

RECORD OF SURVEY
for
IRONWOOD PROPERTIES
in
BLOCK 38
MOORE & NEWHOUSE'S ADDITION
in the
NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN
CITY OF CORVALLIS
BENTON COUNTY, OREGON

C.S. FILE NO. 10964
FILING DATE 7-15-19
FILE SIZE 18x24

MAY 15, 2019

NARRATIVE

The purpose of this survey was to find or set the four corners of the subject property for Glen Sweeney and William Whelan per Parcel 2 on Instrument #M252794-98, Benton County Deed Records. The subject property has since been sold to Stanford Properties LLC per 2019-580976. This current survey work follows up on our previous survey (CS 10945) in the same Block 38. I oriented the current work to the centerline of Adams Street between monuments (A) and (B) as did said CS 10945. I held monument (C) to be the southeast block corner. Monuments (C) and (D) were held to define the south line of Block 38. I held the projection of the line and distance from (D) to calculate position (I) as the southwest block corner. The north block line was held parallel and 39.00 foot offset from the centerline of SW Adams Avenue. Holding position (I) and a tangent to a 39.00 foot radius circle in calculated the northwest block corner (H). For the centerline of SW 7th Street I held the record offset to the northeast block corner of 36.44 feet and 36.00 feet from the southeast block corner (C). The alley was centered along the north and south block lines, holding a full 14 feet of width. I then calculated the corners of Lots 1 through 6 by proportionate distances along SW 7th Street and the east edge of the 14 foot alley. The north line of the Stanford property follows the north line of the south half of Lot 5, and the Stanford south line is the south line of the North 16 feet of Lot 2. The north line of the Vernazza Trust property is described as the "North 30 feet of the South 34 feet of Lot 2". This line was surveyed and monumented by Jack Doty in 1992 per CS 8643. Because the Lots are almost a foot wider than the original 50 feet there is a gap between the Stanford and Vernazza properties. So we were asked to set new monuments at the Stanford southeast and southwest corners.

MONUMENT TABLE

- (A)...FOUND 5/8" IRON ROD WITH CITY YPC PER CS 10508, IN MONUMENT BOX, 0.3' DOWN;
- (B)...FOUND 5/8" IRON ROD WITH CITY YPC PER CS 10508, IN MONUMENT BOX, 0.3' DOWN;
- (C)...FOUND 1/2" IRON PIPE PER CS 4131, AT BACK OF WALK, 0.3' DOWN;
- (D)...FOUND 1/2" IRON PIPE PER CS 4131, AT BACK OF WALK 0.5' DOWN;
- (E)...FOUND 5/8" IRON ROD WITH DOTY YPC PER CS 8643, FLUSH;
- (F)...FOUND 5/8" IRON ROD WITH DOTY YPC PER CS 8643, 0.2' DOWN, LIES S 60°15'03"W 0.10' FROM TRUE POSITION;
- (G)...FOUND 1/2" IRON ROD PER CS 3919, NO CAP, 0.2' DOWN, LIES N 8°00'03"W 0.32' FROM TRUE POSITION;

NOTE

FOR EAST LINES OF LOTS 1 THROUGH 6 THE PROPORTIONATE LENGTHS ARE 50.95'.
FOR WEST LINES OF LOTS 1 THROUGH 6 THE PROPORTIONATE LENGTHS ARE 50.93'.

LEGEND

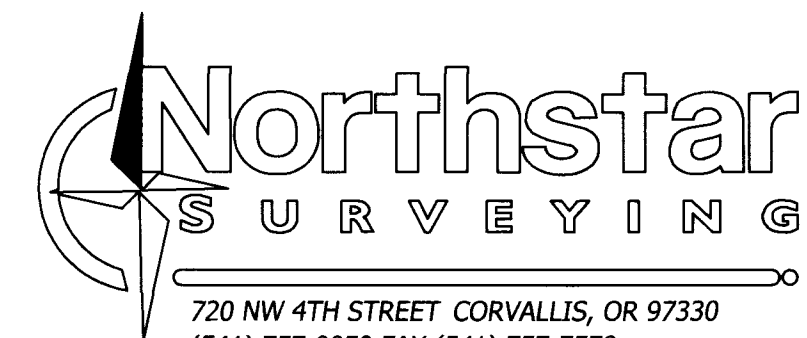
- FOUND MONUMENT AS NOTED IN MONUMENT TABLE;
- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING";
- + COMPUTED POINT (NOTHING FOUND OR SET);
- () RECORD DATA OF, OR COMPUTED FROM, CS 10945;
- [] RECORD DATA OF, OR COMPUTED FROM, CS 8643;
- { } RECORD DATA OF, OR COMPUTED FROM, CS 3919;
- INST INSTRUMENT; YPC YELLOW PLASTIC CAP;

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Northstar

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

RENEWS: 12/31/2020



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