

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore James Langton

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

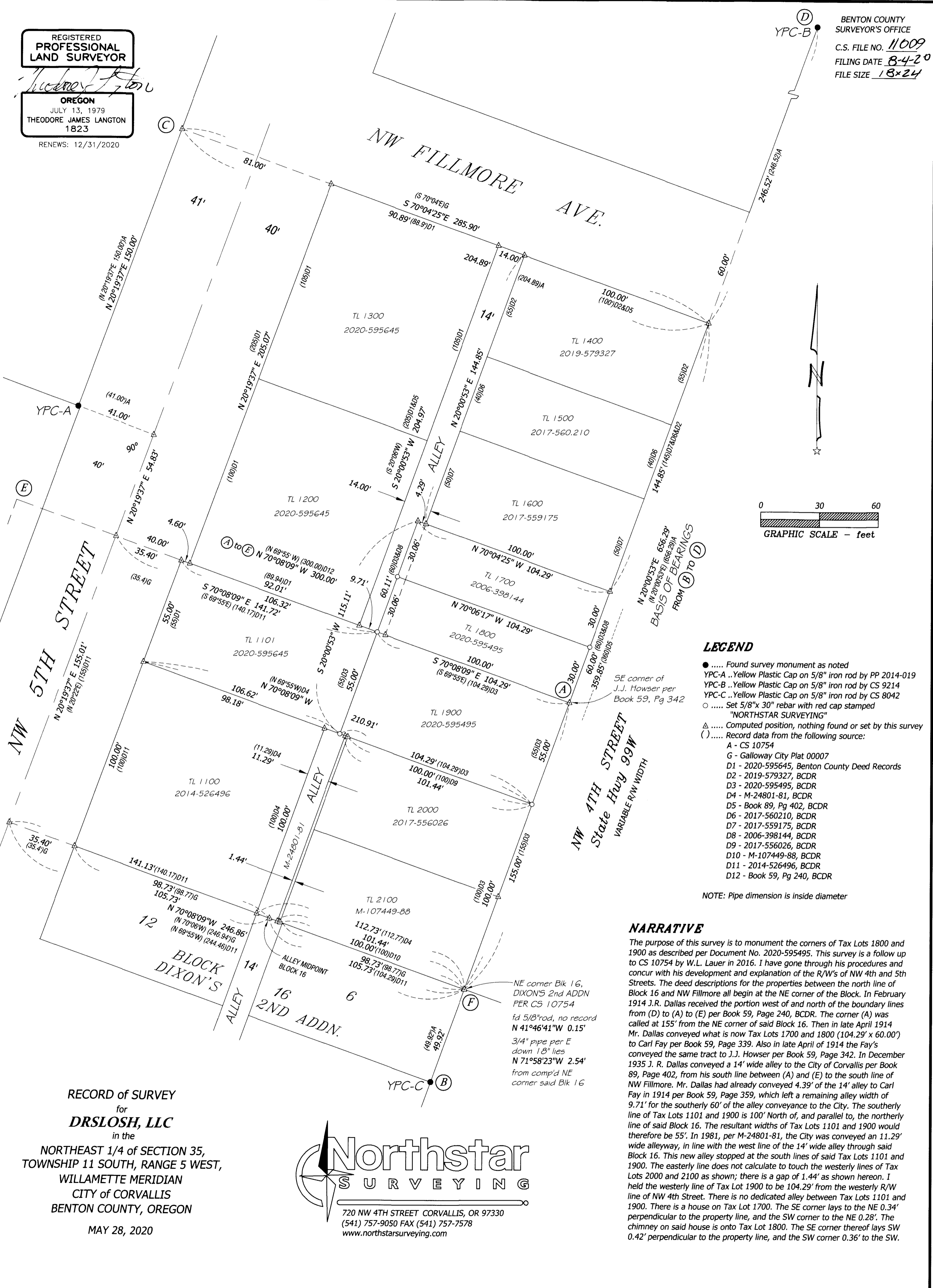
RENEWS: 12/31/2020

BENTON COUNTY
SURVEYOR'S OFFICE

C.S. FILE NO. 11609

FILING DATE 8-4-20

FILE SIZE 18x24



LEGEND

- Found survey monument as noted
 - YPC-A ..Yellow Plastic Cap on 5/8" iron rod by PP 2014-019
 - YPC-B ..Yellow Plastic Cap on 5/8" iron rod by CS 9214
 - YPC-C ..Yellow Plastic Cap on 5/8" iron rod by CS 8042
 - Set 5/8"x 30" rebar with red cap stamped "NORTHSTAR SURVEYING"
 - △ Computed position, nothing found or set by this survey
 - () Record data from the following source:
- A - CS 10754
 - G - Galloway City Plat 00007
 - D1 - 2020-595645, Benton County Deed Records
 - D2 - 2019-579327, BCDR
 - D3 - 2020-595495, BCDR
 - D4 - M-24801-81, BCDR
 - D5 - Book 89, Pg 402, BCDR
 - D6 - 2017-560210, BCDR
 - D7 - 2017-559175, BCDR
 - D8 - 2006-398144, BCDR
 - D9 - 2017-556026, BCDR
 - D10 - M-107449-88, BCDR
 - D11 - 2014-526496, BCDR
 - D12 - Book 59, Pg 240, BCDR

NOTE: Pipe dimension is inside diameter

NARRATIVE

The purpose of this survey is to monument the corners of Tax Lots 1800 and 1900 as described per Document No. 2020-595495. This survey is a follow up to CS 10754 by W.L. Lauer in 2016. I have gone through his procedures and concur with his development and explanation of the R/W's of NW 4th and 5th Streets. The deed descriptions for the properties between the north line of Block 16 and NW Fillmore all begin at the NE corner of the Block. In February 1914 J.R. Dallas received the portion west and north of the boundary lines from (D) to (A) to (E) per Book 59, Page 240, BCDR. The corner (A) was called at 155' from the NE corner of said Block 16. Then in late April 1914 Mr. Dallas conveyed what is now Tax Lots 1700 and 1800 (104.29' x 60.00') to Carl Fay per Book 59, Page 339. Also in late April of 1914 the Fay's conveyed the same tract to J.J. Hower per Book 59, Page 342. In December 1935 J. R. Dallas conveyed a 14' wide alley to the City of Corvallis per Book 89, Page 402, from his south line between (A) and (E) to the south line of NW Fillmore. Mr. Dallas had already conveyed 4.39' of the 14' alley to Carl Fay in 1914 per Book 59, Page 359, which left a remaining alley width of 9.71' for the southerly 60' of the alley conveyance to the City. The southerly line of Tax Lots 1101 and 1900 is 100' North of, and parallel to, the northerly line of said Block 16. The resultant widths of Tax Lots 1101 and 1900 would therefore be 55'. In 1981, per M-24801-81, the City was conveyed an 11.29' wide alleyway, in line with the west line of the 14' wide alley through said Block 16. This new alley stopped at the south lines of said Tax Lots 1101 and 1900. The easterly line does not calculate to touch the westerly lines of Tax Lots 2000 and 2100 as shown; there is a gap of 1.44' as shown hereon. I held the westerly line of Tax Lot 1900 to be 104.29' from the westerly R/W line of NW 4th Street. There is no dedicated alley between Tax Lots 1101 and 1900. There is a house on Tax Lot 1700. The SE corner lays to the NE 0.34' perpendicular to the property line, and the SW corner to the NE 0.28'. The chimney on said house is onto Tax Lot 1800. The SE corner thereof lays SW 0.42' perpendicular to the property line, and the SW corner 0.36' to the SW.

RECORD of SURVEY
for
DRSLOSH, LLC
in the
NORTHEAST 1/4 of SECTION 35,
TOWNSHIP 11 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN
CITY of CORVALLIS
BENTON COUNTY, OREGON

MAY 28, 2020

Northstar
SURVEYING

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