


**LEGEND**

- SET 5/8" x 30" IR W/ YPC STAMPED 'MSS ENGINEERING'
- FD MONUMENT AS NOTED, SEE FOUND MONUMENT REFERENCE TABLE
- CALCULATED POINT FROM RECORD DATA
- ( ) DENOTES RECORD DATA, UNLESS OTHERWISE NOTED
- [ ] CALCULATED FROM RECORD DATA
- ⑤0 FOUND MONUMENT REFERENCE
- R1 SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- D1 DEED REFERENCE, SEE DEED REFERENCE TABLE
- S.P. SUBDIVISION PLAT
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- R/W RIGHT-OF-WAY

C.S. 1118'  
**RECORD OF SURVEY**  
 FOR  
**EILEEN CLANCEY**  
 LOCATED IN THE  
 N.W. 1/4 OF SECTION 27  
 TOWNSHIP 11 SOUTH, RANGE 5 WEST  
 WILLAMETTE MERIDIAN  
 CITY OF CORVALLIS  
 BENTON COUNTY, OREGON  
 MARCH 22, 2024

*MSS INC*  
 215 NW 4TH STREET  
 CORVALLIS, OR 97330  
 (541) 753-1320  
 24033/ROS

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
 OREGON  
 MAY 26, 2015  
**PETER J. SEADERS**  
 60183PLS  
 RENEWS: 06/30/24

SURVEY REFERENCE:

R1 S.P. 6-010  
 R2 S.P. 6-049

DEED REFERENCE:

D1 2012-487233

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE CORNERS OF LOT 12, BLOCK 3 OF KINGS VIEW ADDITION IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON.

THE BASIS OF BEARINGS IS BASED ON THE STATE PLANE COORDINATE SYSTEM USING GEODETIC CONTROL TIES TO THE OREGON REAL-TIME GEODETIC NETWORK (ORGN).

BOUNDARY DETERMINATION:

DUE TO INSUFFICIENT MONUMENTATION FOUND ON THE SUBJECT PROPERTY, IT WAS NECESSARY TO REESTABLISH THE OUTER LIMITS OF BLOCK 3, KINGS VIEW ADDITION TO DETERMINE THE BOUNDARY LINES OF LOT 12. MONUMENTS (53) AND (54) WERE HELD FOR THE WEST RIGHT-OF-WAY LINE OF NW 29TH STREET. POINT (B) WAS CALCULATED BY HOLDING A COMPUTED DISTANCE OF 95.00' SOUTH ALONG THE R/W LINE FROM MONUMENT (53). THE RECORD DISTANCE SHOWN ON THE PLAT TO THE POINT OF CURVATURE IS 85.07, HOWEVER, BY CALCULATING THE POSITION OF THE OTHER SEGMENTS OF THE PARCEL AND COMPARING WITH THE DIMENSION OF LOT 9, IT IS CLEAR THAT THIS WAS ACTUALLY INTENDED TO BE 95.00 FEET EVEN TO THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES WITH A 15 FOOT RADIUS BETWEEN. AS SUCH WE CONSIDERED THE DISTANCE LABEL ON THE PLAT A SCRIVENER'S ERROR AND HELD 95.00 FEET FROM MONUMENT (53). POINT (C) WAS CALCULATED BY HOLDING A RECORD DISTANCE OF 96.05' NORTH ALONG THE R/W LINE FROM MONUMENT (54). THE SOUTH LINE OF NW TAFT AVENUE WAS DETERMINED BY HOLDING MONUMENT (58) AND CALCULATED POINT (C). MONUMENTS (55), (56), AND (57) WERE A DIFFERENT SIZE THAN RECORD, AND SIGNIFICANT DISCREPANCIES EXIST IN THEIR MEASUREMENTS ALONG THE NORTH LINE OF THE BLOCK. THESE ARE UNLIKELY TO BE THE ORIGINAL MONUMENTS FROM THE PLAT AND SUBSEQUENTLY WERE NOT HELD FOR THE BOUNDARY. FURTHERMORE, HOLDING MONUMENT (58) AND POINT (C) FITS VERY WELL WITH THE ORIGINAL SUBDIVISION PLAT. POINT (A) AND THE TRUE CORNER ADJACENT TO MONUMENT (56) WERE CALCULATED BY PROPORTIONING THE DISTANCE BETWEEN MONUMENT (58) AND POINT (C). MONUMENT (59) AND POINT (B) WERE HELD FOR THE NORTH LINE OF NW ROOSEVELT AVENUE. MONUMENTS FOUND ON THE SOUTH LINE OF NW ROOSEVELT AVENUE WERE NOT USED DUE TO THE FACT THAT THEY REPRESENT A DIFFERENT SUBDIVISION, AND RECORD DISTANCE FROM (53) PROVIDED A BETTER FIT WITH EXISTING CURB LINES. PROPORTIONED DISTANCES BETWEEN MONUMENT (59) AND THE ESTABLISHED SOUTHEAST CORNER OF THE BLOCK AT POINT (B) WERE USED TO DETERMINE THE TWO SOUTH MONUMENTS OF LOT 12. PROPORTIONED DISTANCES BETWEEN THESE ESTABLISHED POINTS ON THE NORTH AND SOUTH LINES OF THE BLOCK WERE THEN USED TO DETERMINE THE NORTH CORNERS OF LOT 12. WE SET A WITNESS CORNER IN ADDITION TO THE TRUE CORNER AT THE NORTHEAST CORNER OF LOT 12 DUE TO THE FACT THAT THE CORNER FALLS IN A DRAINAGE CHANNEL. FOUND MONUMENT (52) WAS NOT USED IN THE SOLUTION DUE TO THE IRON ROD'S IRREGULAR DIAMETER OF 5/16", AND THE FACT THAT NO RECORDED SURVEY EXISTS TO SUGGEST IT WAS SET PROPERLY BY A PROFESSIONAL LAND SURVEYOR.

FOUND MONUMENT REFERENCE:

- ⑤1 5/8" IR PER R1, NO CAP, BENT
- ⑤2 5/16" IR, NO RECORD, DOWN 0.3', SEE SURVEY NARRATIVE. N11°55'48"W 0.34' FROM CALCULATED CORNER.
- ⑤3 5/8" IR PER R2, NO CAP, DOWN 0.3', HELD
- ⑤4 5/8" IR PER R2, NO CAP, DOWN 0.3', HELD
- ⑤5 1/2" IR, NO RECORD, BENT, SEE SURVEY NARRATIVE. S86°32'20"E 0.74' FROM CALCULATED CORNER
- ⑤6 1/2" IR, NO RECORD, FLUSH, SEE SURVEY NARRATIVE. S86°42'13"E 1.19' FROM CALCULATED CORNER
- ⑤7 1/2" IR, NO RECORD, FLUSH, SEE SURVEY NARRATIVE. S14°34'48"E 0.18' FROM CALCULATED CORNER
- ⑤8 5/8" IR PER R2, NO CAP, FLUSH, HELD
- ⑤9 5/8" IR PER R2, NO CAP, DOWN 0.4', HELD
- ⑥0 5/8" IR PER R1, NO CAP, DOWN 0.8'
- ⑥1 5/8" IR PER R1, NO CAP, DOWN 0.6'

