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June 7, 1975

NARRATIVE OF LAND SURVEY of a Minor Land Partition in the S $\frac{1}{2}$, NE $\frac{1}{4}$, Section 4, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

SURVEY FOR- Mr. and Mrs. Wallace Rondeau and Beverly Rondeau, residents on the surveyed property, Glendale, Oregon.

PURPOSE: to divide the Wallace Rondeau property to create a separate tract for each of the two homes;

METHOD: open-traverse from the North $\frac{1}{4}$, Section 4 to the North-Center 1/16th Corner, Section 4 and up the railroad just past milepost 507, then going to closed-traverse about the Rondeau property with angular measurement to 30 seconds and distance to the nearest 1/100th foot; relative positions were determined for survey monuments, fencelines, the water spring, railroad centerline and stationing;

EQUIPMENT: the work was conducted with a 30 second Gurley Transit, a 1974 Lufkin 300 ft. steel tape, and a White Metal Detector;

INDIVIDUALS AND DATES: initiated May 6th and completed on June 5th, 1975 with witnesses being Clyde Anderson and occupants of the properties in the area;

REFERENCES:

Douglas County Land Surveyor's Office-
1. map file M49-21 = basis-of-bearing.
2. c.s. file 44-3
3. c.s. file 55-67
4. Plat of Sether Tracts

Recorder's Office-Deed Records

1. Volume 134, page 71
2. " 211, " 580
3. " 131, " 576
4. " 128, " 45

Southern Pacific Railroad
P.O. Box 4346
Portland, Oregon 97208
R/W Plat Books, Volume 16, page 20

Douglas County Dept. of Public Works
Courthouse
Gary Jurgensen- Road Design

SURVEY DIFFICULTIES: Wallace Rondeau maintains Elmer Nelson surveyed his property in 1946 resulting in deed description and then in 1952 by Mr. Doug Theno when 2/10^{ths} acre was sold on the east side of the property, however, neither survey was evidenced in the surveyor's office; the present west fenceline has been accepted as the west property line as established by Nelson in his 1946 survey -- at this date one pipe remains intact in that fenceline. Survey c.s. 41-3 by Theno in 1952 involved the property immediately to the east monumenting several points with 5/8 inch iron rod; a resident stated that a prior owner removed most if not all of these rods, however, in position for the 1 inch Iron Rod at the Theno NE Corner located S 40°01' E, 3155.3 ft. from the North $\frac{1}{4}$ Corner a 3/4 inch O. dia. Iron Pipe was found S 39°58' E, 3154.27 feet; adjusting Theno bearings and calculating west this allows about 80 ft. E-W distance in width on the 2/10^{ths} acre tract when Rondeau deed bearings are adjusted the 23' differential on the Rondeau west line(fenceline) to calculate the east line position of the original Rondeau property; then calculate N 51°37' W, 88 ft. to determine west line of the 2/10^{ths} acre parcel and hence the 80 ft. E-W distance (deed description of the 2/10^{ths} acre tract fails to close by over 8 ft).

MONUMENTS and other EVIDENCE:

1. North $\frac{1}{4}$ Corner, Section 4- Found the 1 inch Iron Pipe in Elbert Myers fenceline, intact, with the cedar and maple B.T.'s in good condition referencing this South Witness Corner located 76.8 ft. South of said $\frac{1}{4}$ corner;
2. North-Center 1/16th Corner, Section 4- Found the 1 inch Iron Rod of M49-21, intact, with two B.T.'s;
3. the $\frac{3}{4}$ inch Iron Pipe on the west line of the Rondeau property found intact, 8 inches high, located in a very straight fenceline and set by Elmer Nelson in 1946;
4. the $\frac{3}{4}$ inch O. dia. Iron Pipe located S $39^{\circ}58'$ E, 3154.27 ft. from the North $\frac{1}{4}$ Corner, found 12 inches high, quite solid and very close in position for the c.s. 41-3 NE Corner;
5. Sether Tract pipes noted along County Road No. 98 were of little use since they did not identify the R/W boundary;
6. County Road 98 evidence: points on the south boundary were placed on tangents approximately 20 ft. from present road centerline; this was in accord with a 40 ft. R/W, 20 ft. each side of center as per Douglas County Department of Public Works;
7. Southern Pacific Railroad: R/W width was measured from track centerline and mileage(stationing) numbers referenced or determined from the culvert centerline @ 506.88 = Sta. 82+36 rather than to milepost 507 which is only approximate; the 10 ft. change in width was placed in position as per the S.P.R.R. map with the bearing equal to the calculated N-S centerline bearing of the NE $\frac{1}{4}$, Section 4;
8. Found a $\frac{1}{2}$ inch by 2 inch leaf spring on the east line of the present Rondeau property 0.6 ft. from the NE Corner as monumented in this survey.

MONUMENTS SET:

Eight (8) $\frac{3}{4}$ inch by 42 inch Iron Rods were set 4 inches high, as follows-

1. five (5) on the approximate south boundary of County Road 98 on tangents 20 ft. from centerline;
2. three (3) on the north boundary of Southern Pacific Railroad- see Plat for relative positions to existing fences.

DESCRIPTIONS:

TRACT I

BEGINNING at a point located S $56^{\circ}29'05''$ E, 1311.47 ft. from the North-Center 1/16th Corner, Section 4, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a $\frac{3}{4}$ inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N $14^{\circ}53'04''$ E, 314.22 ft. to a $\frac{3}{4}$ inch Iron Rod on the approximate south boundary of County Road 98;

thence S $46^{\circ}55'$ E, 304.76 ft. to a $\frac{3}{4}$ inch Iron Rod on the approximate south boundary of County Road 98;

thence S $36^{\circ}51'46''$ E, 70.99 ft. to a $\frac{3}{4}$ inch Iron Rod on the approximate south boundary of County Road 98;

thence S $36^{\circ}58'07''$ W, 197.33 ft. to a $\frac{3}{4}$ inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N $62^{\circ}22'04''$ W, 256.47 ft. to the POINT OF BEGINNING;

containing more-or-less 1.79 acres, excluding therefrom overlap of County Road 98; including therein the right of dominant use of spring water located within a circle of radius 10 ft. with the center located S $61^{\circ}19'$ E, 547 ft. from the above point of beginning, also including therein the perpetual right and privilege to use a 10 ft. easement on the north side of and adjacent to the S.P.R.R. north boundary with said easement extending from said spring to the east line of above described tract for the purpose of access to and from the spring in piping, pumping and carrying water.

Brandt for Rondeau Narrative

DESCRIPTIONS: (continuation)

TRACT II

BEGINNING at a point located S 56° 29' 05" E, 1311.47 ft. and S 62° 22' 04" E, 256.47 ft. from the North-Center 1/16th Corner, Section 4, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a 3/4 inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N 36° 58' 07" E, 197.33 ft. to a 3/4 inch Iron Rod on the approximate south boundary of County Road No. 98;

thence S 36° 51' 46" E, 240.29 ft. to a 3/4 inch Iron Rod on the approximate south boundary of County Road No. 98;

thence S 55° 33' 15" E, 50.78 ft. to a 3/4 inch Iron Rod on the approximate south boundary of County Road No. 98;

thence S 00° 23' W, 107.12 ft. to a 3/4 inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N 62° 22' 04" W, 309.89 ft. to a point on the north boundary of Southern Pacific Railroad;

thence N 00° 11' 44" E, 11.27 ft. to a point on the north boundary of Southern Pacific Railroad;

thence N 62° 22' 04" W, 33.27 ft. to the POINT OF BEGINNING;

containing more-or-less 1.00 acres, excluding therefrom overlap of County Road 98; excluding therefrom certain rights to spring water (retained by the above grantor= for deed structure) including the perpetual right to use, pump, pipe and carry water from a spring located S 60° 23' 23" E, 290.61 ft. from the above point of beginning and including the perpetual right of access to said spring for the purpose of pumping, piping and carrying water by route of a continuous 10 ft. easement located on the south edge of the above tract adjacent to the north boundary of Southern Pacific Railroad and extending from above described spring to the west line of above tract.

