



R. M. 3-56

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

February 25, 1982

REAPPRAISAL OF THE PROPERTY LINE SURVEY BETWEEN SULLIVAN, HARMON & DEVORE IN LOTS 4 & 5, COON'S DILLARD SUBDIVISION, IN THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 2, T29S, R6W, W.M., DOUGLAS CO., ORE.

Narrative

The purpose of the reappraisal was to investigate the $\frac{1}{2}$ inch iron pipe found by Marvin Devore in November, 1981, at the approximate southeast corner of Lot 4 of Coon's Dillard Subdivision. On February 12, 1982, Ed Monrean (registered land surveyor), Mark Ramp (instrument man) and I met with Mr. Devore and neighbors on the site. We dug and exposed the $\frac{1}{2}$ inch iron pipe found by Mr. Devore. Then we dug and exposed a $\frac{3}{4}$ inch iron pipe at the northeast corner of said Lot 4 that had been found in the 1975 survey. Said $\frac{3}{4}$ inch iron pipe was a typical pipe set by Arthur Boyer, i.e. 16 inches +/- and very rusty. (Mr. Boyer originally surveyed the Subdivision in 1946 and he often used pipes 16 inches +/- in length in his surveys.) The $\frac{1}{2}$ inch iron pipe found by Devore was less rusty and a foot or so longer than the "Boyer" corner.

The 1975 survey around the Harmon property was based on the Harmon deed description, which was obviously written by a land surveyor who had carefully placed the corner monuments that we found, i.e. the double barrelled shotgun barrel, the one inch pipe at the northeast corner of said Harmon property and the cottonwood bearing tree near the northwest corner of Harmon. The Harmon deed called for commencing at a $\frac{1}{2}$ inch iron pipe at the southeast corner of Lot 4. Although we did not find said $\frac{1}{2}$ inch iron pipe and although there was no survey filed by the writer of the Harmon deed description, I believe that a $\frac{1}{2}$ inch iron pipe was there at the time the description was written.

Boyer's record distance along the east line of said Lot 4 was 327.30 feet, but based on above Harmon deed survey we found 340.20 feet, i.e. a 13.0 +/- foot difference. The reasons that I decided in 1975 to ignore the 13.0 +/- foot difference were:

- (1) Found evidence of deed description with apparent survey (unfiled).
- (2) The remainder of Lot 5 as surveyed by Boyer did not fit the U.S. 99

Highway right of way along the east and south sides of Lot 5 in any discernable pattern. Therefore I surmised that Boyer had made an error or errors in this area and I held with the southeast corner of Lot 4 that apparently was in place as per Harmon deed at the time of the partitioning of Lot 4.

The $\frac{1}{2}$ inch iron pipe shown to us by Mr. Devore is within one half foot of Boyer's record distance for the position of the southeast corner of Lot 4. However, in my opinion, had it been there at the time of our 1975 survey we would have found it. It does not appear to me to have been in the ground the 35 year life of the subdivision. In my opinion it was placed there by persons unknown, since 1975.

A $\frac{3}{4}$ inch x $\frac{3}{8}$ inch oval shaped iron rod that Mr. Devore says is on his true property line was also tied on this reappraisal. It is not of record and does not appear to fit anything very well so I have discounted it as a survey marker.

After checking the above $\frac{1}{2}$ inch iron pipe and the oval iron rod I do not see a valid reason to change the boundary between Lots 4 & 5, i.e. now the boundary between Devore and Harmon (Phillips). The original purpose of the 1975 survey was to survey the property line between Harmon & Sullivan. When this had been accomplished, Marvin Devore asked us to also monument the line between his property and Harmon, which we did. I explained the above reasoning to Mr. Devore in 1975 and there was no complaint at that time and he paid for his portion of the survey.

C.S. File 58 / 268 - 1

Map File RM 3-56