

M 90-40



ALPHA AND OMEGA ENGINEERS INC.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roderick B. Kimberling

OREGON
July 18, 1980
RODERICK B. KIMBERLING
1903

Municipal Engineering
Subdivisions-Planning-Studies
Design-Inspection
Estimating-Surveying
Sewer-Water

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March 25, 1983

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APR 1 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NARRATIVE (See accompanying map)

for Stephen W. Donnell Property Survey

Lots 6, 7, and 8, Block 2, Roseburg Home Orchard Tracts, Plat B
in the east ½ of Section 30, and west ½ of Section 29, T26S, R6W, W.M.
Douglas County, Oregon

PURPOSE:

- A - To establish property boundary of Lots 6, 7 and 8, Block 2, Roseburg Home Orchard Tracts, Plat B.
- B - To indicate the comparative locations of all fences, irrigation pipes and ditches found near the above property boundary.
- C - To establish the recorded location of the point of water diversion for Jim Oldfield per Certificate Number 43749.

PROCEDURE:

Our Basis of Bearings is the Section Line between the Quarter Corner common to Sections 31 and 32, and the Quarter Corner common to Sections 17 and 18, T26S, R6W, W.M., per 1853 GLO plat: Due North. Because no bearings or distances are given on Roseburg Home Orchard Tracts, Plat "F" certain assumptions are necessary. Comparison of other subdivisions platted in 1908 by Roberts and Germond, Engineers, measurements by previous surveys in the area and our measurements of the platted area with the original plat led to the following conclusions:

PLAT "B"
1/6/88

1. The lots were generally intended to be 10 chains square, containing 10 acres.
2. The lots contained the roadways within the platted area.
3. No relationship could be established between subdivision and section lines.
4. La Brie Road was not a part of the plat, but was already dedicated by Labrie Hess per RR-2-210, December 11, 1874.

C. S. File No. 58/259 ^{7A} (N)

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NARRATIVE (continued)

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The positioning of the north and south property lines at the westerly end of the Donnell property was established by proportioning to a point 40 feet south of the old fence on the north right-of-way line of La Brie Road from the fence on the south boundary of Lots 1, 2 and 3, Block 6 as follows:

Measured 3343.23 - 40.00 = 3303.23 (650.64)

Record 660 x 2 = 3300.00 650.00

A 3/4" iron rod at the Southeast Corner of Lot 1, Block 6 per M29-54 and a 5/8" iron rod at the Northwest Corner of Lot 4, Block 4 per M41-41 were used to establish the 40 ft. wide Old Garden Valley Road. A 5/8" iron rod (at the end of an existing fence) at the Northeast Corner of Lot 9, Block 2 per M43-23 was found to be 6.59 feet west of the westerly right-of-way of said road, but was accepted as a point on the north line of said Lot 9. The easterly line of Lot 9, Block 2 was then established by the following proportionment:

Measured 2642.83 (650.71)

Record 2640 650

The east line of Lot 8, Block 2 is 660 feet from the centerline of Old Garden Valley Road. Lots 7 and 8 are 660 feet wide, leaving Lot 6, Block 2 with the remaining distance to the high bank (subject to accretion and reliction), of the Umpqua River.

B - The location of fences, ditches and a 4" irrigation pipe are as shown of the plat.

C - The recorded location of the point of water diversion from the Umpqua River per Certificate Number 43749 is 1980 feet North and 265 feet West of the Southeast Corner of Section 30, T26S, R6W, W.M. The location of said Section Corner was established by the following proportionment between found Section monuments:

Easterly: Measured 7943.31 (2641.67)
Record 7939.80 2640.00

Northerly: Measured 15545.68 (2590.95)
Record 15840 2640

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