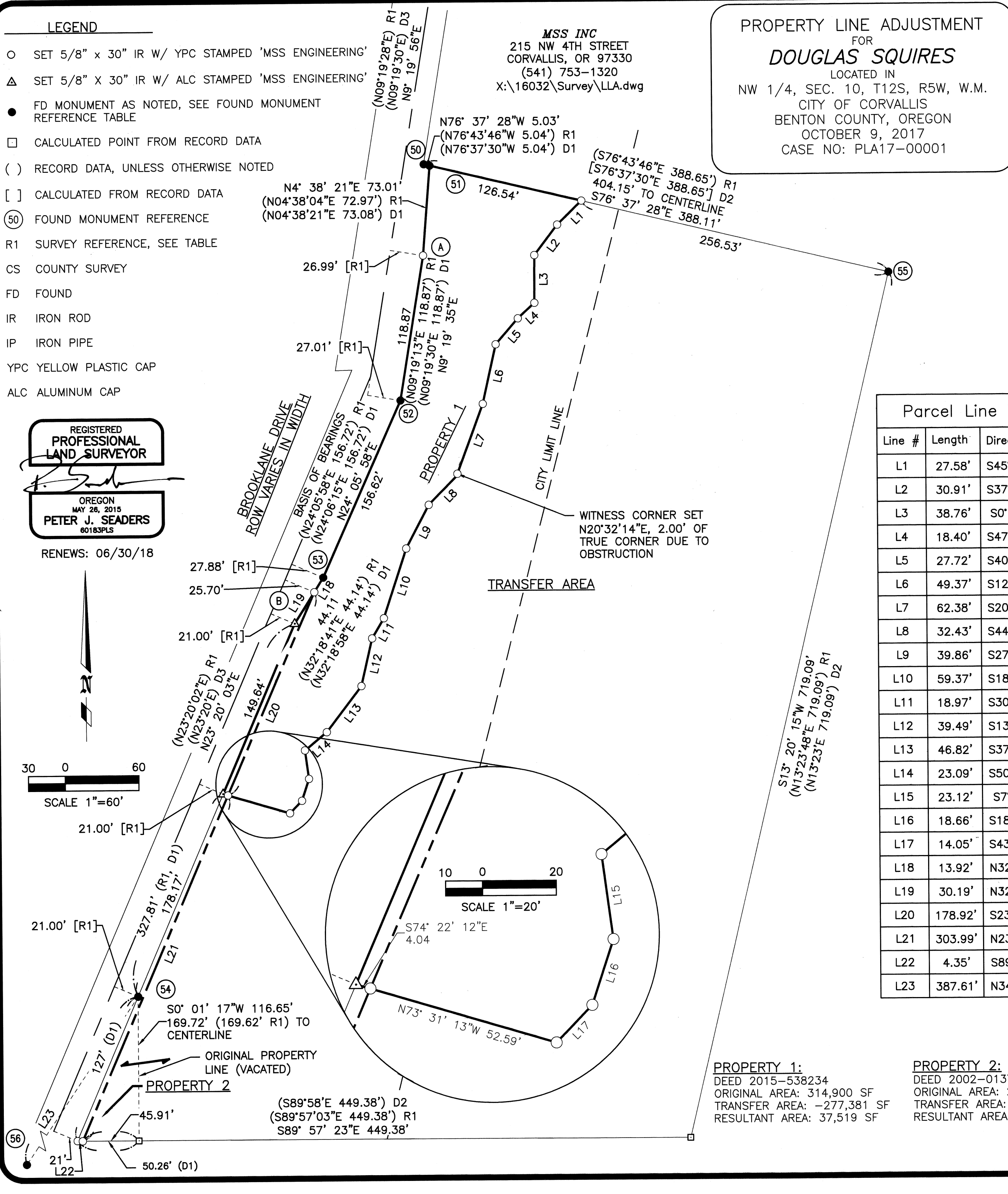
**BOUNDARY DETERMINATION:**

To determine the right of way of Brooklane Dr, I held the found monuments from C.S. 9537. I established the South part of the centerline of Brooklane Drive by calculating offsets at record distances from R1 at the found monuments 52-54, all three of which fit very well. The North part was set in the same way, holding distances from Points 51 & 52. To set point A, I held the record 118.87' from Point 52 per R1 and the calculated record distance from centerline at that point and located the intersection. This was done instead of holding distance from Point 51 because the shallow angle causes large horizontal changes from very small distance errors. Point B was set in the same way, holding the record 327.81' from Point 54 and the calculated distance from centerline per R1, for the same reason as noted above. This established the entire West line of the property. The North line was held between the found monuments 50 and 55. Monuments were searched for but not found at the Southeast corner of Property 2. No further survey was completed to establish the South and East lines. Therefore, these lines are drawn from record data from R1. The adjusted East line of Property 1 was set along the delineated wetland boundary. The adjusted South line of Property 1 was taken as the GIS-mapped boundary of the RS-6 zone.

Line #	Length	Direction
L1	27.58'	S45° 41' 25"W
L2	30.91'	S37° 37' 55"W
L3	38.76'	S0° 18' 30"W
L4	18.40'	S47° 34' 30"W
L5	27.72'	S40° 56' 31"W
L6	49.37'	S12° 35' 35"W
L7	62.38'	S20° 32' 12"W
L8	32.43'	S44° 27' 56"W
L9	39.86'	S27° 57' 20"W
L10	59.37'	S18° 13' 39"W
L11	18.97'	S30° 47' 43"W
L12	39.49'	S13° 10' 25"W
L13	46.82'	S37° 28' 21"W
L14	23.09'	S50° 43' 18"W
L15	23.12'	S7° 43' 47"E
L16	18.66'	S18° 18' 15"W
L17	14.05'	S43° 58' 56"W
L18	13.92'	N32° 18' 30"E
L19	30.19'	N32° 18' 30"E
L20	178.92'	S23° 33' 40"W
L21	303.99'	N23° 20' 03"E
L22	4.35'	S89° 57' 23"E
L23	387.61'	N34° 04' 39"E

**PROPERTY 1:**  
DEED 2015-538234  
ORIGINAL AREA: 314,900 SF  
TRANSFER AREA: -277,381 SF  
RESULTANT AREA: 37,519 SF

**PROPERTY 2:**  
DEED 2002-013703  
ORIGINAL AREA: 2,935 SF  
TRANSFER AREA: 277,381 SF  
RESULTANT AREA: 280,316 SF



S13° 20' 15"W 719.09'  
(N13°23'48"E 719.09') R1  
(N13°23'E 719.09') D2

WITNESS CORNER SET  
N20°32'14"E, 2.00' OF  
TRUE CORNER DUE TO  
OBSTRUCTION

BROOKLANE DRIVE  
ROW VARIES IN WIDTH

BASIS OF BEARINGS  
(N24°05'58"E 156.72') R1  
(N24°06'15"E 156.72') D1  
(N24°05'58"E 156.72') R1  
(N24°05'58"E 156.72') D1

(N23°20'02"E) R1  
(N23°20'E) D3  
N23° 20' 03"E

S0° 01' 17"W 116.65'  
169.72' (169.62' R1) TO  
CENTERLINE

(S89°58'E 449.38') D2  
(S89°57'03"E 449.38') R1  
S89° 57' 23"E 449.38'

S74° 22' 12"E  
4.04

N73° 31' 13"W 52.59'

N76° 37' 28"W 5.03'  
(N76°43'46"W 5.04') R1  
(N76°37'30"W 5.04') D1

(S76°43'46"E 388.65') R1  
(S76°37'30"E 388.65') D2  
404.15' TO CENTERLINE  
S76° 37' 28"E 388.11'

N4° 38' 21"E 73.01'  
(N04°38'04"E 72.97') R1  
(N04°38'21"E 73.08') D1

(N09°19'13"E 118.87') R1  
(N09°19'30"E 118.87') D1  
N9° 19' 35"E

(N09°19'13"E 118.87') R1  
(N09°19'30"E 118.87') D1  
N9° 19' 35"E

(N32°18'41"E 44.14') R1  
(N32°18'58"E 44.14') D1

(N32°18'58"E 44.14') R1  
(N32°18'58"E 44.14') D1

(N23°20'02"E) R1  
(N23°20'E) D3  
N23° 20' 03"E

(N23°20'02"E) R1  
(N23°20'E) D3  
N23° 20' 03"E

(N23°20'02"E) R1  
(N23°20'E) D3  
N23° 20' 03"E

(N23°20'02"E) R1  
(N23°20'E) D3  
N23° 20' 03"E