

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE CENTER LINE AND RIGHT OF WAY LINES OF COUNTY ROAD 115, COMMONLY KNOWN AS DEL RIO ROAD, WHERE IT CROSSES SUTHERLIN CREEK, FOR 150 FEET IN EACH DIRECTION FROM SUTHERLIN CREEK. THIS SURVEY WAS CONDUCTED AT THE REQUEST OF ODOT AND DOUGLAS COUNTY FOR A PROPOSED BRIDGE MAINTENANCE PROJECT.

ANOTHER PURPOSE OF THIS SURVEY WAS TO PROVIDE THE PERPETUATION OF THE POSITIONS OF SURVEY MONUMENTS THAT MAY BE DESTROYED BY FUTURE CONSTRUCTION EFFORTS. THIS WAS ACCOMPLISHED EITHER BY TYING THE FOUND MONUMENTS INTO THE CONTROL POINT NETWORK OR BY TWO SETS OF THREE MINUTE OBSERVATIONS USING THE ODOT ORGN GNSS NETWORK. THIS SURVEY MEETS THE REQUIREMENTS FOR A RECOVERY SURVEY AS OUTLINED IN THE OREGON REVISED STATUTES 209.155.

DEL RIO ROAD (COUNTY ROAD 115)

A TRAIL HAS BEEN IN THE GENERAL VICINITY OF THE PRESENT DAY DEL RIO ROAD SINCE THE MID 19TH CENTURY PER THE GLO PLAT OF TOWNSHIP 26 SOUTH, RANGE 6 WEST, WM, DATED SEPTEMBER 9, 1853, WHICH ROUGHLY CONFORMS TO THE PRESENT DAY LOCATION OF DEL RIO ROAD.

THE COUNTY SURVEYORS OFFICE AND PUBLIC WORKS DEPARTMENT ASSISTED IN RECORDS RESEARCH. THEY PROVIDED PLAN AND PROFILE MAPS FOR THE DOUGLAS COUNTY ROADS. COUNTY ROAD 31 PLAN AND PROFILE MAP, TITLED "WILBUR GARDEN VALLEY RD. NO. 31", DATED AUGUST 1961, AND COUNTY ROAD 115 PLAN AND PROFILE MAP, TITLED "WINCHESTER DEL RIO RD. 115", DATED MARCH 1969, WERE IDENTIFIED BY THE COUNTY SURVEYOR. AS WELL, THE COUNTY SURVEYOR PROVIDED THE CORRESPONDING DEEDS FOR THE RIGHT OF WAY ACQUISITION. NO RECORDS PRIOR TO THESE 1960'S DOCUMENTS WERE FOUND. SAID PLAN AND PROFILE MAPS SHOW THREE -QUARTER INCH IRON RODS BEING SET ALONG THE RIGHT OF WAY LINES AND SEVERAL OF THOSE WERE RECOVERED. THE CENTER LINE AND RIGHT OF WAY LINES OF COUNTY ROAD 115 WERE RETRACED HOLDING DEED ELEMENTS IN COMBINATION WITH INFORMATION IN SAID PLAN AND PROFILE MAPS ALONG WITH SAID FOUND MONUMENTS.

COUNTY ROAD 115 (DEL RIO ROAD) WESTERLY OF SUTHERLIN CREEK

THE CENTER LINE AND RIGHT OF WAY LINES OF COUNTY ROAD 115 WESTERLY OF SUTHERLIN CREEK ARE DESCRIBED IN THE WARRANTY DEED RECORDED JULY 26, 1961, IN VOLUME 307, PAGE 414. THE ALIGNMENT FOR THIS PORTION OF COUNTY ROAD 115 IS SHOWN ON THE COUNTY ROAD 31 PLAN AND PROFILE MAP AND CONFORMS TO SAID DEED. THE DEED DESCRIPTION BEGINS AT ENGINEER'S CENTER LINE STATION 0+00, ALSO BEING ENGINEER'S CENTER LINE STATION 174+81.00 OF COUNTY ROAD 31, THEN FOLLOWS ONE COURSE TO THE WEST BANK OF THE SUTHERLIN CREEK. THE ORDINARY HIGH WATER LINE WAS SURVEYED ON MARCH 6, 2020, AS EVIDENCED BY FLAGS SET UNDER THE GUIDANCE OF DOWL'S SENIOR PROFESSIONAL WETLAND SCIENTIST ON JANUARY 9, 2020. THIS ORDINARY HIGH-WATER LINE WAS HELD AS THE WEST BANK PER THE DEED.

THE CENTER LINE AND RIGHT OF WAY LINES OF COUNTY ROAD 31 ARE DESCRIBED IN THE WARRANTY DEED RECORDED JULY 7, 1961, IN VOLUME 307, PAGE 423. SAID COUNTY ROAD 31 PLAN AND PROFILE MAP WAS FOUND TO CONFORM TO THIS DEED.

TO RETRACE COUNTY ROAD 115 WESTERLY OF SUTHERLIN CREEK, THE RECORD GEOMETRY OF THE ROAD CENTER LINE FOR COUNTY ROAD 31 AND COUNTY ROAD 115 WAS PLOTTED PER THE COUNTY ROAD 31 PLAN AND PROFILE MAP, TITLED "WILBUR GARDEN VALLEY RD. NO. 31." EIGHT MONUMENTS PER SAID PLAN AND PROFILE MAP WERE SEARCHED FOR AND FIVE OF THOSE MONUMENTS WERE FOUND. SAID RECORD GEOMETRY WAS TRANSLATED TO MONUMENT 1017 AND THEN ROTATED TO MONUMENT 1014, WHERE THE MEASURED DISTANCE MISCLASURE WAS 0.07 FEET IN COMPARISON TO RECORD.

MONUMENTS 1015 AND 1016 WERE IN HARMONY WITH THIS RESOLUTION. MONUMENT 1008 WAS FOUND TO BE OUT OF POSITION BY ALMOST TWO FEET AND WAS DISCARDED.

COUNTY ROAD 115 (DEL RIO ROAD) WESTERLY OF SUTHERLIN CREEK - CONTINUED

WHILE DEL RIO RANCH RIVER ESTATES PLAT AND DOUGLAS COUNTY SURVEY RECORD M-33-74 FOLLOW SAID WARRANTY DEED BY MORE THAN EIGHT YEARS, NEITHER SHOW THE PRESENCE OF THE 80 FOOT WIDTH RIGHT OF WAY FOR THIS PORTION OF COUNTY ROAD 115.

COUNTY ROAD 115 (DEL RIO ROAD) EASTERLY OF ENGINEER'S CENTER LINE STATION 89+18.00 POC

EASTERLY OF SUTHERLIN CREEK, THE CENTER LINE AND RIGHT OF WAY LINES OF COUNTY ROAD 115 ARE DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED MAY 28, 1969, IN BOOK 427, PAGE 302. SAID COUNTY ROAD 115 PLAN AND PROFILE MAP WAS FOUND TO CONFORM WITH THIS DEED.

TO RETRACE COUNTY ROAD 115 EASTERLY OF ENGINEER'S CENTER LINE STATION 89+18.00 POC, THE RECORD GEOMETRY OF THE ROAD CENTER LINE WAS PLOTTED PER THE COUNTY ROAD 115 PLAN AND PROFILE MAP, TITLED "WINCHESTER DEL RIO RD. 115". SEVEN MONUMENTS PER SAID PLAN AND PROFILE MAP WERE SEARCHED FOR AND FOUR OF THOSE MONUMENTS WERE FOUND. SAID RECORD GEOMETRY WAS TRANSLATED TO MONUMENT 1023 AND THEN ROTATED TO MONUMENT 1022. THIS RESOLUTION ALSO FIT WELL WITH MONUMENTS 1002 AND 1012, PER DEL RIO RANCH ESTATES RIVER PLAT. MONUMENT 1020, PER SAID PLAN AND PROFILE MAP, THOUGH BEING DAMAGED, WAS WITHIN 0.04 FEET OFFSET FROM THE RETRACED RIGHT OF WAY LINE. MONUMENT 1021, THOUGH SHOWN ON SAID PLAN AND PROFILE MAP BEING 30 FEET OFFSET FROM CENTER LINE, WAS MEASURED TO BE 35.05' OFFSET FROM CENTER LINE.

WESTERLY BANK OF SUTHERLIN CREEK TO ENGINEER'S CENTER LINE STATION "WD" 89+18.00 POC

THE DEED RECORDED IN VOLUME 175, PAGE 141 RECORDED JANUARY 3, 1950 CONVEYS A 50 FOOT WIDE STRIP OF LAND WHICH LIES BETWEEN THE WARRANTY DEED RECORDED JULY 26, 1961, IN VOLUME 307, PAGE 414. AND THE BARGAIN AND SALE DEED RECORDED MAY 28, 1969, IN BOOK 427, PAGE 302.

SAID DEED IS ACCOMPANIED BY A MAP EXHIBIT DEPICTING THE LOCATION OF THE RIGHT OF WAY TO BE ACQUIRED. SAID DEED WAS FOUND TO BE IN HARMONY WITH LOCATION OF THE BRIDGE TODAY.

THE 50 FOOT WIDTH RIGHT OF WAY PER SAID DEED FALLS WITHIN THE RETRACED RIGHT OF WAY EXCEPT FOR THE PORTION BETWEEN THE WESTERLY BANK OF SUTHERLIN CREEK AND ENGINEER'S CENTER LINE STATION "WD" 89+18.00 POC.

THIS PORTION OF THE RIGHT OF WAY WAS RETRACED BY TRANSLATION AND ROTATION THE RECORD GEOMETRY OF SAID DEED.

THE POINT OF BEGINNING OF SAID DEED WAS TRANSLATED TO RETRACED CENTER LINE STATION "WD" 86+52.56 PC, THEN ROTATED THROUGH THE RETRACED CENTER LINE STATION "WG" 174+81.00 PI = "DR" 0+00.00 PI.

SAID DEED CALLS TO THE POINT OF BEGINNING FROM THE SOUTHEAST CORNER OF SECTION 14. THE NORTH AND EAST CALLS DO NOT MATCH WITH SAID SECTION CORNER AS MONUMENTED TODAY. SAID CALLS WERE DISMISSED BECAUSE THE MAP EXHIBIT WHICH ACCOMPANIES SAID DEED IS IN HARMONY WITH THE RETRACED ALIGNMENTS PER WARRANTY DEED RECORDED JULY 26, 1961, IN VOLUME 307, PAGE 414, AND THE BARGAIN AND SALE DEED RECORDED MAY 28, 1969, IN BOOK 427, PAGE 302.

AN ALTERNATE APPROACH OF EXTENDING THE RETRACED TANGENT OF "WG" COUNTY ROAD 31 TO ITS INTERSECTION WITH THE EXTENTION OF THE RETRACTED TANGENT OF "WD" COUNTY ROAD 115 WAS CONSIDERED. THE DEFLECTION ANGLE PER BOOK 175, PAGE 141 IS 34°00'00" AND THE RETRACED DEFLECTION BETWEEN THESE TWO TANGENTS IS 35°30'31". HOWEVER, THIS RESULTED IN THE NORTHERLY LINE OF THE 50 FOOT WIDTH RIGHT OF WAY BEING NORTHERLY OF THE RETRACED 60 FOOT WIDTH RIGHT OF WAY, AND BEING LESS CENTERED ON BRIDGE, AND THE RESULTANT ARC LENGTH, WHEN HOLDING THE RECORD CURVE RADIUS, WAS 18 FEET GREATER THAN THE RECORD ARC LENGTH.

PER THE DEL RIO ESTATES RIVER PLAT CERTIFICATE OF SURVEYOR, THE LOTS ARE BOUND TO THE RIGHT OF WAY LINE ON THE SOUTHERLY SIDE OF THE COUNTY ROAD. THE VESTING DEEDS ON THE NORTHERLY SIDE OF ROAD ARE ALSO BOUND TO THE RIGHT OF WAY LINE OF THE COUNTY ROAD. THE OWNERSHIP OF THE FOUR VESTING DEEDS ADJACENT TO SUTHERLIN CREEK ARE BOUND TO THE COUNTY ROAD RIGHT OF WAY. WHEN THESE FOUR PARCELS WERE FIRST CONVEYED OF THE LARGER PARCEL, SAID LARGER PARCEL WAS UNDER THE SAME OWNERSHIP. THEY OWNED ALL OF DLC NO. 45 IN THE PROJECT LIMITS, WITH THE EXCEPTION OF THE COUNTY ROAD. THEREFORE, IT IS ASSUMED THAT THEY CONVEYED TO THE 50 FOOT WIDTH RIGHT OF WAY LINE.

SW 1/4 SECTION 14 , SE 1/4 SECTION 14, NE 1/4 SECTION 23
TOWNSHIP 26 SOUTH , RANGE 6 WEST, W.M.

ADDITIONAL FINDINGS

COUNTY SURVEY M33-74, DATED DECEMBER 1969, AND DEL RIO RANCH ESTATES RIVER PLAT, RECORDED JUNE 17, 1970, SET ADDITIONAL MONUMENTS ALONG DEL RIO ROAD. DEL RIO RANCH ESTATES RIVER PLAT SHOWS FOUND FIVE-EIGHTHS INCH IRON RODS ON THE SOUTHERLY SIDE OF DEL RIO ROAD WHICH ARE ASSUMED TO BE THE THREE-QUARTER INCH IRON RODS SET PER THE COUNTY ROAD PLAN AND PROFILE MAPS. COUNTY SURVEY M33-74 DOES NOT SHOW ANY FOUND MONUMENTS ALONG THE NORTHERLY LINE OF DEL RIO ROAD, THEY ARE ALL SHOWN BEING SET.

ON THE SOUTHERLY SIDE OF THE RIGHT OF WAY BEYOND THE RETRACEMENT LIMITS OF THIS SURVEY, THE DEED (D2) BEGINS AT ENGINEER'S STATION 0+30. THE COUNTY ROAD 31 EASTERLY RIGHT OF WAY LINE PER THE DEED (D1), IS OFFSET 30.00 FEET EAST OF ITS CENTER LINE. THIS LEAVES THE POSSIBILITY OF A TRIANGULAR GAP BEGINNING AT ENGINEER'S STATION "DR" 0+22.05 OFFSET 40.00 FEET RIGHT TO ENGINEER'S STATION "DR" 0+30.00 OFFSET 40.00 RIGHT TO ENGINEER'S STATION "DR" 0+30.00 OFFSET 3.20 FEET RIGHT.

MONUMENT 1019 IS DEPICTED ON THE COUNTY ROAD 31 PLAN AND PROFILE MAP BEING 35 FEET OFFSET NORTHERLY OF CENTER LINE, WHILE THE DEED (D1) DESCRIBES THE RIGHT OF WAY BEING 30 FEET IN WIDTH ON THE NORTHERLY SIDE OF CENTER LINE AT ENGINEER'S STATION 169+00.

REFERENCE LIST

DOUGLAS COUNTY DEED RECORDS

- D0 DEED RECORDED JANUARY 3, 1950 IN BOOK 175, PAGE 141
- D1 WARRANTY DEED RECORDED JULY 7, 1961, IN BOOK 307, PAGE 423, AS INSTRUMENT NO. 297480
- D2 WARRANTY DEED RECORDED JULY 26, 1961, IN BOOK 307, PAGE 414, AS INSTRUMENT NO. 297475
- D3 BARGAIN AND SALE DEED RECORDED MAY 28, 1969, IN BOOK 427, PAGE 302, AS INSTRUMENT NO. 69-5691
- D4 QUITCLAIM DEED RECORDED MARCH 28, 2014, AS INSTRUMENT NO. 2014-004747
- D5 PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 20, 2018, AS INSTRUMENT NO. 2018-007105
- D6 WARRANTY DEED RECORDED FEBRUARY 8, 2019, AS INSTRUMENT NO. 2019-002822
- D7 PERSONAL REPRESENTATIVE'S DEED RECORDED FEBRUARY 19, 2020, AS INSTRUMENT NO. 2020-003761
- D8 WARRANTY DEED RECORDED APRIL 17, 1961, IN BOOK 303 PAGE 129, AS INSTRUMENT NO. 291304
- D9 BARGAIN AND SALE DEED RECORDED JULY 24, 1964, IN BOOK 337, PAGE 87, AS INSTRUMENT NO. 342600

DOUGLAS COUNTY ROAD PLAN AND PROFILE MAPS

- R1 COUNTY ROAD 31 PLAN & PROFILE MAP, "WILBUR GARDEN VALLEY RD. NO. 31," DATED AUGUST 1961 (SHEET 02550198)
- R2 COUNTY ROAD 115 PLAN & PROFILE MAP, "WINCHESTER DEL RIO RD. 115", DATED MARCH 1969 (SHEET 01340170)

DOUGLAS COUNTY PLAT RECORDS

- R3 DEL RIO RANCH ESTATES RIVER PLAT, FILED JUNE 17, 1970 (VOLUME 13, PAGE 41)

DOUGLAS COUNTY SURVEY RECORDS

- R4 M33-74, FILED DECEMBER 1969
- R5 CS 55.255-004, FILED JUNE 16, 1972
- R6 M69-12, FILED MARCH 13, 1978
- R7 M84-33, FILED JULY 9, 1980

DOUGLAS COUNTY GOVERNMENT CORNER NOTES

- R8 TOWNSHIP 26 SOUTH RANGE 06 WEST, POINT ID NO. 500400, LAST UPDATED 10/2006

DOUGLAS COUNTY CONTROL POINTS

- R9 HORIZONTAL CONTROL POINT G-024 "GINGER", DATED JANUARY 4, 1982
- R10 HORIZONTAL CONTROL POINT NU6 (N-034), UPDATED 1982

FILE NAME: S_K21296_crr_01_Site 13.dgn

DOWL
920 COUNTRY CLUB ROAD, SUITE 100B
EUGENE, OREGON 97401
541-683-6090

OREGON DEPARTMENT OF TRANSPORTATION
HORIZONTAL CONTROL,
RECOVERY AND RETRACEMENT SURVEY
SOUTHERN OREGON SEISMIC BRIDGE RETROFIT
(PHASE 2) PROJECT
SUTHERLIN CREEK SITE

ODOT REGION 3 DOUGLAS COUNTY DECEMBER 2020
3500 NW STEWART PARKWAY
ROSEBURG, OR 97470 KEY NO. 22290 SHEET 2 OF 5

DESIGNED: R. BEAUDUY PROJ. NO. 0019-0593
DRAWN: SMG CHK'D: J. COLTON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Andrew Joseph Silbernagel

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2022
SIGNED: 12/13/2020

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