

RM 3-52

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DEPLAS COUNTY, ORE
COUNTY SURVEYOR

NARRATIVE (File No. 58-227)
(See Map in Separate File)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George E. Grubb

OREGON
MAY 10, 1967
GEORGE E. GRUBB
397

Jerry Thomasson
Baughman Technical Services, Inc.
December 1981 PO Box 222; Roseburg, Or.

The purpose of this survey was to establish the boundaries of the properties belonging to Ford Trust No. One (1) in Section 23, of T. 29S., R. 5 W., W. M. and to create three (3) equal parcels.

Work on the subdivision of Section 23 first commenced on Oct. 9, 1979, at which time I traversed North between Sections 22 & 23, beginning at a brass cap common to Sections 22, 23, 26, & 27, and ending at a 1" iron pipe being the 1/4 corner common to Sections 22 and 23. The following day I traversed East from the 1/4 corner common to Sections 22 & 23 to a brass cap at the 1/4 corner common to Sections 23 & 24 along the East-West center section line of Section 23. The following day I traversed from the 1/4 corner common to Sections 23 & 24 to the Section corner common to Sections 22, 23, 26 & 27 to close that portion of my traverse. I also made ties to existing right-of-way monuments and as-built center line where no monuments had been set on South Myrtle Road, Co. Rd. No. 18. I set no monuments at this time and stopped work to await further approvals.

I re-started work on Section 23 on August 5, 1981, traversing South between Sections 23 & 24 from the 1/4 corner common to Sections 23 & 24 to the Section corner common to Sections 23, 24, 25 & 26, at which I re-established the corner from four (4) bearing trees in good condition after not finding a monument in grassy, horse pasture. I then traversed to the fence corner at the Southeast corner of the Ford Trust #1 properties and which is shown on a map of Arthur Boyer's 1940 survey filed as C.S. 58/194 to be 627 feet (original government call) North of the Section corner common to Sections 23, 24, 25, & 26. I find the true distance to be 776.23 Ft. I then traversed West along the fence line which is shown by A. Boyer on Map C.S. 58/194 to be the Alpheus

Ireland Donation Land Claim No. 47 line, and which is the line of occupation to this date. I later found and tied the Northwest corner of D. L. C. #47, but could not find monument or accessories for the Northeast corner of D. L. C. #47. The record call of 9.5 chains North of the Section corner common to 23, 24, 25 & 26 would establish the North line of D. L. C. #47 at 135 feet to 150 feet South of the existing fence across the 1350 feet of it's length. I also find major discrepancies for bearings and distances between the record deed for the two properties lying South of the fence and North of the County Road #18 and the actual lines of occupation in the field, which, come closer to resembling the County Assessor Maps than their deed descriptions.

I continue my traverse to tie fence corners, buildings, and right-of-way monuments, then close this traverse into two points of the October, 1979 traverse.

I then begin a traverse from two (2) points on the traverse of October, 1979 near the C. W. 1/16 of Section 23. I traverse North along existing fence for 1320 \pm feet, then East along existing fence for 1320 \pm , then North along existing fence, tying the stone at the Southwest corner of D. L. C. #48, and on to the North Myrtle Rd., County Road No. 15 where I tie right-of-way monuments and the centerline of the old road bed. I continue my traverse South along the existing fence line near the West line of a 12.65 acre parcel surveyed for J. O. Walin by Don Garrett in December of 1967 and filed as M 35-33 to a 5/8 inch iron rod that is 330.0 feet East of the stone at the Southwest corner of D. L. C. #48. I continue South along existing fences to the East-West center section line of Section 23 and then close my traverse back into the traverse of October, 1979.

After completing this much of the traverse, I begin calculating the subdivision of Section 23. At the 1/4 corner common to Sections 23 & 24 I found a B. L. M. brass cap dated "1957" 3.0 feet South of a 1 inch iron pipe and bearing trees as per Record Renewal #16. At the Section corner common to Sections 23, 24, 25 & 26, I did not find the iron pipe with brass cap but found the four bearing trees as per 1958 B. L. M. resurvey and re-established corner

from trees. No monuments set. At the Section corner common to Sections 22, 23, 26 & 27, I found a brass cap and bearing trees as per Record Renewal #196. I single-proportioned the 1/4 corner common to Sections 23 & 26 on line between the Section corner common to 23, 24, 25 & 26, and the Section corner common to Sections 22, 23, 26 & 27, no monument set. At the 1/4 corner common to Sections 22 & 23, I found a 1 inch iron pipe and bearing trees as per Record Renewal #161. The following work was performed in April of 1980 for Ore-Guam Assoc., Inc. and is mapped and filed as M 83-18. At the Section corner common to Sections 14, 15, 22 & 23, I found a 1 1/4 inch iron pipe and bearing trees as per Record Renewal #160. I found no monument or accessories at the 1/4 corner common to Sections 14 and 23, the Section corner common to Sections 13, 14, 23 & 24, or the 1/4 corner common to Sections 13 & 24. At the Section corner common to Sections 13, 18, 19, & 24, I found a 1 inch iron pipe and bearing trees as per Record Renewal #85. At the 1/4 corner common to Sections 13 & 14, I found a brass cap and bearing trees as per Record Renewal #179. By double proportioning against original record distances between the 1/4 corner common to Section 13 & 14, and the 1/4 corner common to Sections 23, & 24 on the North-South and the Section corner common to Sections 14, 15, 22 & 23 and the Section corner common to Sections 13, 18, 19 & 24, on the East-West. I establish the Section corner common to Sections 13, 14, 23, & 24. No monuments set. I single proportion on line between the Section corner common to Sections 14, 15, 22, & 23 and the Section corner common to Sections 13, 14, 23, & 24 to establish the 1/4 corner common to Sections 14 & 23. This ends that portion of work done as part of the survey for Ore-Guam Assoc., Inc. mapped and filed as M 83-18. I can now establish the center 1/4 of Section 23 as the point of intersection of the North-South center section line and the East-West center section line. I then sub-divide the Northwest 1/4 of Section 23 to establish the C. W. 1/16, the N. W. 1/16, and the C. N. 1/16. Then working with deed description for the Ford Trust #1 Properties, Instrument No. 78-4199, Book 668, Page 252, to be referred to as Ford Trust #1 Deed, and the deed description of

R. N. Brown to M. F. Gibbons, Jr., Instrument No. 79-03628, Volume 709, Page 858, to be referred to as the Gibbons property deed, I establish the property boundary along the Southwesterly right-of-way of North Myrtle Road, County Road #15, as relocated in 1967 to the Westerly intersection of the centerline of the old road bed, then Easterly along the centerline of the old road bed to the West line of the J. O. Walin property as described in Deed #37455, to be referred to as the Walin Deed, and surveyed by Don Garrett, filed as M 35-33. With a counter-clockwise rotation of $0^{\circ}00'37''$ of M 35-33 to my basis of bearings, I re-establish the West line of the 12.65 Acre parcel from the stone found at the Southwest corner of D. L. C. #48, and the $5/8$ inch iron rod found 330 feet to the East. Then working with the Ford Trust #1 Deed and the deed description of the Verlin Mills Property, Instrument #78-16180, Book 688, Page 456, with a rotation of the Deed, counter-clockwise of $0^{\circ}00'37''$ to my basis of bearings, I establish the property lines Southerly to the East-West center section line of Section 23 and thence Easterly to the $1/4$ corner common to Sections 23 & 24.

In Parcel #1, on the Northerly right-of-way of South Myrtle Road, County Road #18, in the area of Station 55+39 87 to Station 64+87 39, the new right-of-way fence limits the property, however, according to Paragraph 5 of the Ford Trust #1 Deed, there is an exception of the properties described in Deed # 38203, B. E. Colter to W. M. Meyer, which follows the centerline of the old road bed as shown on the face of the map.

Basis of bearing was established from County Road #15 right-of-way from Station 102+35 76 to Station 115+67 35 as S. $82^{\circ}05'04''$ E. from Plan and Profile of Record.

Setting monuments on the property was started on November 3, 1981, and completed on December 22, 1981. Chief of Party in the field was L. Fanning, who also made all calculations on the project. M. Clark worked as instrumentman and head chainman and was present for the total project in the field. Other chainmen used for portions of the project included P. Hightower, and D. Baughman. Instruments used include a Wild T-1A and Hewlett Packard 3805 (E. D. M.).