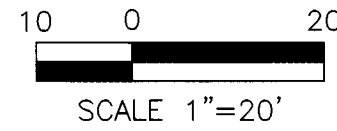


**LEGEND**

- SET 5/8" x 30" IR W/YELLOW PLASTIC CAP STAMPED "MSS ENGINEERING"
- FD MONUMENT AS NOTED, SEE FOUND MONUMENT REFERENCE TABLE
- CALCULATED POINT; NOTHING FOUND OR SET
- ( ) DENOTES RECORD DATA, UNLESS OTHERWISE NOTED
- ⑤0 FOUND MONUMENT REFERENCE
- R1 SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- CS COUNTY SURVEY
- R/W RIGHT OF WAY
- FD FOUND
- IR IRON ROD
- RPC RED PLASTIC CAP
- IP IRON PIPE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 26, 2015  
PETER J. SEADERS  
60183PLS

RENEWS: 06/30/20

C.S. 10979  
RECORD OF SURVEY  
FOR  
**FRED NEWMAN**  
LOCATED IN  
SE 1/4 SEC.12, T.12S, R.6W, W.M.  
CITY OF PHILOMATH  
BENTON COUNTY, OREGON  
OCTOBER 2, 2019

**SURVEY REFERENCE:**

- R1 CS 6680
- R2 SP0003-001 - ROSE PARK SUBDIVISION PLAT
- R3 CS 10221
- R4 CS 10448
- R5 CS 8202

**MSS INC**  
215 NW 4TH STREET  
CORVALLIS, OR 97330  
(541) 753-1320  
X:\19078\SURVEY\SVY.dwg

**FOUND MONUMENT REFERENCE:**

- ⑤0 FD 5/8" IR W/NO CAP DN 0.7' PER R1, HELD FOR LOT LINE
- ⑤1 FD 5/8" IR W/NO CAP UP 0.2' PER R1, HELD
- ⑤2 FD 5/8" IR W/NO CAP FLUSH' PER R1, HELD
- ⑤3 FD 5/8" IR W/NO CAP DN 0.4' PER R1, HELD FOR LOT LINE
- ⑤4 FD 3/4" IP INSIDE 2" IP FLUSH, ORIGIN UNKNOWN (FOUND & HELD IN R1), HELD
- ⑤5 FD 5/8" IR W/RPC STAMPED "NORTHSTAR SURVEYING" FLUSH PER R4, HELD
- ⑤6 FD 1 1/8" X 1 5/8" BRASS DISK MARKED "BENTON COUNTY" PER R3, HELD DISTANCE
- ⑤7 FD 1 1/8" X 1 5/8" BRASS DISK MARKED "BENTON COUNTY" PER R3, HELD DISTANCE
- ⑤8 FD 3/4" IP @ SW CORNER OF BLOCK 9, DN 0.7', ORIGIN UNKNOWN (FIRST SHOWN IN R5), HELD FOR S 18TH ST R/W
- ⑤9 FD 3/4" IP @ NE CORNER OF BLOCK 11, DN 0.1', ORIGIN UNKNOWN (FIRST SHOWN IN R5), HELD FOR CEDAR ST R/W
- ⑥0 FD 3/4" IP @ SW CORNER OF BLOCK 10, DN 0.3', ORIGIN UNKNOWN (FIRST SHOWN IN R5), HELD FOR S 18TH ST R/W

Benton County  
Surveyor's Office

C.S. FILE NO. 10979  
FILING DATE 11-12-19  
FILE SIZE 18x24

**NOTE:** EXCEPT FOR OBVIOUS TYPOS, RECORD MEASUREMENTS PER DEED 2008-434190 (BENTON COUNTY DEED RECORDS) ARE THE SAME AS RECORD MEASUREMENTS PER R1.

**SURVEY NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY WAS TO REMONUMENT THE BOUNDARY OF LOT 7, BLOCK 10 OF ROSE PARK, FOLLOWING THE VACATION OF THE ALLEY BY ORD. 805 (802), DEED 2016-540108.

**BASIS OF BEARINGS:**

THE 19TH STREET RIGHT OF WAY BETWEEN POINTS (A) & (55) WAS HELD FOR THE BASIS OF BEARINGS, BASED ON THE STATE PLANE COORDINATE SYSTEM USING GEODETIC CONTROL TIES TO THE OREGON REAL-TIME GEODETIC NETWORK STATIONS 244 & 375.

**BOUNDARY DETERMINATION:**

THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY PER DEED 2008-434190, BENTON COUNTY DEED RECORDS, DESCRIBES ALL OF LOT 7, AND A PORTION OF LOT 6 MORE PARTICULARLY DESCRIBED WITH METES AND BOUNDS. THE PROPERTY HAD PREVIOUSLY BEEN SURVEYED AND MONUMENTED IN R1, BUT I DECIDED NOT TO EXCLUSIVELY HOLD THOSE MONUMENTS BECAUSE I AM NOT CONVINCED THAT THE SURVEYOR APPLIED THE CORRECT RULES OF PROPORTIONMENT TO LAY OUT THE BOUNDARY. HOWEVER, BECAUSE THE R1 MONUMENTS WERE CLOSE TO THE PROPORTIONED POSITIONS BASED ON MY OWN MEASUREMENTS, ALONG WITH THE FACT THAT THEY HAVE CLEAR EVIDENCE OF OCCUPATION, I DECIDED TO HOLD THEM FOR THE NORTH AND SOUTH LOT LINES.

IN ORDER TO DETERMINE THE BOUNDARY OF THE SUBJECT PROPERTY, THE BOUNDARY OF BLOCK 10 OF ROSE PARK WAS DETERMINED FIRST. POINT (A) WAS ESTABLISHED BY HOLDING THE RECORD DISTANCES FROM REFERENCE MONUMENTS (56) & (57). THE NORTH LINE OF THE BLOCK WAS HELD BETWEEN POINTS (A) & (59). THE LINE BETWEEN POINTS (58) & (60) WAS TAKEN FOR THE WEST BLOCK BOUNDARY. LINE (55)-(60) WAS HELD FOR THE SOUTH BLOCK BOUNDARY. THE EAST BLOCK BOUNDARY AND THE WEST R/W LINE OF S 19TH ST WAS HELD BETWEEN POINT (A) AND A 60' OFFSET FROM POINT (55). THIS RESULTED IN POINT (51) FALLING ON THE R/W LINE, AND POINT (50) FALLING WEST OF THE R/W LINE AS SHOWN. THE BLOCK CENTERLINE WAS DRAWN BETWEEN THE MEASURED MIDPOINTS OF THE NORTH AND SOUTH BLOCK BOUNDARY LINES PER THE ORIGINAL PLAT DIMENSIONS. THIS RESULTED IN POINT (54) FALLING EXACTLY 6' EAST ON THE VACATED ALLEY LINE. THIS DETERMINATION OF THE BLOCK BOUNDARY AND CENTERLINE ESTABLISHES THE EAST AND WEST BOUNDARY LINES OF THE SUBJECT PROPERTY. THE LINE BETWEEN POINTS (50) & (54) WAS HELD FOR THE NORTH PROPERTY BOUNDARY. LINE (52)-(53) WAS TAKEN FOR THE SOUTHWEST PROPERTY BOUNDARY, AND LINE (51)-(52) WAS TAKEN FOR THE SOUTHEAST PROPERTY LINE.

FOLLOWING THE VACATION OF THE 12' ALLEY BY ORD. 805 (802), DEED 2016-540108, THE SOUTHWEST AND THE NORTH BOUNDARY LINES OF THE SUBJECT PROPERTY ARE EXTENDED TO THE BLOCK CENTERLINE. I SET MONUMENTS AT THE INTERSECTIONS OF SAID EXTENDED BOUNDARY LINES AND THE BLOCK CENTERLINE.

