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LAND TITLE SURVEY
OF THE 29,510 SQUARE FOOT SITE WITH IMPROVEMENTS USED BY

SCHUCKS AUTO SUPPLY

CONTAINED IN: LOT 13, HAMMOND ADDITION, CORVALLIS, BENTON COUNTY, OREGON;
WITH THE STREET ADDRESS OF: 2350 N.W. NINTH STREET, CORVALLIS, OREGON 97330;
ALSO CONTAINED IN THE HEMAN C. LEWIS DONATION LAND CLAIM NO. 47. AND
THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE BASE & MERIDIAN, BENTON COUNTY, OREGON
REVISED: APRIL 27. 1985 JOB NO: 85-02-F-ALOQR-1 TX

SCHUCKS STORE NO. 739
CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO: GENERAL ELECTRIC CREDIT CORPORATION; PAY'N SAVE CORPORATION; SCHUCKS AUTO SUPPLY, INC.; LAWYERS TITLE INSURANCE CORPORATION AND/OR WESTERN TITLE COMPANY THAT THIS SURVEY OF THE REAL PROPERTY DESCRIBED IN WESTERN TITLE CO.'S PRELIMINARY COMMITMENT FOR TITLE INSURANCE NO. 230046 WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE A.T.A. AND THE A.C.S.M. IN 1962 AND AS OF APRIL 27, 1985 THAT SAID SURVEY AS SHOWN HEREON CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PREMISES, INCLUDING, WITHOUT LIMITATION, ALL STREETS, EASEMENTS, RIGHTS OF WAY AND UTILITY LINES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO: (a) EASEMENTS OR RIGHTS OF WAY ACROSS THE PREMISES, (b) PARTY WALLS, (c) STREETS, (d) ROADS, (e) NO VISIBLE IMPROVEMENTS, (f) ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, OR (g) ENCROACHMENTS UPON THE PREMISES BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENTS SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE IMPROVEMENTS DO NOT VIOLATE ANY SET BACK OR OTHER BUILDING LINE AND THAT THE AREA REPRESENTED FOR THE LAND IS CORRECT.

SURVEYED BY: Michael D. Lemke
MICHAEL D. LEMKE, REG. OREGON LAND SURVEYOR NO. 1824

NARRATIVE:

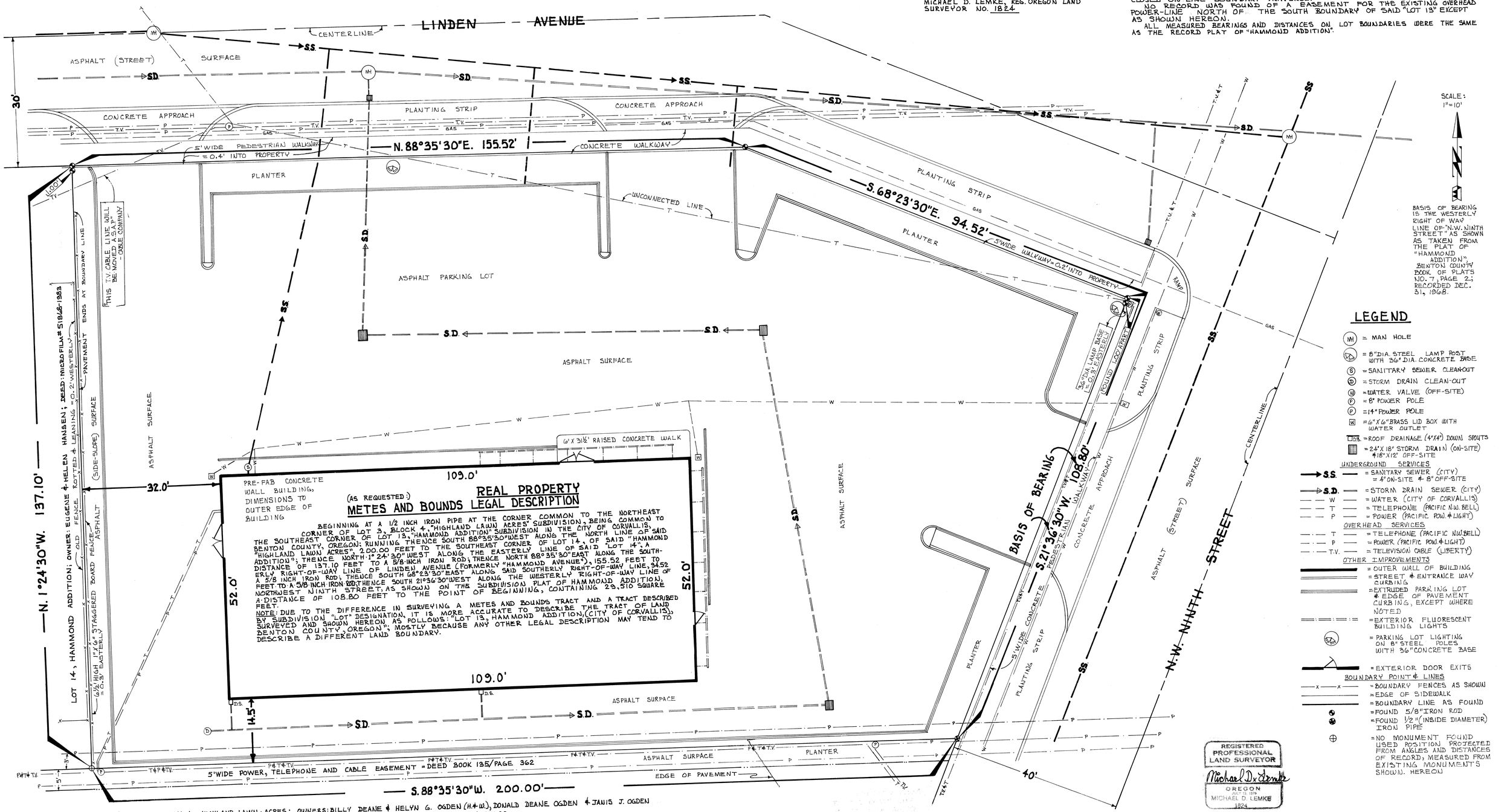
THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING IMPROVEMENTS AND THEIR RELATION TO THE LOT BOUNDARY LINES AS SHOWN HEREON. ALL CORNER MONUMENTS FOUND WERE ORIGINAL MONUMENTS SET FOR SAID "HAMMOND ADDITION", EXCEPT THAT AT THE NORTHWEST AND MOST EASTERLY NORTHEAST CORNERS OF SAID "LOT 13" WHERE WE FOUND ONE FOOT OFFSET MONUMENTS ON LINE AND ONE FOOT SOUTHERLY. THESE 5/8 INCH IRON RODS WERE SET IN 1977 AS AIDS TO HELP CONSTRUCT THE EXISTING BUILDING AND IMPROVEMENTS ON SAID "LOT 13", BECAUSE THOSE MONUMENTS ON THE NORTH LINE OF THIS LOT EXISTING THEN AND NOW ARE UNDER THE EXISTING SIDEWALK AND HARD TO SEE.

ALL CONTROL ("FOUND") MONUMENTS IN THIS SURVEY WERE TIED INTO A CLOSED ON-LINE BOUNDARY TRAVERSE.

NO RECORD WAS FOUND OF A EASEMENT FOR THE EXISTING OVERHEAD POWER-LINE NORTH OF THE SOUTH BOUNDARY OF SAID "LOT 13" EXCEPT AS SHOWN HEREON.

ALL MEASURED BEARINGS AND DISTANCES ON LOT BOUNDARIES WERE THE SAME AS THE RECORD PLAT OF "HAMMOND ADDITION".

Benton County Surveyor's Office
C.S. FILE NO. 7743
FILING DATE 5-30-85
FILE SIZE 24" x 36"
P.M.B.


LINDEN AVENUE
CENTERLINE
ASPHALT (STREET) SURFACE
30'
CONCRETE APPROACH
PLANTING STRIP
CONCRETE APPROACH
5' WIDE PEDESTRIAN WALKWAY = 0.4' INTO PROPERTY
N. 88°35'30"E. 155.52'
CONCRETE WALKWAY
PLANTER
UNCONNECTED LINE
S.68°23'30"E. 94.52'
5' WIDE WALKWAY = 0.2' INTO PROPERTY
PLANTING STRIP
PLANTER
RAMP
ASPHALT PARKING LOT
ASPHALT SURFACE
N. 1°24'30"W. 137.10'
LOT 14, HAMMOND ADDITION; OWNER: EUGENE & HELEN HANSEN; DEED: MICROFILM# 51868-1983
THIS T.V. CABLE LINE WILL BE MOVED A SHORT DISTANCE BY CABLE COMPANY
PAVEMENT ENDS AT BOUNDARY LINE
OLD FENCE
ROTTED & LEANING = 0.2' WESTERLY
ASPHALT SURFACE (SIDE-SLOPE)
6" X 3" HIGH 1" x 4" STAGGERED BOARD FENCE
0.3' EASTERLY
ASPHALT SURFACE
32.0'
6' X 31½' RAISED CONCRETE WALK
109.0'
PRE-FAB CONCRETE WALL BUILDING, DIMENSIONS TO OUTER EDGE OF BUILDING
(AS REQUESTED)
REAL PROPERTY
METES AND BOUNDS LEGAL DESCRIPTION
BEGINNING AT A 1/2 INCH IRON PIPE AT THE CORNER COMMON TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4, "HIGHLAND LAWN ACRES" SUBDIVISION, IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON; RUNNING THENCE SOUTH 88°35'30"WEST ALONG THE NORTH LINE OF SAID THE SOUTHEAST CORNER OF LOT 13, "HAMMOND ADDITION" SUBDIVISION IN THE CITY OF SAID "HAMMOND BENTON COUNTY, OREGON: RUNNING THENCE SOUTH 88°35'30"WEST ALONG THE NORTH LINE OF SAID "LOT 14", OF "HIGHLAND LAWN ACRES", 200.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, OF SAID "HAMMOND ADDITION"; THENCE NORTH 1°24'30" WEST ALONG THE EASTERLY LINE OF SAID "LOT 14", A DISTANCE OF 137.10 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 88°35'30"EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE (FORMERLY "HAMMOND AVENUE"), 155.52 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 68°23'30"EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST NINTH STREET, AS SHOWN ON THE SUBDIVISION PLAT OF HAMMOND ADDITION, A DISTANCE OF 108.80 FEET TO THE POINT OF BEGINNING, CONTAINING 29,510 SQUARE FEET.
NOTE: DUE TO THE DIFFERENCE IN SURVEYING A METES AND BOUNDS TRACT AND A TRACT DESCRIBED BY SUBDIVISION "LOT" DESIGNATION, IT IS MORE ACCURATE TO DESCRIBE THE TRACT OF LAND SURVEYED AND SHOWN HEREON AS FOLLOWS: "LOT 13, HAMMOND ADDITION, (CITY OF CORVALLIS), BENTON COUNTY, OREGON"; MOSTLY BECAUSE ANY OTHER LEGAL DESCRIPTION MAY TEND TO DESCRIBE A DIFFERENT LAND BOUNDARY.
52.0'
52.0'
109.0'
14.5'
I.P.S.
I.P.S.
ASPHALT SURFACE
ASPHALT SURFACE
ASPHALT SURFACE
S.D.
S.D.
S.D.
S.D.
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