

8159

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8-19-88

RECORD OF SURVEY FOR RICK JOLSON - BROOKTREE APARTMENTS

IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 11, SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

DATE: AUGUST 11, 1988

SURVEYOR:
JOHN P. TACCHINI, P.L.S. 2267
LING & ASSOCIATES ENGINEERING
655A N.W. JACKSON
CORVALLIS, OREGON 97330
(503) 754-7200

REFERENCE DATA:
TIMBERHILL FIRST ADDITION - BOOK 7, PAGE 8
TIMBERHILL TOWNHOUSE NO. 2 - BOOK 7, PAGE 54
C.S. 4700
C.S. 5503
C.S. 8137
DEED - M-85492-86

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE TRACT OF LAND SHOWN AND DESCRIBED AND RECORDED IN DEED, M-85492-86.

THE BASIS OF BEARINGS IS THE WEST LINE OF M-85492-86 AS PER SAID DEED AND C.S. 8137, AS ESTABLISHED BY HOLDING FOUND MONUMENTS, AS SHOWN.

BOUNDARY DETERMINATION:

WEST LINE - HELD FOUND MONUMENTS AT POINT 'A' AND POINT 'B'. NORTHWEST CORNER OF THIS SURVEY WAS ESTABLISHED BY RUNNING RECORD BEARING AS PER C.S. 8137 TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. 29TH STREET.

SOUTH LINE - HELD FOUND MONUMENTS AT POINTS 'B' AND 'C'. NORTH LINE - HELD FOUND MONUMENTS AT POINTS 'D' AND 'E' TO ESTABLISH SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. 29TH STREET.

EAST LINE - ESTABLISHED BY HOLDING FOUND MONUMENTS AT POINTS 'D' AND 'F', THEN RUNNING RECORD BEARING AND

DISTANCE, AS PER PLAT OF TIMBERHILL FIRST ADDITION, FROM POINT 'E' TO POINT 'H'. THEN ESTABLISHING POINT 'G' BY

RUNNING RECORD BEARING AND DISTANCE AS PER C.S. 5503. THEN RUNNING DEED, M-85492-86, BEARING TO THE POINT OF

INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. 29TH STREET, POINT 'J'. THEN FROM POINT 'H',

RUNNING RECORD BEARING AND DISTANCE, AS PER C.S. 5503 TO POINT 'I'. THEN RUNNING FROM POINT 'I'

TO A FOUND MONUMENT AT POINT 'C'.

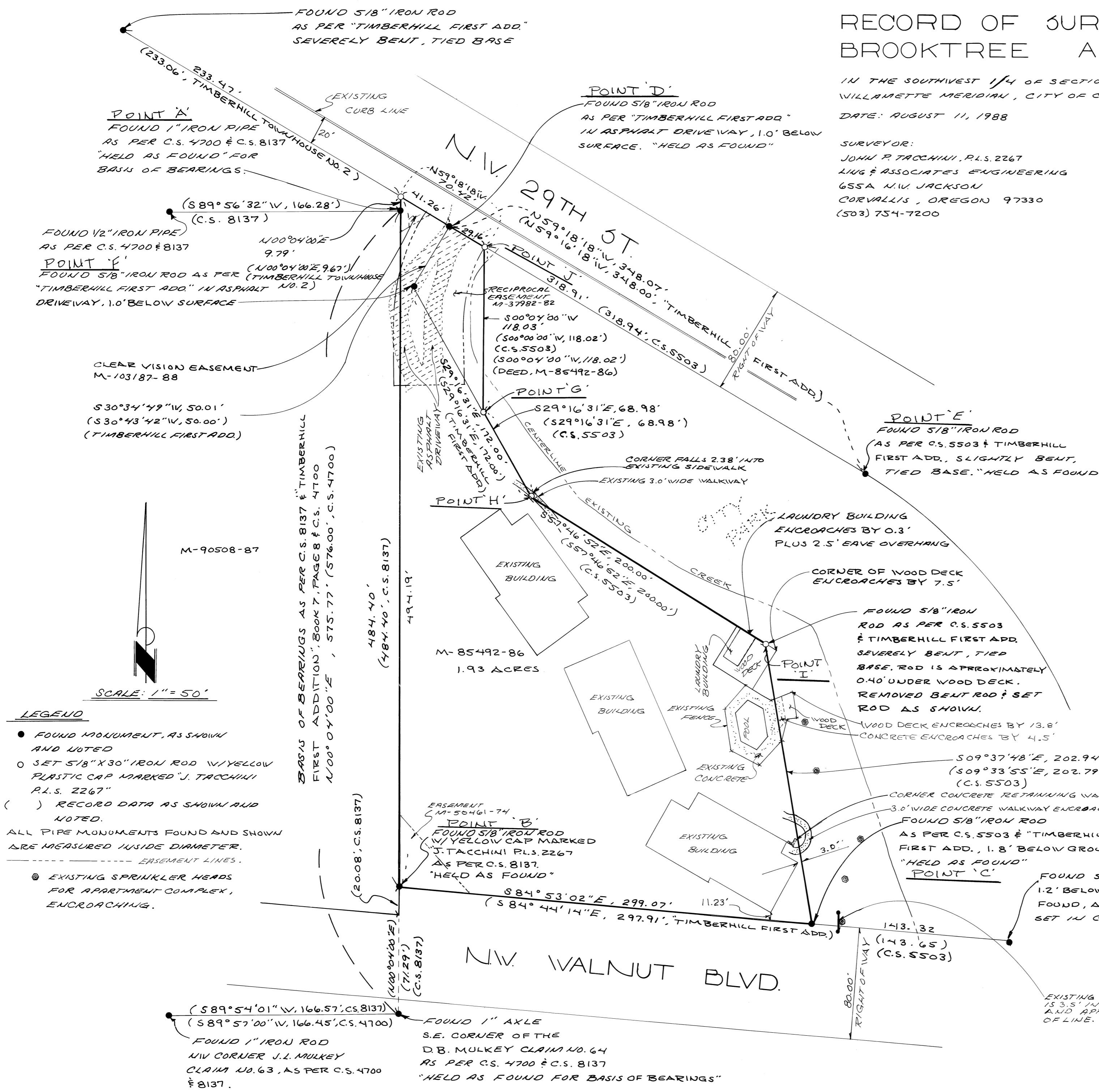
REGISTERED PROFESSIONAL LAND SURVEYOR

John P. Tacchini
OREGON JOHN P. TACCHINI
JAN. 15, 1987
2267

M-85492-86, BEARING TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. 29TH STREET, POINT 'J'. THEN FROM POINT 'H', RUNNING RECORD BEARING AND DISTANCE, AS PER C.S. 5503 TO POINT 'I'. THEN RUNNING FROM POINT 'I' TO A FOUND MONUMENT AT POINT 'C'.

Benton County
Surveyor's Office

C.S. NO. 8159
FILING DATE 8-19-1988
FILE SIZE 18" x 24"
RJZ



- LEGEND**
- FOUND MONUMENT, AS SHOWN AND NOTED
 - SET 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "J. TACCHINI P.L.S. 2267"
 - () RECORD DATA AS SHOWN AND NOTED.
 - ALL PIPE MONUMENTS FOUND AND SHOWN ARE MEASURED INSIDE DIAMETER.
 - EASEMENT LINES.
 - ⊙ EXISTING SPRINKLER HEADS FOR APARTMENT COMPLEX, ENCRDACHING.

BASIS OF BEARINGS AS PER C.S. 8137 & TIMBERHILL FIRST ADDITION, BOOK 7, PAGE 8 & C.S. 4700
N 100° 04' 00" E, 575.77' (576.00', C.S. 4700)

SCALE: 1" = 50'

M-90508-87

484.40'
(484.40', C.S. 8137)

M-85492-86
1.93 ACRES

(20.08', C.S. 8137)

(100° 04' 00" E)
(71.29')
(C.S. 8137)

N.W. WALNUT BLVD.

FOUND 5/8" IRON ROD AS PER C.S. 5503 & TIMBERHILL FIRST ADD. SEVERELY BENT, TIED BASE. ROD IS APPROXIMATELY 0.40' UNDER WOOD DECK. REMOVED BENT ROD & SET ROD AS SHOWN.

WOOD DECK ENCRDACHES BY 13.8'
CONCRETE ENCRDACHES BY 4.5'

S 09° 37' 48" E, 202.94'
(S 09° 33' 55" E, 202.79')
(C.S. 5503)

CORNER CONCRETE RETAINING WALL, 0.5' WEST OF LINE
3.0' WIDE CONCRETE WALKWAY ENCRDACHES BY 9.0'.

FOUND 5/8" IRON ROD AS PER C.S. 5503 & "TIMBERHILL FIRST ADD.", 1.8' BELOW GROUND. "HELD AS FOUND" POINT 'C'

FOUND 5/8" IRON ROD 1.2' BELOW GROUND, NO RECORD FOUND, APPEARS TO HAVE BEEN SET IN C.S. 5503.

EXISTING SIGN FOR APARTMENTS IS 3.5' INTO RIGHT OF WAY AND APPROXIMATELY 18' EAST OF LINE.

(S 89° 54' 01" W, 166.57', C.S. 8137)
(S 89° 57' 00" W, 166.45', C.S. 4700)
FOUND 1" IRON ROD N.W. CORNER J.L. MULKEY CLAIM NO. 63, AS PER C.S. 4700 & 8137.

FOUND 1" AXLE S.E. CORNER OF THE D.B. MULKEY CLAIM NO. 64 AS PER C.S. 4700 & C.S. 8137 "HELD AS FOUND FOR BASIS OF BEARINGS"

CORNER FALLS 2.38' INTO EXISTING SIDEWALK
EXISTING 3.0' WIDE WALKWAY

LAUNDRY BUILDING ENCRDACHES BY 0.3' PLUS 2.5' EAVE OVERHANG

CORNER OF WOOD DECK ENCRDACHES BY 7.5'

EASEMENT (M-50461-74)
POINT 'B'
FOUND 5/8" IRON ROD W/ YELLOW CAP MARKED "J. TACCHINI P.L.S. 2267" AS PER C.S. 8137. "HELD AS FOUND"

RECIPROCAL EASEMENT 12-37982-82
S 00° 04' 00" W, 118.03'
(S 00° 00' 00" W, 118.02')
(C.S. 5503)
(S 00° 04' 00" W, 118.02')
(DEED, M-85492-86)

POINT 'G'
S 29° 16' 31" E, 68.98'
(S 29° 16' 31" E, 68.98')
(C.S. 5503)

POINT 'H'
S 57° 16' 52" E, 200.00'
(S 57° 16' 52" E, 200.00')
(C.S. 5503)

POINT 'I'
S 09° 37' 48" E, 202.94'
(S 09° 33' 55" E, 202.79')
(C.S. 5503)

POINT 'J'
S 318.91' (318.94', C.S. 5503)
N 59° 18' 18" W, 348.07'
(N 59° 16' 18" W, 348.00', "TIMBERHILL FIRST ADD.")

POINT 'D'
FOUND 5/8" IRON ROD AS PER "TIMBERHILL FIRST ADD." IN ASPHALT DRIVEWAY, 1.0' BELOW SURFACE. "HELD AS FOUND"

POINT 'E'
FOUND 5/8" IRON ROD AS PER C.S. 5503 & TIMBERHILL FIRST ADD., SLIGHTLY BENT, TIED BASE. "HELD AS FOUND"

POINT 'A'
FOUND 1" IRON PIPE AS PER C.S. 4700 & C.S. 8137 "HELD AS FOUND" FOR BASIS OF BEARINGS.

POINT 'F'
FOUND 5/8" IRON ROD AS PER "TIMBERHILL FIRST ADD." IN ASPHALT DRIVEWAY, 1.0' BELOW SURFACE

FOUND 1/2" IRON PIPE AS PER C.S. 4700 & 8137

FOUND 1" IRON PIPE AS PER C.S. 4700 & 8137

FOUND 1" IRON PIPE AS PER C.S. 4700 & 8137

FOUND 1" IRON PIPE AS PER C.S. 4700 & 8137