

**LEGEND**

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'MSS ENGINEERING'
- FOUND MONUMENT AS NOTED, SEE FOUND MONUMENT REFERENCE TABLE
- CALCULATED POINT FROM RECORD DATA
- ( ) R1 DENOTES RECORD DATA PER R1
- [ ] CALCULATED FROM RECORD DATA
- ⑤ FOUND MONUMENT REFERENCE
- R1 SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- C.S. COUNTY SURVEY
- D.R. DEED REFERENCE
- S.P. SUBDIVISION PLAT
- I.R. IRON ROD
- I.P. IRON PIPE (DIAMETERS SPECIFIED ARE INSIDE)
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- - - OLD PROPERTY LINES
- - - RIGHT-OF-WAY LINES
- CURB LINES
- [Hatched Box] TRANSFER AREA: 1555 SQ. FT. FROM PROPERTY 1 TO PROPERTY 2
- [Hatched Box] TRANSFER AREA: 2977 SQ. FT. FROM PROPERTY 1 TO PROPERTY 3
- [Hatched Box] TRANSFER AREA: 302 SQ. FT. FROM PROPERTY 2 TO PROPERTY 3
- [Hatched Box] TRANSFER AREA: 751 SQ. FT. FROM PROPERTY 2 TO PROPERTY 1

C.S.                       
**PROPERTY LINE ADJUSTMENT**  
 FOR  
**ELI ISHIKAWA**  
 LOCATED IN THE  
 N.W. 1/4 OF SECTION 35  
 TOWNSHIP 11 SOUTH, RANGE 5 WEST,  
 WILLAMETTE MERIDIAN  
 CITY OF CORVALLIS  
 BENTON COUNTY, OREGON  
 AUGUST 22, 2022  
 PLANNING CASE NO. PLA-2022-02

REGISTERED  
**PROFESSIONAL**  
**LAND SURVEYOR**  
  
 OREGON  
 MAY 26, 2015  
**PETER J. SEADERS**  
 60183PLS  
 RENEWS: 06/30/24

CITY OF CORVALLIS PLANNING DIVISION MANAGER  
 DATE 11/1/2022

CITY OF CORVALLIS ENGINEER  
 DATE 10/31/2022

**FOUND MONUMENT REFERENCE:**

- ⑤ 5/8" IR PER R2, NO CAP, DOWN 0.6', HELD
- ⑤ 3/4" IP, DOWN 0.5', HELD, ORIGIN UNKNOWN, RECORDS INDICATE 5/8" IR PER R2
- ⑤ 1/2" IP PER R1, NO CAP, UP 0.2', HELD
- ⑤ 5/8" IR PER R2, NO CAP, UP 0.3', BENT EAST, HELD
- ⑤ 5/8" IR W/ ILLEGIBLE BPC PER R4, DOWN 0.7', HELD
- ⑤ 5/8" IR PER R9, NO CAP, DOWN 0.3', HELD
- ⑤ 5/8" IR PER R1, NO CAP, 0.5' UNDER SIDEWALK, HELD FOR NORTH PROPERTY LINE, N89°28'52"E 0.32' FROM R/W
- ⑤ 5/8" IR PER R2, NO CAP, DOWN 0.6', HELD
- ⑤ 5/8" IR PER R2, NO CAP, DOWN 0.6', HELD
- ⑤ 3/4" IP W/ YPC MARKED "LS 1084", NO RECORD, DOWN 0.1', HELD
- ⑤ 5/8" IR W/ ILLEGIBLE BPC PER R4, DOWN 0.3', HELD
- ⑤ 5/8" IR W/ YPC MARKED "LS 1076", NO RECORD, FLUSH, HELD
- ⑤ 1/2" IR, NO CAP, NO RECORD, IN CREEK, HELD
- ⑤ 5/8" IR, NO CAP, NO RECORD, DOWN 0.25', HELD.
- ⑤ 3/4" IP PER R3, NO CAP, UP 0.04', HELD
- ⑤ 'X' IN CONCRETE WITH STRONG MAGNETIC SIGNAL N83°30'56"W 0.36' FROM COMPUTED POSITION; SEE NARRATIVE
- ⑤ 5/8" IR PER R8, NO CAP, DOWN 0.5', HELD

Benton County  
 Surveyor's Office

C.S. FILE NO. 11113  
 FILING DATE 11-1-22  
 FILE SIZE 13x24

MSS INC  
 215 NW 4TH STREET  
 CORVALLIS, OR 97330  
 (541) 753-1320  
 PROJECT 21120

**SURVEY REFERENCE:**

- R1 C.S. 2307
- R2 C.S. 3350
- R3 C.S. 8482
- R4 C.S. 9129
- R5 D.R. 2022-627105
- R6 D.R. 2022-627174
- R7 D.R. 2022-626925
- R8 S.P. 0004-057
- R9 S.P. 0004-058

**SURVEY NARRATIVE**

**PURPOSE:**  
 THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINES COMMON TO DEEDS 2022-627105, 2022-627174, AND 2022-626925 AS SHOWN ON THIS MAP AND IN ACCORDANCE WITH BENTON COUNTY STAFF DECISION FILE NO. PLA-2022-02.  
 CITY OF CORVALLIS

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS IS BASED ON THE STATE PLANE COORDINATE SYSTEM USING GEODETIC CONTROL TIES TO THE OREGON REAL-TIME GEODETIC NETWORK (ORGN) CORS STATION 244 (ALBANY)

**BOUNDARY DETERMINATION:**

MONUMENTS ⑤, ⑤, ⑤, ⑤, ⑤, ⑤, ⑤, ⑤, ⑤ & ⑤ WERE FOUND AND HELD FOR THE PROPERTY CORNERS, AS THEIR POSITIONS FIT WELL WITH THE DEEDS FOR THESE PROPERTIES. TO ESTABLISH POINT (A), I HELD THE RECORD 85' FROM MONUMENT ⑤ AS PER THE DEEDS. POINT (B) WAS SET AT THE DEEDED 240' ALONG THE 16TH ST R/W FROM THE INTERSECTION WITH THE NORTH LINE OF BUCHANAN AVE. POINT (C) WAS CALCULATED BY HOLDING A LINE FROM MONUMENT ⑤ PARALLEL TO THAT BETWEEN POINT (B) AND MONUMENT ⑤ AND INTERSECTING IT WITH THE 16TH ST R/W, AS WAS THE INTENT OF THE DEED. MONUMENTS ⑤ & ⑤ WERE HELD FOR THE NORTH LINE OF BUCHANAN AVE.

FOR THE EAST R/W LINE OF 16TH ST, I HELD THE LINE BETWEEN MONUMENTS ⑤ & ⑤ AND OFFSET IT 60 FEET. ALTHOUGH MONUMENT ⑤ HAS NO RECORD, THIS SOLUTION BEST FITS THE BEARINGS OF THE CURBS ON 16TH ST. ALTHOUGH CS2307 FOUND AND HELD THE 'X' IN THE SIDEWALK FOR THE 16TH ST RIGHT OF WAY, I CHOSE NOT TO DO SO BECAUSE THERE IS NO RECORD OF AN 'X' BEING INSCRIBED AT THIS LOCATION. THERE IS INDEED A RECORD OF AN IRON PIPE BEING SET HERE PER CS8482, BUT ITS LOCATION IS NOT MEANT TO BE THE R/W CORNER. INSTEAD, IT IS THE PROJECTED CENTERLINE ALIGNMENT OF THE SOUTHERLY PART OF 16TH ST. THE DECISION TO HOLD THE 'X' BY CS2307 EXPLAINS WHY MONUMENT ⑤ (SET PER THAT SURVEY) FALLS OFF THE RIGHT OF WAY.

**NOTES**

1. NEW PROPERTY LINE IS DEFINED BY CENTERLINE OF DIXON CREEK. BEARINGS AND DISTANCES DISPLAYED ALONG DIXON CREEK ARE APPROXIMATE AND DO NOT SUPERCEDE THE CENTERLINE OF THE STREAM.

