

M 62-27

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Nov. 20, 1976

NARRATIVE of LAND SURVEY in the NW 1/4, NW 1/4, Section 32, T. 32 S., R. 6 W.,
W.M., Douglas County, Oregon.

Survey for- Frank and Lois Cobb
No. Reuben Road, Glendale
and
The Robert Dollar Co.
P.O. Box C, Glendale, Oregon

PURPOSE: to establish boundaries on the Cobb Property and survey boundaries
of a land exchange between Frank and Lois Cobb and the Robert Dollar Co.

PROCEDURE and METHOD: open-random transit traverse from the corner of Sections
29,30,31 and 32 to the 1/4 Corner of Sections 29 and 32; a closed-random
traverse about the Cobb Property(error-of-closure 1/7800). The west line of
the Cobb Property has been located in parallel with the line of Sections
31 and 32 rather than perpendicular to the line of Sections 29 and 32 to
provide greater distance from the house. The land exchange has been
pursued to provide the Cobb Property with deeded ownership of the terraced
garden areas west and SW of the house and for additional distance between
the house and the west line. The position of south and east lines were
determined using the deeded distances on the North Section line , the survey
of Gateway Road (c.s. 38/202) and the K.W. Johnson Survey (c.s. 41/290)
containing principles of tangent extension used again in this current survey
to correct errors in earlier deeds which apparently resulted by leaving out
the last two north-end tangents of the Gateway Road Survey. The south end
point of the Gateway Road has been calculated using the c.s. 41/290 survey
with deed bearings and distances used from that point to determine the
SE Cobb Corner position.

EQUIPMENT, INDIVIDUALS and DATES: this survey was initiated on Oct. 29, 1976
and completed on Nov. 16, 1976 using a 30-second Gurley Transit and a
Lufkin 300 ft. steel tape. Crew members were Clyde Anderson, Mallory Hicklin
and Rodney Evens with other witnesses being Lawrence Freeman, K.W. Johnson,
and Frank Cobb.

BASIS-of-BEARING: Solar Observation , Nov. 16, 1976.

REFERENCES: the following of record in the Douglas County Courthouse, Roseburg,
Oregon, as follows-

DEED RECORDS

Vol. 275, page 205
Vol. 196, page 209
Vol. 258, page 115
Vol. 327, page 584
Vol. 107, page 187
Vol. 225, page 166
Vol. 255, page 579
Vol. 178, page 386

LAND SURVEY RECORDS

c.s. 41/290, Larson for Johnson
c.s. 38/202, Irving for Knowlen=Gateway Road
c.s. 41/241, Grant and Evans for Drake
c.s. 41/375, Price for Dollar and Patterson
M 28-68, Shaner for Tiechman
M 49-37, Brandt for Jarnes
? ? Brandt for Chitwood= M.L.P. 1973&76

Public Works Department- Jack Lyles, R/W Research revealed the old county road
"included lands" had not been vacated after relocation of the roadway.

CORNERS FOUND:

1. Section Corner, Sections 29, 30, 31 and 32, found a 1.9 inch O.D. I. Pipe,
intact, from which bears-
 - a. fence corner, 2.0 ft., North.
 - b. 16" D.F., S 65° W, 15.8 ft.
 - c. 26" D.F., N 66° W, 19.1 ft.
2. 1/4 Corner, Sections 29 and 32, found a 1.5 inch I. Pipe, 12" high, intact,
with a R.S. 33 (Mr. Price) washer on nail in pipe, from which bears-
 - a. 14" Black Oak, N 22° 40' E, 12.65 ft. to center of overgrown face.
 - b. 12" D.F., S 05° 15' E, 16.12 ft. to center of overgrown face.

Evidence of considerable original B.T. searching to the South. Fire
history appears to have destroyed the original corner.

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CORNERS FOUND (continuation):

3. North End of Gateway Road pipe set by Irving, not found, however the two bearing trees were found as follows-
 - a. 16" Pine, S 0°07' W, 40.0 ft. (record) is now a stump with visible scribe.
 - b. 24" Madrone, S 79°47' W, 50.2 ft. (record) is still alive with the scribing overgrown.

The Irving survey places the Section Line 18 ft. North of the present fenceline and places the Gateway Road location (as per survey) on the west boundary of the present roadway.

4. Found a 1" x 12" high I. Pipe at the approx. NW Cobb Corner, however, was located 1.5 ft. South of the fenceline and S 89°18' E, 384.1 ft. from the NW Corner of Section 32.
5. Found a 1" I. Rod, intact, on the Section 31-32 line on the south boundary of County Road No. 27.

NOTE: Distance and bearings to bearing trees are to the center of scribed faces; tree size is DBH.

-other pipes on the old county Road No. 27 between Gateway Road and the subject property were not found. Mr. Kenneth Johnson affirmed that road relocation apparently destroyed some pipes in excavating and fill placement.

CORNERS SET:

1. West 1/16th Corner, Section 29 and 32, set a 1" x 32" I. Rod, 2" high, from which bears-
 - a. 8" Yew Wood, N 36° E, 29.65 ft., mkd. 1/16 S 29 RS 841 BT "
 - b. 8" Grand Fir, S 16.5° E, 4.33 ft., mkd. 1/16 S 32 BT "
 - c. Fence Corner, S 32° 27' E, 22.33 ft. (the fenceline coming south heads straight into the corner as set, however, begins curving to the east 150 ft. North of the corner).
2. NE Cobb Corner, set 7/8" x 32" I. Rod, 2" high, fenceline 15 ft. South.
3. NW Cobb Corner, set 7/8" x 32" I. Rod, 2" high, fenceline 7.5 ft. South.
4. Other property line points, set 7/8" x 32" I. Rods, 2" high for a total 10 additional positions.

DESCRIPTIONS:

1. The Robert Dollar Co. to Frank and Lois Cobb-

BEGINNING at a point located N 89° 33' 52" E, 383.70 ft. and S 00° 32' 05" W, 443.97 ft. from the corner of Sections 29, 30, 31 and 32, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point being on the west line of land described in Douglas County Deed Records, Vol. 275, page 205, said point being the SW Corner of land described in Douglas County Deed Records, Vol. 255, page 579;

thence S 00° 32' 05" W, 325.40 ft. to a point in the old, abandoned roadbed of County Road No. 27;

thence S 89° 33' 52" W, 45.00 ft. to a point in said abandoned roadbed;

thence N 00° 33' 05" E, 321.45 ft. to a point on the westerly extended south boundary of land described in Douglas County Deed Records, Vol. 255, page 579;

thence N 84° 33' 52" E, 45.24 ft. to the POINT of BEGINNING;

containing more-or-less 0.33 acres;

Excluding therefrom that portion included therein of abandoned and/or right-of-way of old County Road No. 27.

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DESCRIPTIONS (continuation):

2. Frank and Lois Cobb to The Robert Dollar Co.-

BEGINNING at a point located N 89° 33' 52" E, 382.70 ft. from the Corner of Sections 29, 30, 31 and 32, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point on the line common to said Sections 29 and 32;

thence N 89° 33' 52" E, 45.00 ft. to a point on the line common to said Sections 29 and 32;
thence S 00° 32' 05" W, 339.48 ft. to a point on the north boundary of land described in Douglas County Deed Records, Vol. 255, page 579;
thence S 84° 33' 52" W, 45.24 ft. to a point on the west line of land described in Douglas County Deed Records, Vol. 275, page 205 and on the above said north boundary;
thence N 00° 32' 05" E, 343.42 ft. to the POINT of BEGINNING;

containing 0.35 acres more-or-less.

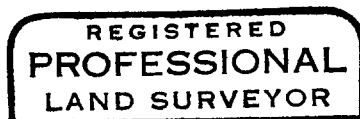
3. Cobb Property, total description after land exchange-

BEGINNING at a point located N 89° 33' 52" E, 427.70 ft. from the corner of Sections 29, 30, 31 and 32, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point on the line common to said Sections 29 and 32;

thence N 89° 33' 52" E, 283.70 ft. to a point on the line of said Sections 29 and 32;
thence S 18° 03' 52" W, 561.76 ft. to a point;
thence S 04° 14' 13" W, 136.43 ft. to a point;
thence S 39° 03' 52" W, 130.30 ft. to a point in the old, abandoned roadbed of County Road No. 27;
thence S 89° 33' 52" W, 114.50 ft. to a point in said abandoned roadbed;
thence N 00° 32' 05" E, 321.45 ft. to a point on the westerly extended south boundary of land described in Douglas County Deed Records, Vol. 255, page 579;
thence N 84° 33' 52" E, 45.24 ft. to a point on said south boundary;
thence N 00° 32' 05" E, 100.55 ft. to a point being the NW Corner of land described in above deed reference;
thence N 84° 33' 52" E, 45.24 ft. to a point on the north boundary of land described in above deed reference;
thence N 00° 32' 05" E, 339.48 ft. to the POINT of BEGINNING;

containing 3.70 acres more-or-less;

Excluding therefrom that portion included therein of abandoned roadbed and/or right-of-way of old County Road No. 27, also excluding therefrom that parcel of land described in above deed reference containing 0.48 acres more-or-less.



Ronald A. Brandt

