

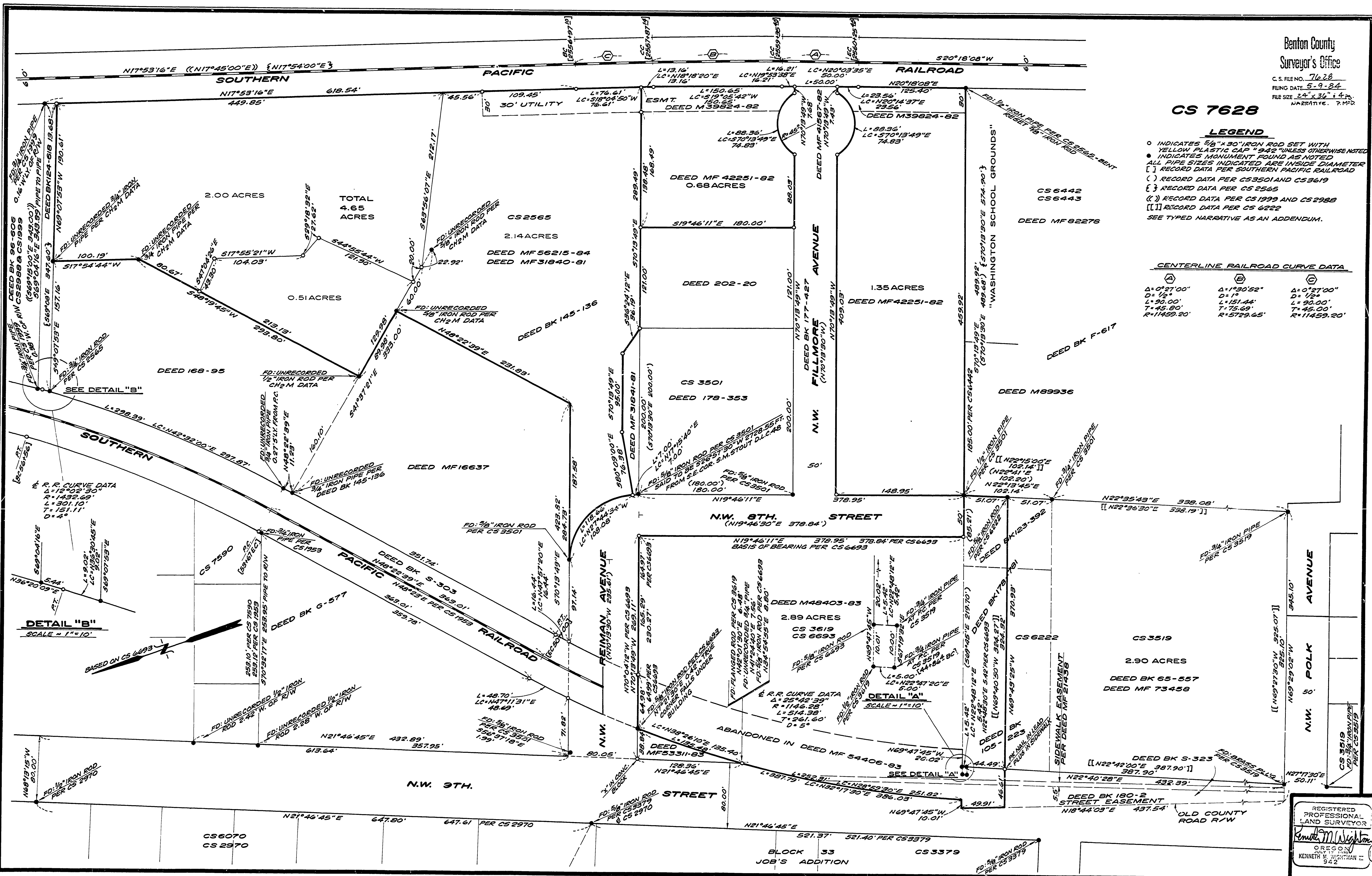
Benton County  
Surveyor's Office  
C.S. FILE NO. 7628  
PLING DATE: 5-9-84  
FILE SIZE: 24" X 36" 1/4"  
NARRATIVE: P.M.P.

### CS 7628

- LEGEND**
- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP "342" UNLESS OTHERWISE NOTED
  - INDICATES MONUMENT FOUND AS NOTED
  - ALL PIPE SIZES INDICATED ARE INSIDE DIAMETER
  - [ ] RECORD DATA PER SOUTHERN PACIFIC RAILROAD
  - ( ) RECORD DATA PER CS3501 AND CS3619
  - { } RECORD DATA PER CS 2565
  - ( ) RECORD DATA PER CS 1999 AND CS 2988
  - [ ] RECORD DATA PER CS 6222
  - SEE TYPED NARRATIVE AS AN ADDENDUM.

#### CENTERLINE RAILROAD CURVE DATA

Stationing	Stationing	Stationing
Δ = 0°27'00"	Δ = 1°30'52"	Δ = 0°27'00"
D = 1/2"	D = 1"	D = 1/2"
L = 90.00'	L = 151.44'	L = 90.00'
T = 45.00'	T = 75.69'	T = 45.00'
R = 11459.20'	R = 5729.65'	R = 11459.20'



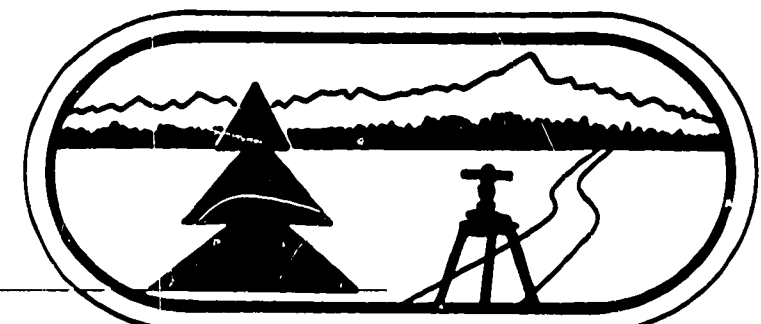
REVISIONS	DESCRIPTION

DATE: MAY 8, 1984  
SCALE: 1" = 50'  
DRAWN BY: [Signature]  
DESIGNED BY: [Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR  
KENNETH M. WIGHTMAN II  
OREGON JULY 1978  
942

REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES M. GRIFFIS  
OREGON JULY 1978  
1637

RECORD OF SURVEY FOR  
**ESTATE BUILDERS, INC. & LOAN ASSOCIATION**  
 LOCATED IN  
 THE WILLIAM F. DIXON D.L.C. NO. 50 &  
 THE N 1/2 SECTION 36, T. 11S, R. 36W, W.M.  
 BENTON COUNTY, OREGON



# Timberland - McCullough

Albany, OR (503) 926-9404 · Bend, OR (503) 389-7614

Incorporated

ENGINEERS · SURVEYORS  
FORESTERS · PLANNERS

Narrative For  
Record of Survey CS 7628

SE 1/4, NW 1/4, Section 35  
WILLIAM F. DIXON DLC 50  
T11S, R5W, WM  
Benton County, Oregon

May 9, 1984

Timberland-McCullough, Inc.  
P.O. Box 668  
Albany, Oregon 97321  
503-926-9404



Page 1 of 4

**Benton County  
Surveyor's Office**

C. S. FILE NO. 7628  
FILING DATE 5-9-84  
FILE SIZE 24" x 36" & 4 PG.  
NARRATIVE R.M.S.D.

We were requested to perform an ALTA Survey on property owned by State Federal Savings and Loan Association and referenced by Deed Microfilm 48403-83 and 42251-82 of the Benton County Deed Records (BCDR). In performing the initial research for this project, we discovered that preliminary survey work we had performed in March of 1981 for Estate Builders, Inc. under the uncompleted City of Corvallis MLP 81-2 had gone unrecorded. This Record of Survey reflects all of the work performed in 1981 as well as the additional control needed to establish the right-of-way of Ninth Street.

The location of the Southern Pacific Railroad mainline was established from existing centerline track location and curve data was rebuilt from record information. We found the 1/2" pipe at the northeast corner of the Washington School Grounds to be on the right-of-way. The location of the recently abandoned spur track to the old Agri-Pac Cannery was located from existing track location prior to removal and also existing recorded and unrecorded monumentation as shown. We did not hold the PI rod per CS 3619 because it had not located the monumentation to the north.

The north line of this survey was based on monumentation set in CS 1999 and CS 2565 and called for in Deed Book 145-136 of the BCDR. We found evidence of unrecorded monuments in this area which were referred to in adjacent deeds. After further research we found a sepia copy of a Record of Survey apparently unrecorded



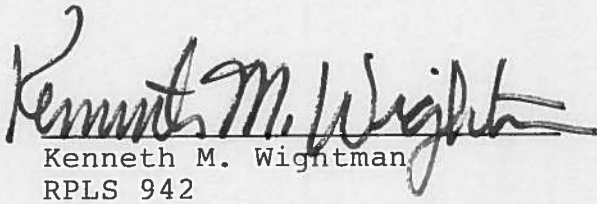
by CH2M in 1967. This has now been turned in to the County Surveyor. The proposed division lines for the 4.65 acre parcel referenced in MLP 81-2 are shown for information only.

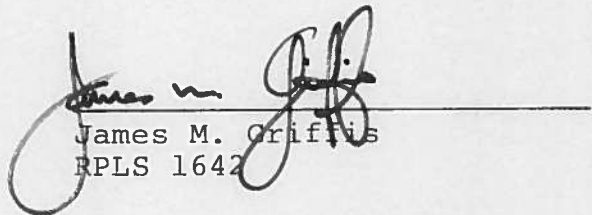
NW Sixth and Eighth Streets and NW Fillmore and Reiman Avenues were deeded to the City of Corvallis in Deed Book 177-427 BCDR and monumented in CS 3501. We found and held those monuments in the relocation of these rights-of-way. Parts of NW Sixth Avenue were vacated in 1982 and a bulb cul-de-sac was deeded to the City of Corvallis also in 1982. The manner of vacation and subsequent deeding created the configuration as shown on the east end of Fillmore Avenue. The location of the right-of-way of Ninth Street is complicated because of conflicting evidence as well as the positioning of the old railroad right-of-way which predated the present street. The right-of-way along the east line of Ninth Street south of our 2.89 acre tract is bounded by the old railroad right-of-way (now abandoned) and referenced in CS 3519 and CS 6222. Portions of the existing street included in the abandoned railroad right-of-way were deeded subject to easements to State Federal in Deed Microfilm 54406-83 BCDR. In establishing the right-of-way north of this, we held the existing monumentation at the northerly corner of Fillmore Avenue and the southerly corner of Buchanan Avenue along the west line of Ninth Street. We then established a full 80 feet of right-of-way and intersected the abandoned railroad parcel. This differed from the technique used in CS 3501 and CS 6693 but correctly reflects the work as shown by Galloway in CS 1953. We found and referenced two unrecorded rods along the east line of Ninth

Street north of Reiman Avenue. The south line of our 2.89 acre tract was established in Deed Microfilm 73458 BCDR and monumented in CS 3519 and CS 6222. We held the monumentation and technique used in these surveys. Monumentation from CS 6693 and CS 3619 along Ninth Street was found to be out of position because of the useage of the unrecorded rods to the north.

Surveyors' Certificate

On the basis of our knowledge, information and belief, we certify to State Federal Savings and Loan Association and Estate Builders, Inc. that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Oregon that based on the above mentioned controlling monumentation and techniques we have set new property corners as indicated hereon and referenced as County Survey #7628.

  
Kenneth M. Wightman  
RPLS 942

  
James M. Griffith  
RPLS 1642