

M 105-37



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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

SURVEY NARRATIVE
(see map)

Survey for Minor Partition & Lot Line Adjustment
for Donald R. Rychard

Location: Lots 7 & 9 Block 1 Devore's Addition to Yoncalla, Oregon,
NW1/4 Sec. 3, T.23 S., R.5 W., W.M., Douglas County, Oregon.

Date of Survey: December 28, 1987.

Purpose: To partition the land shown in the 1987 Douglas County
Assessor's Account #29159.01 and described in the deed Book 983 Page
247 of Douglas County deed records.

Also to describe a parcel for a lot line adjustment behind
the Douglas Electric Cooperative land described in the deed Vol. 272 P.
276 of Douglas County deed records.

Basis of Bearings: Solar observations using the hour angle method.

Procedure: Using Topcon DMC2 EDM and Topcon TL60E theodolite, control
traverses were run as follows:

- 1) Around the perimeter of Block One, 6 repetitions, closure 1:284,018
before compass rule adjustment.
- 2) Around the perimeter of Lots 7 and 9, 2 repetitions, closure
1:117,172 before compass rule adjustment.

History:

- 1) The land described in the deed Vol. 17 Page 336 was subdivided in
1891 per Vol. 1 Page 22 Devore's Addition of plat records, by an
anonymous surveyor. Lot lines are shown perpendicular to the railroad
tracks and parallel with the north line of the Town of Yoncalla.
- 2) Surveyor O.F. Thiel recorded a re-establishment survey of Devore's
Addition which was designated "Amended Plat", dated 12th of April,
1911 and recorded in Vol. 3 Page 38 of plat records. This plat shows
the center line of Block One as bearing N.10* W. which conforms more
closely with that which may be calculated from other dimensions shown
in the original plat of Devore's Addition. The initial point stone
has been removed in sidewalk or road construction.

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- 3) CS 40/106 shows a survey in 1948 of the land described in the deed Vol. 31 Page 357. Those monuments may be used to locate the center of County Road #117. As a junior deed it calls the north line of the "Mrs. Ross" property (see deed Vol. 29 P. 437) which was Lot 16, Block One Devore's Addition. The remains of a very old fence are still evident along the north line of Lot 16.
- 4) O.S.H.D. drawing #6B-29-15 dated 1948 shows the re-alignment of Highway 99 which intrudes into Devore's Addition.
- 5) M7-47 dated 1952 shows the monumentation of the southwest corner of Lot 1 Block One and the direction of a fence as N.10*-00'W.
- 6) M14-64 dated May 1954 shows the survey of lands which are excepted from the subject deed Book 983 Page 247.
- 7) The deed Book 272 Page 276 dated 1957 described land per dimensions obtained from M14-64. There is no record of the survey which established those corners.
- 8) M41-1 dated 1970 shows a fence in the same location as an old fence near or along the westerly portion of the southerly line of Lot 7 Block 1.
- 9) M42-48 dated 1971 shows the survey of the center line of Block One which I found to comport with the remains of old fences along that line and with a proportioned location derived from a retracement of CS 40/106 which I have shown in the smaller scale diagram on the accompanying map.

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Findings:

- a. The center line of Block One is monumented per M42-48. Lot corners are at record distances along this line.
- b. The lot lines are perpendicular with the centerline of the SPRR tracks as they run beside Front St. of the Town of Yoncalla.
- c. The centerline of the pavement of Highway 99 comports with the curve data shown on 6B-29-15. It is 30.00 feet easterly of the iron pipe set in CS 40/106 and parallel with the railroad tracks as it runs southerly towards the P.I. There it deflects right 7*-36' and crosses First St. 54.34' westerly of the centerline of the SPRR tracks. I have monumented the right-of-way 30 feet from the centerline of pavement.
- d. The dimensions shown in the deed Vol. 272 Page 276 comport with the locations of unrecorded survey monuments and with the monuments of survey #M14-64. Those monuments were used to re-establish corners and to control the lines of the lot line adjustment.
- e. Land southerly of the fence shown in M41-1 is being used as lawn and garden areas. Land northerly is in disuse and covered with blackberries.

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OREGON
JULY 13, 1979
ROBERT G. DEAN
1808