

Survey No. M 98-11

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR: Motel 6, Inc.

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JAN 21 1985

LOCATION: NE 1/4 of Section 24, T.27S.R.6W, W.M.  
City of Roseburg, Oregon

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

DATE: February 6, 1984

SURVEYOR: Boyden Surveyors  
108 Mistletoe St.  
Medford, Oregon 97501

PURPOSE: To locate and propose acceptable boundaries by recorded boundary line agreements for a tract proposed for future construction and operation of a motel.

PROCEDURE: Utilizing a Mac 1E for the E.D.M., a Wild T2 theodolite and other supporting equipment, traversed to various controlling monuments as shown on the annexed map. For meridian control, traversed to the street monument in a monument case at W. Madrone St. and W. Chapman Ave. (Station: Madman). Then turned and measured to the street monument in a monument case at W. Madrone St. and W. Lilburn Ave. (Station: Madburn). Using the Douglas County Surveyor's coordinates of these stations:

Madman: Northing 577,321.13, Easting 1,240,528.60

Madburn: Northing 577,071.73, Easting 1,240,401.53

we calculate this grid bearing and distance S. 26°59'56" W. 279.905'. Utilizing a calculated  $\theta$  of 01°57'00", we calculate this line for a true bearing of South 25°02'56" West, with a measured ground distance of 279.87 feet.

The initial point of the Amended Plat of CANNON AND CHANDLER ADDITION to Roseburg, being the Northeast corner of Lot 1, said Addition was searched for and not found. The position of the 2" pipe found on Filed Survey Map M22-7 was calculated from street

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controls found on said Survey (M22-7) and shown on the annexed map. Records at the Douglas County Surveyor's office, City Public Works Department, County Clerk's office and from Commerce Title Co. were very helpful in our computations and analysis of the boundary positions.

Discussions with the client, Title Company and adjoining property owners indicated that boundary line agreements on the boundaries so indicated on the annexed map, based on this survey with monuments found or set would be the best solution to resolving these boundary positions. Descriptions for said boundaries were prepared and furnished to the client for this purpose.

In evaluating the position for the boundaries of that leased tract described in Book 621 Deeds, Page 873, we could not concur with Filed Survey M68-14. All the monuments shown on said survey were found and tied from the corners established on said leased tract (see annexed map). The East boundary of said leased tract was established Deed record angles and distances from the 2" axle street mon, utilizing the found monument at the Northeast corner of the Mooers property and the 3/4" iron pipe found at the Northeast corner of the property described in Book 175 Deeds, Page 367, for additional line control for the South right-of-way line of West Corey Court (formerly Military Avenue). The West and South boundaries of said leased tract were established from previous deed records of properties to the West and the deed calls of the leased tract for the Southerly boundary thereof. The Westerly boundaries of the lease tract have been fenced according to Survey M68-14. In discussing this matter with client, the new owner may propose to establish different boundaries along the existing fences by a recorded boundary line agreement. The Easterly right-of-way line of West Corey Court (formerly Corey Avenue) was established from monumented controls found on County Filed Survey M22-7.

The River boundary was discussed with the client, Title Company and Douglas County Surveyor's office personnel. The River center line

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was scaled from the City orthophoto #R-15, dated 1979.

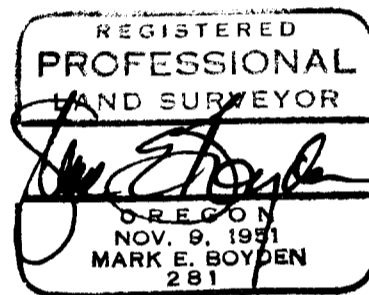
It was suggested that we describe the survey tract to the center of the South Umpqua River, "Subject to the rights the State of Oregon or the public may have in that portion lying within the high water line of the South Umpqua River".

An overall description of the surveyed tract was prepared and furnished the client.

Monuments found or set are as shown on the annexed map.

February 6, 1984

NOTE: This survey consists of  
1 sheet of map and  
3 pages of narrative



Addendum on January 17, 1985:

Having filed a temporary map and narrative with the Douglas County Surveyor's office on February 27, 1984, I awaited future developments relative to the recording of the proposed boundary line agreements.

I have been recently informed by client Motel 6, that their company has at this time abandoned their efforts to purchase this subject tract.