

SURVEY NARRATIVE
O.R.S. 209.250

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MAY 8 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

Survey for: Dean Chapman
11854 Highway 38
Mapleton, Oregon 97453

Survey by: Chickering-Green Empire, Inc.
1370 S. Bertelsen Road
P. O. Box 2767
Eugene, Oregon 97402

Location: In the NW 1/4 of Section 30, Township 21 South,
Range 4 West, Willamette Meridian

Date: April 15, 1985

Equipment: Wild T-16 Theodolite and Wild DI-4 Distomat

Basis of Bearing: Map No. RM 3-11, Douglas County, Oregon Surveyor's
Office

Purpose: To determine and show the overlap caused by the difference
between the deed tie and the survey tie of the 1 1/4" iron
pipe, as shown on the accompanying map of survey, and the
North 1/4 Section Corner of Section 30.

Procedure: The 1 1/4" iron pipe as shown on the accompanying map of
survey, was recovered in this survey, is the same iron
pipe that was recovered by Wilford H. Haines, LS 239 in Survey
No. M41-61, dated May 21, 1910 and by David S. Swanson,
LS 1103, in survey number RM 3-11, dated March, 1978.

The point of beginning of the description of a parcel of land, contained in a contract of sale between First Presbyterian Church of Cottage Grove, seller, and Dean M. Chapman and Reta Chapman, husband and wife, buyer, evidenced by Memorandum of Contract dated April 8, 1977, and recorded April 11, 1977 in Book 631, Page 162, Recorder's No. 77-6456, Records of Douglas County, Oregon, was apparently meant to be this 1 1/4" iron pipe. Wilford H. Haines tie between the 1 1/4" iron pipe and the North 1/4 Section Corner of Section 30 is identified as the point of beginning tie in the above legal description. The point of beginning of the above legal description also has references marked SBT, a white fir 24" in diameter that bears North 62 1/2° West, 25 links and a cedar, 15" in diameter bears South 82° West, 91 links (60.06 feet). A root hole and the remains of roots of the white fir exist at record bearing and distance (N62 1/2°W, 25 links) from the 1 1/4" iron pipe. No remains were found of the cedar tree.

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David S. Swanson

OREGON
JULY 22, 1977
DAVID S. SWANSON
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Survey Narrative continued
Dean Chapman

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. *CMO*

This survey is referenced to the line between the 1 1/4" iron pipe on the Westerly side of Highway 99 and the 5/8" iron pin set on West boundary of the NE 1/4 of the NW 1/4 of Section 30, set as shown on RM 3-11, March, 1978. The 5/8" iron pins set in this survey were placed on the calculated line, using the record deed ties of the point of beginning of the legal description. The record point of beginning was not monumented.

Conclusions:

It is my opinion that the 1 1/4" iron pipe as recovered in all three surveys, was meant to be the point of beginning of the legal descriptions and that the record ties to the North 1/4 Section Corner of Section 30 are incorrect. Placement of the point of beginning at the record ties could result in adverse possession claims and will place the point of beginning 7 to 8 feet Westerly of the right-of-way line of Old Highway 99.

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