

M 84-7

UMPQUA SURVEYING COMPANY

P. O. Box 791
Myrtle Creek, Oregon 97457

626 N.E. Division Street
Telephone (503) 863-5201

SURVEY NARRATIVE

FILED
RECEIVED

JUNE 1980

JUN 18 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

FOR: HARLEY D. NAAS

LOCATION: NW $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN.

PURPOSE: TO SURVEY AND DESCRIBE A PARCEL OF LAND DESCRIBED IN
INSTRUMENT NO. 69-5426 OF DOUGLAS COUNTY CLERK'S OFFICE.

EVIDENCE: MONUMENTS WERE FOUND PER CS 40/1 AS SHOWN ON THE ACCOMPANY-
ING PLAT. THERE IS A 200 FT MISCLOSURE IN THE SURVEY PER
CS 40/1. ONE HUNDRED AND EIGHTY-NINE FEET OF THIS ERROR
CAN BE FOUND IN THE CALL "SOUTH 89⁰-56'-30" WEST 189.0
FEET" WHICH APPEARS IN INSTRUMENT NO. 69-5426 BUT NOT IN
CS 40/1. THE 1" IRON PIPE AND THE 1/2" IRON PIN FOUND
ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN INSTRU-
MENT NO. 69-5426 WERE CALLED FOR IN SAID DEED. HOWEVER,
THESE MONUMENTS WERE FOUND 10.8 FEET EAST OF THEIR EX-
PECTED POSITION FROM THE RECORD TIE TO THE SOUTHWEST
CORNER OF DONATION LAND CLAIM NO. 47. THUS THE 200 FT
ERROR OF CS 40/1 IS EXPLAINED.

THE IRON PIPES INDICATED AS NO RECORD ON THE PLAT ARE
ACCEPTED BY HILLIARDS AS THEIR EASTERLY BOUNDARY, BUT
NOT USED AS CONTROL FOR THIS SURVEY. BOTH HILLIARD AND
NAAS ARE UNCERTAIN OF THE OWNERSHIP OF THE LAND ON WHICH
THERE IS A 16 FOOT WIDE ACCESS EASEMENT. THE PROBLEM IS
FURTHER COMPOUNDED BY THE WORDING OF THE EXCEPTION TO
DEED NO. 65-2120 WHICH MAY HAVE INTENDED TO EXCEPT FEE
TITLE TO LAND UNDER THE EASEMENT. A QUIT CLAIM CONVEY-
ANCE FROM NAAS TO HILLIARD SHOULD RECTIFY THIS PROBLEM,
AND INSURE CONTIGIOUS OWNERSHIP BY HILLIARD FROM THE
LAND NOW OWNED PER INSTRUMENT NO. 65-2120 TO THE PARCEL
HILLIARD INTENDS TO ACQUIRE FROM NAAS.

CONCLUSION: THE CONTROLS FOR THE BOUNDARIES OF THIS SURVEY ARE AS
FOLLOWS.

EASTERLY LINE - THE CENTERLINE OF SOUTH MYRTLE CREEK.
NORTHERLY - CREATED BY THIS SURVEY.

SOUTHERLY - THE SOUTH BOUNDARY OF THE LAND DESCRIBED IN
INSTRUMENT NO. 69-5426 AS CONTROLLED BY CS 40/1

WESTERLY - RECORD DISTANCES AND BEARINGS PER INSTRUMENT NO.
69-5426 (BEARINGS BASED ON THE SOUTH LINE OF CS 40/1) AS
CONTROLLED BY THE POSITION OF THE 1" IRON PIPE FOUND PER
INSTRUMENT NO. 69-5426.

58/113 - 224

M 84-7

UMPQUA SURVEYING COMPANY

P. O. Box 791
Myrtle Creek, Oregon 97457



626 N.E. Division Street
Telephone (503) 863-5201

DESCRIPTION FOR QUIT CLAIM FROM NAAS TO HILLIARD

A PARCEL OF LAND IN THE ALPHEUS IRELAND DONATION LAND CLAIM NO. 47,
TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON,
16 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 0°-27'-30" EAST 882.13 FEET,
NORTH 89°-56'-30" EAST 1973.08 FEET, AND NORTH 28°-07'-00" WEST 18.13 FEET
FROM THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 47, SAID IRON
ROD ALSO BEING ON THE NORTHEASTERLY LINE OF A PUBLIC EASEMENT; THENCE RUNNING
NORTH 28°-07'-00" WEST 150.81 FEET TO A 5/8" IRON ROD AT THE POINT OF ENDING.

REGISTERED
OREGON
LAND SURVEYOR



JULY 12, 1962
WILLIAM J. RUPPERT
866

SURVEY NARRATIVE FOR
NAAS TO HILLIARD
JUNE 1980

PAGE 3 of 3.

C. S. File No. 58/113 -22B

MB4-7

UMPQUA SURVEYING COMPANY

P. O. Box 791
Myrtle Creek, Oregon 97457

626 N.E. Division Street
Telephone (503) 863-5201

PARCEL DESCRIPTION

NAAS TO HILLIARD

A PARCEL OF LAND IN THE ALPHEUS IRELAND DONATION LAND CLAIM NO. 47, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 0.83 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH $0^{\circ}-27'-30''$ EAST 882.13 FEET, NORTH $89^{\circ}-56'-30''$ EAST 1973.08 FEET, AND NORTH $28^{\circ}-07'-00''$ WEST 18.13 FEET FROM THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 47, SAID IRON ROD ALSO BEING ON THE NORTHEASTERLY LINE OF A PUBLIC EASEMENT; THENCE RUNNING NORTH $28^{\circ}-07'-00''$ WEST 150.81 FEET TO A 5/8" IRON ROD; THENCE SOUTH $85^{\circ}-39'-10''$ EAST 269.02 FEET TO A 5/8" IRON ROD; THENCE SOUTH $85^{\circ}-39'-10''$ EAST 88.59 FEET TO THE CENTERLINE OF SOUTH MYRTLE CREEK; THENCE SOUTH $16^{\circ}-48'-48''$ WEST 110.36 FEET ALONG THE CENTERLINE OF SAID CREEK TO A POINT; THENCE LEAVING SAID CREEK SOUTH $89^{\circ}-56'-30''$ WEST 105.79 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}-56'-30''$ WEST 147.79 FEET TO THE POINT OF BEGINNING.

SURVEY NARRATIVE FOR
NAAS TO HILLIARD
JUNE 1980

PAGE 2 of 3

C. S. File No. 58/143 -22c