

APRIL 27, 1979

M 76-72

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MAY 2 1979

NARRATIVE OF SURVEY FOR WILLIAM STEWART

SURVEYOR
DOUGLAS COUNTY, ORE.

A PORTION OF A. J. TILLER DONATION LAND CLAIM #63, TOWNSHIP 30 SOUTH,
RANGE 5 WEST, WILLAMETTE MERIDIAN. *N 1/4 Sec 30*

HISTORY:

PROPERTY DESCRIBED IN INSTRUMENT NUMBER 77-14814 DEED RECORDS OF DOUGLAS COUNTY, OREGON (CALLED HEREINAFTER "THE DEED") IS DESCRIBED BY COURSES WHICH MATCH THOSE SHOWN ON A SURVEY BY JOHN HOWARD MARKHAM, JR. R.P.E. 2880, DATED FEBRUARY 1954, MAP FILED IN C.S. 51/132 FILES OF DOUGLAS COUNTY SURVEYOR'S OFFICE. SAID SURVEY MAP C.S. 51/132 MAKES NO MENTION OF MONUMENTS.

THE ABOVE SURVEY DIVIDES LAND SHOWN IN A SURVEY BY H. W. LAWRENCE, R.P.E. 1543, DATED JANUARY 25, 1952, MAP FILED IN C.S. 40/383 FILES OF DOUGLAS COUNTY SURVEYOR'S OFFICE. SAID SURVEY C.S. 40/383 MENTIONS MONUMENTS ON THE REVISED SURVEY MAP.

FOUND:

1/2" IRON PIPES SHOWN IN C.S. 40/383 AS "I.P."

1 1/2" IRON PIPES IN VICINITY OF CORNERS SHOWN BY SMALL CIRCLES IN C.S. 51/132.

UNRECORDED MONUMENTS AS SHOWN ON THE SURVEY PLAT.

A CLOSED LOOP TRAVERSE RUN AROUND THE PARCEL CLOSED TO WITHIN 1/18000 WITH ANGULAR CLOSURE OF 23 SECONDS OF ARC OR 2 SECONDS PER ANGLE. THE CLOSURE WAS THEN ADJUSTED THROUGHOUT.

CONCLUSIONS:

ONE AND ONE-HALF INCH IRON PIPES WERE FOUND TO HAVE BEEN SET IN GOOD AGREEMENT WITH THE LOCATION OF DEED CORNERS ON THE NORTHEASTERLY LINE OF THE DEED.

ONE-HALF INCH IRON PIPES ARE IN AGREEMENT WITH MAP C.S. 40/383, ONE SUCH PIPE BEING AT THE MOST SOUTHERLY CORNER OF THE DEED.

I MONUMENTED THE MOST WESTERLY CORNER OF SAID DEED WITH A 1/2" IRON ROD SET AT THE LOCATION OF THE MOST WESTERLY CORNER OF THE 9.35 ACRE PARCEL SHOWN IN C.S. 40/383 SAID TO HAVE BEEN MARKED WITH A SPIKE. SAID WESTERLY DEED CORNER FALLS IN A ROCKED ROADWAY 1.58' FROM AN AXLE SHAFT FOUND LEANING AND BENT. ORIGINAL LOCATION OF SAID WESTERLY DEED CORNER WAS REESTABLISHED BY COMPARING MEASUREMENTS MADE BETWEEN MONUMENTS SET IN THE SURVEY SHOWN IN C.S. 40/383 WITH STATED AND DEED DISTANCES. MEASUREMENTS MADE DURING PRESENT SURVEY WERE PERFORMED USING A "BEETLE" ELECTRONIC DISTANCE METER CAPABLE OF REPEATABLE MEASUREMENT WITHIN 1/2" OVER 1/2 MILE DISTANCE. MEASURED DISTANCES THEREFORE APPEAR SHORTER BY A FACTOR OF 0.99833 RELATIVE TO MEASUREMENTS MADE IN 1952 BEFORE SUCH DEVICES WERE AVAILABLE. THESE SCALED DOWN DISTANCES WERE USED TO ESTABLISH THE LOST CORNER TO THE WEST AND ALSO TO CALCULATE THE AREA OF THE ENCLOSED PARCEL WHICH ACCOUNTS FOR MUCH OF THE DIFFERENCE IN AREA FOUND.

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BEARINGS OF PRESENT SURVEY ARE BASED ON ACCURATELY TIMED OBSERVATIONS TO THE SUN AND ARE STATED RELATIVE TO THE TRUE MERIDIAN. THERE IS AN APPARENT CONSTANT ROTATION OF APPROXIMATELY 6 MINUTES OF ARC IN THE STATED DEED BEARINGS. MY SURVEY HOLDS TO THE FOUND MONUMENTS OF RECORD AND NOTES THE TRUE BEARINGS OF THE DEED LINES. THE SUBJECT PARCEL IS REPRESENTED BY HEAVY LINES ON THE PLAT.

POSSIBLE ENCROACHMENTS:

A FENCE, ABOUT 2 YEARS OLD, IS FROM 0.2 FEET TO 13.9 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE SUBJECT PARCEL.

AN OLD FENCE IS UP TO 9.6 FEET WEST OF THE EASTERLY LINE OF SUBJECT PARCEL.

SEVERAL LARGE TREES HAVE BEEN RECENTLY CUT AND LOGGED FROM THE SOUTH-EAST PART OF THE SUBJECT PARCEL.

A ROCKED AND DITCHED ROADWAY EXTENDS ALONG THE NORTHWESTERLY LINE OF THE SUBJECT PARCEL.

A GRAVEL DRIVEWAY VEERS ACROSS THE SOUTHWESTERLY LINE OF THE SUBJECT PARCEL AS SHOWN ON THE PLAT.

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COUNTY SURVEYOR
WHEELER COUNTY, ORE.

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C. S. File No. 58/143-28