

MAP FILE M 66-52

SURVEY NARRATIVE

File No. 56/143

DATE: August 31, 1977

FOR: ORVILLE J. BENSON
Rt.1, Box 121 L
Riddle, OR 97469

Survey Narrative on Survey of Deed Description for Orville J. Benson in Section 30, Township 30 South, Range 5 West, Willamette Meridian.

PURPOSE: This survey endeavors to reestablish original location of the Oren Helms land by utilizing the calls common to instrument number 163896 of Douglas County Deed records and a survey by John H. Markham, Jr. filed in C.S. 51/132 of Douglas County Surveyor's Records. It was noted that the subject parcel is the remainder of land conveyed to Oren Helms in instrument number 163896 of Douglas County Deed records after exceptions were provided as follows:

- 1) Land described in instrument number 72-8729 of Douglas County Deed Records;
- 2) Land excepted from the westerly side the Oren Helms land. Said exception appears to have intended to have been a strip of land 30 feet wide running along the full length of the westerly boundary of the Oren Helms land.

PROCEDURE:

- 1) A basis of survey bearing was established from monuments found to the south set originally by Edwin S. Woodford's survey filed as M16-24 of Douglas County Surveyor's records and by Harold L. Ball's survey filed in C.S. 55/262 of Douglas County Surveyor's records. These monuments also serve to describe the northerly boundary of land described in instrument number 237710 of Douglas County Deed Records.
- 2) Three monuments shown on Markham's survey were found and their relationship to Ball's survey was determined. No other monuments belonging to Markham's survey were found.
- 3) The westerly and the northerly lines of Markham's survey were determined by intersection of record distances, as the map shown in C.S. 51/132 does not mathematically close.
- 4) The beginning point in instrument number 163896 was determined by record distance on the production of the northerly line of Markham's survey, as reestablished by this survey.

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- 5) The rotation of bearings and the orientation of the Oren Helms land is determined by running the easterly line of the subject parcel parallel to the westerly line of Markham's survey as reestablished by this survey.
- 6) The remainder of the lines of the subject parcel were determined using record distances.

PROBLEMS ENCOUNTERED:

- 1) It should be noted also that a 3/8" iron rod was found at the beginning point of the Branch deed Volume 235, page 716 of Douglas County Deed Records. This deed does not close mathematically as neither does the Bowman deed, Volume 237, page 105 of Douglas County Deed Records. A fit is obtained between the subject parcel and the 3/8" iron rod by adopting the distances called in the Bowman and the Branch Deeds.
- 2) The apparent overlap between deeds number 163896 and number 237710 of Douglas County Deed Records was not staked because of uncertainty in the amount of overlap, if any. If the southerly line of the subject parcel were to be determined by simple rotation of bearings per monuments found on the southerly line of Markham's survey and from record distances and bearings per the Branch and the Bowman deeds, the amount of overlap would be reduced by about 3 feet. This method was not adopted because of inconsistency of bearings in the deeds and adjoining surveys.

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert

JULY 12, 1968
WILLIAM J. RUPPERT
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