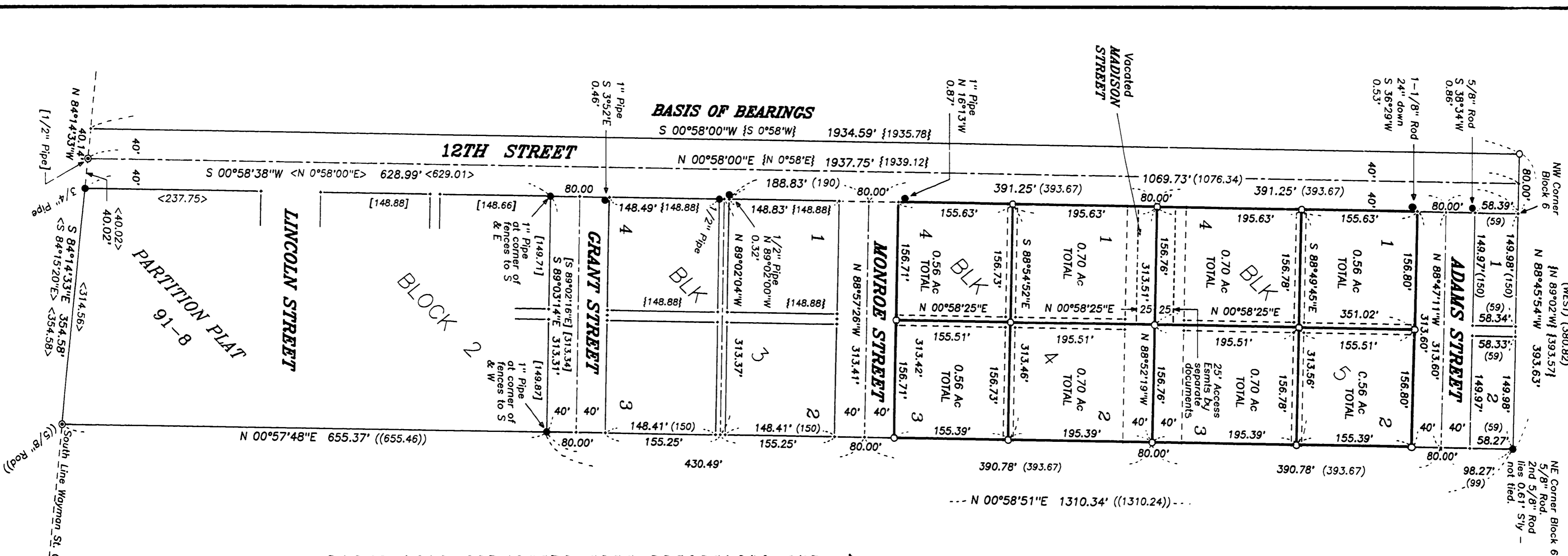


N+933470CLE-WII



RECORD OF SURVEY

for

TOM and SUE CLEMENTS

on
BLOCKS 5 & 6

WATKINS ADDITION TO PHILOMATH

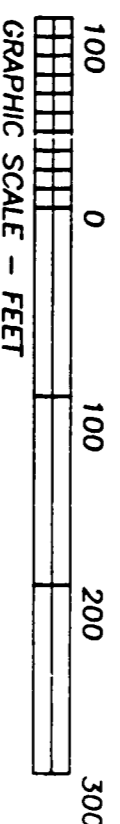
in
WAYMAN ST. CLAIR DLC 47

NW 1/4 SECTION 12, T12S, R6W, W.M.

CITY OF PHILOMATH

BENTON COUNTY, OREGON

MAY 3, 1994



LEGEND

- Found monument as noted.
- Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1923".
- ⊙ Monument of record; not searched for.
- ⋯ Computed position; nothing found or set by this survey.
- { } Record data from the plat of WATKINS ADDITION TO PHILOMATH.
- < > " " " Benton County Partition Plat No. 91-8.
- { } " " " CS 3167.
- { } " " " CS 6729.

NOTE: The lot dimensions from the original plat are 150' x 150' with 80' wide streets and 13.67' wide alleyways.

NARRATIVE

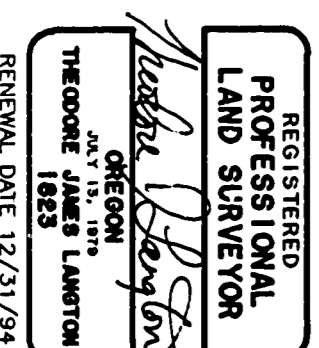
The purpose of this survey was to monument portions of Blocks 4 and 5, WATKINS ADDITION TO PHILOMATH, which is Tax Lot 400, Map 12-6-12B4. The alleys within these Blocks, as well as Madison Street, were vacated in 1948 per Book 124, Page 338, Benton County Deed Records. Because the Lots were never vacated we are now monumenting the resultant Lot corners that make up TL 400. WATKINS ADDITION was platted in 1909. The land was marked with "proper monuments" at that time, according to the plat. In 1923, W.C. Galoway found the stone at the initial Point of the subdivision and set a 1-1/4" Short at the NW corner. The stone is the only true original corner of the subdivision to ever have been found and shown on a recorded survey. Fred Lemke, per CS 3767, found the stone and shot in 1953 and used them, together with monuments on the DLC line, to recompute the subdivision corners. In 1976, per CS 6113, he set monuments intended to define Block 6 of the subdivision. In both surveys he made the alleys 13.67' wide. The plat's called distance along the north line, "...about 5.77 chains" (=380.82 ft) left insufficient length for the alleys after the 80 ft road and 2 Lots 150 ft wide are subtracted. Along the east line, however, the plotted distances make it clear that 13.67 ft is the intended alley width, so, as Mr Lemke did, I am holding 13.67 ft for the north-south as well as the east-west alleys.

Mr Lemke set a rod for the NE corner of the subdivision by his second survey. Howard Krus used that rod to define the east line of the subdivision per CS 6729, though he set another rod "0.59 ft" north for the "true corner". In 1986 I tied into the 1-1/4" shot and several of Mr Lemke's monuments in Block 2 for my survey, CS 7958. I accepted his monuments as the NE and NW corners of that Block. I also tied the 1/2" pipe at the intersection of the DLC line with the centerline of 12th Street. For this present survey I tied into several monuments from my surveys, CS 7958 and Partition Plat No. 91-8 and fit my previous work tightly. I then computed, and monumented the position of the 1-1/4" shot, which is now gone. As I did for CS 7958, I used the shot position together with the 1/2" pipe at the centerline of 12th St. to compute the street R/W. I intersected the easterly R/W with the north line of the subdivision to compute the NW corner of Block 6. I then computed the SW corner of Lot 1, Block 3 as a point on the R/W opposite Mr Lemke's monument. I then computed the westerly ends of the centerlines of Adams, Madison and Monroe Streets by proportion between the NW corner of Block 6 and the SW corner of Lot 1, Block 3. I held full record measure for the street widths to compute the Block corners. I then computed the alley centerlines at the midpoints of the Block exteriors. Full record measure would be held for alley widths to compute Lot corners. On the east line of the subdivision I held Mr Lemke's pipe for the NE corner of Block 2 and Mr Kraus' 5/8" rod for the NE corner of the subdivision. I computed the SE corner of Block 3 by holding 80.00 ft (full measure) for Grant Street. I then computed the other streets' centerlines by proportion, then the Block corners and alleys as I did on the west side.

I use the 1-1/8" rod found near the NW corner of Block 5 and the 1" pipe near the SW corner of Block 4 as reference monuments only. I could not find any record of when they were set, or by whom. Mr Lemke found them per CS 3767 and shows a distance measured by Otto Meier ("O.H.M."). Mr Lemke did not use them for his survey. I also do not accept the 5/8" rod set by Mr Lemke for the SW corner of Block 6. He set it per CS 6113, apparently ignoring his previous measurements and proportion calculations. I feel it is most equitable to hold his initial approach and monuments.

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Benton County
Surveyor's Office
CS FILE NO. 8831
REC. DATE 5-16-1994
18x24