

BOUNDARY SURVEY for SUBDIVISION
of
BLOCK 1 and PART of BLOCK 6
GOODELL TRACT

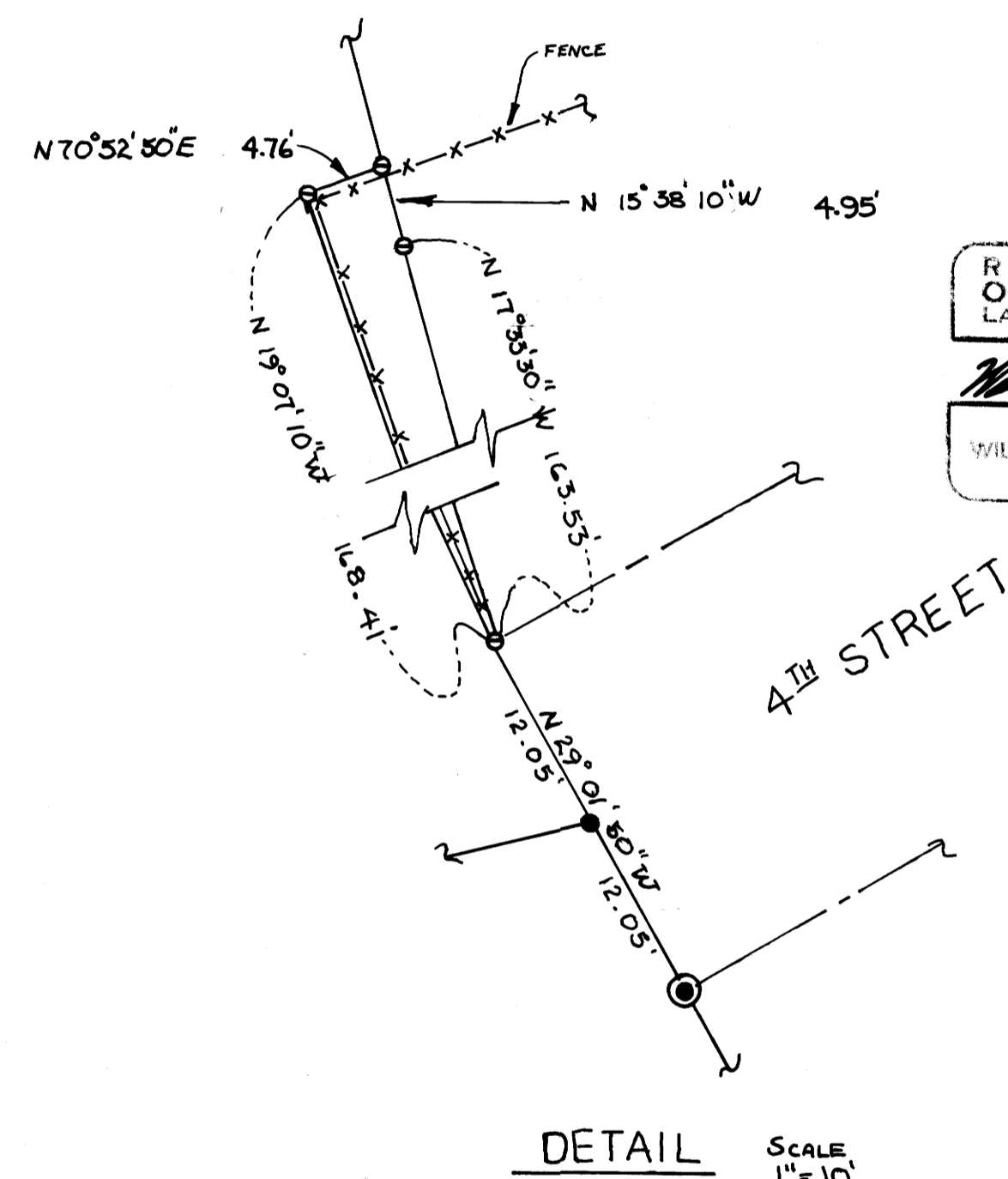
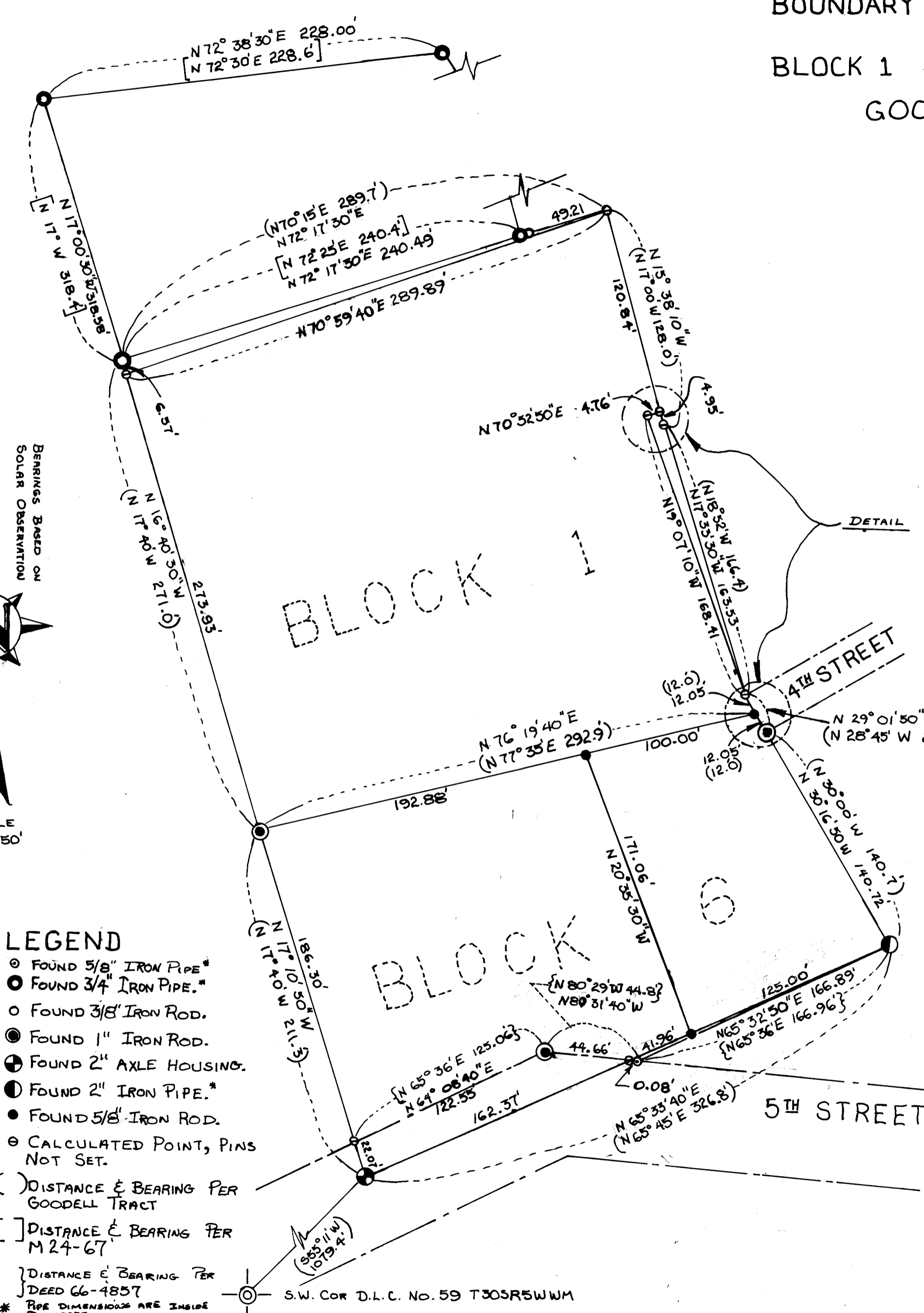
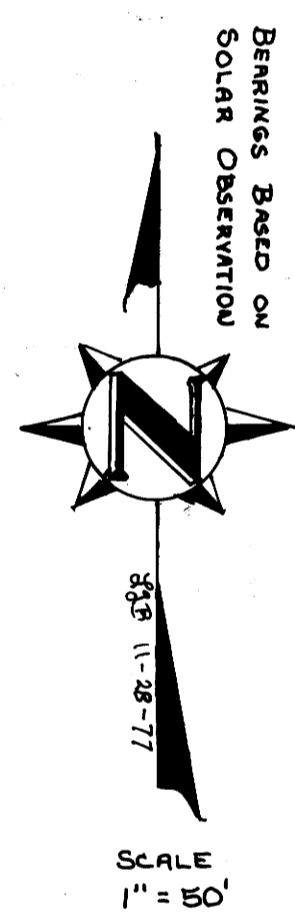
SEC 34 T30S R5W W.M.
CITY OF CANYONVILLE
DOUGLAS COUNTY, OREGON

FILED ✓
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JUL 13 1968

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

C.S. FILE NO. 88/143
MAP FILE M67-76



REGISTERED
OREGON
LAND SURVEYOR
William J. Ruppert
JULY 12, 1968
WILLIAM J. RUPPERT
866

- LEGEND**
- FOUND 5/8" IRON PIPE *
 - FOUND 3/4" IRON PIPE. *
 - FOUND 3/8" IRON ROD.
 - FOUND 1" IRON ROD.
 - ⊕ FOUND 2" AXLE HOUSING.
 - FOUND 2" IRON PIPE. *
 - FOUND 5/8" IRON ROD.
 - CALCULATED POINT, PINS NOT SET.
 - () DISTANCE & BEARING PER GOODELL TRACT
 - [] DISTANCE & BEARING PER M 24-67
 - { } DISTANCE & BEARING PER DEED 66-4857
- * PIPE DIMENSIONS ARE INSIDE DIAMETER.

by
UMPQUA SURVEYING COMPANY
MYRTLE CREEK, OREGON
for
CLARENCE O. SMITH
AZALEA, OREGON

NOVEMBER 28, 1977

MAP FILE M67-76

M67-76

v

SURVEY NARRATIVE

DATE: NOVEMBER 1977

FOR CLARENCE O. SMITH
BOX 12 C
COW CREEK ROAD
AZALEA, OR 97410

BY: UMPQUA SURVEYING COMPANY
P. O. BOX 791
MYRTLE CREEK, OR 97457

PURPOSE: BOUNDARY SURVEY FOR THE SUBDIVISION OF BLOCK 1 AND PART OF
BLOCK 6 GOODELL TRACT, CITY OF CANYONVILLE, DOUGLAS COUNTY,
OREGON, SECTION 34, T30S R5W W.M.

PROCEDURE:

I. BLOCK 6

- A. THE FOLLOWING MONUMENTS WERE FOUND IN THE SURVEY OF BLOCK 6
- (1) 2" AXLE HOUSING AT THE ORIGINAL S.W. CORNER OF BLOCK 6 PER GOODELL TRACT PLAT.
 - (2) 1" IRON RODS LOCATED AT THE N.W. CORNER OF BLOCK 6 AND AT THE S.W. CORNER OF THE WESTERLY TERMINUS OF FOURTH STREET. RECORDED AS "FOUND" PER COUNTY SURVEY FILE M63-43.
 - (3) 1" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF FIFTH STREET (FORMERLY FIRST STREET) PER DEDICATION DEED 151982. RECORDED AS "FOUND" PER COUNTY SURVEY FILE M47-10 AND M63-43.
 - (4) 5/8" I.D. IRON PIPE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF BLOCK 6 GOODELL TRACT. SURVEY SHOWS THIS MONUMENT TO BE AT OR NEAR THE POSITION OF THE MONUMENTS DESCRIBED AS A 5/8" IRON ROD PER DEDICATION DEED 151982 AND "FOUND" 1/2" IRON PIPE PER COUNTY SURVEY FILE M47-10.
 - (5) 2" I.D. IRON PIPE AT S.E. CORNER OF BLOCK 6. RECORDED AS "FOUND" PER COUNTY SURVEY FILE M47-10 AND M63-43.
 - (6) 5/8" IRON RODS AT THE TWO NORTHERLY CORNERS OF THE EASTERLY PARCEL OF BLOCK 6 PER COUNTY SURVEY FILE M63-43.

- B. UPON CONSIDERATION OF THE MONUMENTS FOUND, DISTANCES AND BEARINGS DETERMINED BY THIS SURVEY, AND THE SURVEYS AND DEEDS OF RECORD, THE BEST BOUNDARY DESCRIPTION OF BLOCK 6 IS:

COMMENCING AT THE S.W. CORNER OF THE D.L.C. NO. 59, T30S, R5W, W.M., THENCE N $55^{\circ}-11'$ E 1079.4 FEET PER GOODELL TRACT PLAT TO A 2" AXLE HOUSING AT THE S.W. CORNER OF BLOCK 6 GOODELL TRACT, THENCE N $17^{\circ}-10'-50''$ W 22.07 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FIFTH STREET AND THE POINT OF BEGINNING, THENCE N $17^{\circ}-10'-50''$ W 186.30 FEET PER DEED 66-4857 TO A 1" IRON ROD, THENCE N $76^{\circ}-19'-40''$ E 292.88 FEET TO A 5/8" IRON ROD AT THE CENTER OF THE WESTERLY TERMINUS OF FOURTH STREET, THENCE S $29^{\circ}-01'-50''$ E 12.05 FEET TO A 1" IRON ROD AT THE S.W. CORNER OF SAID STREET, THENCE S $30^{\circ}-16'-50''$ E 140.72 FEET TO A 2" I.D. IRON PIPE, THENCE S $65^{\circ}-32'-50''$ W 166.89 FEET TO A 5/8" I.D. IRON PIPE AT THE NORTHERLY RIGHT OF WAY LINE OF FIFTH STREET, THENCE N $80^{\circ}-31'-40''$ W 44.74 FEET ALONG SAID RIGHT OF WAY LINE TO A 1" IRON ROD, THENCE S $64^{\circ}-08'-40''$ W 122.55 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

II. BLOCK 1

- A. THE FOLLOWING MONUMENTS WERE FOUND IN THE SURVEY OF BLOCK 1 AND THE PROPERTY TO THE NORTH OF BLOCK 1.
- (1) 1" IRON ROD AT THE S.W. CORNER OF BLOCK 1 (SAME AS THE N.W. CORNER OF BLOCK 6). RECORDED AS FOUND PER COUNTY SURVEY FILE M63-43.
 - (2) 3/4" I.D. IRON PIPE AT THE S.W. CORNER OF THE WILHELM PROPERTY PER DEED 73-14480. SAID DEED AND COUNTY SURVEY FILES M24-36, M24-37 AND M24-67 CALL FOR 1/2" IRON PIPE AT THIS CORNER. SURVEY SHOWS THAT THE FOUND 3/4" I.D. IRON PIPE IS AT OR VERY NEAR THE TRUE POSITION AS DESCRIBED IN SAID DEED AND SURVEYS.
 - (3) 3/4" I.D. IRON PIPE AND 3/8" IRON ROD, SET SIDE BY SIDE, ON THE SOUTHERLY LINE OF THE WILHELM PROPERTY PER DEED 73-14480. SAID DEED AND COUNTY SURVEY FILES M24-36, M24-37 AND M24-67 CALL FOR 1/2" IRON PIPE, 1/2" IRON ROD AND 1/2" IRON PIPE, 1/2" IRON PIPE AND 1/2" IRON PIPE, RESPECTIVELY. SURVEY SHOWS THAT THE FOUND 3/4" I.D. IRON PIPE AND 3/8" IRON ROD ARE AT OR VERY NEAR THE TRUE POSITION AS DESCRIBED IN SAID DEED AND SURVEYS.
 - (4) 3/4" I.D. IRON PIPE AT N.W. CORNER OF WILHELM PROPERTY PER DEED 73-14480 AND 3/4" I.D. IRON PIPE AT THE INTERSECTION OF WESTERLY NORTH LINE OF WILHELM PROPERTY PER DEED 73-14480 AND THE WESTERLY RIGHT OF WAY LINE OF GROVE STREET. BOTH MONUMENTS DESCRIBED AS A 3/4" IRON PIPE IN DEED 73-14480, COUNTY SURVEY FILE M24-36, M24-37, AND M24-67. SURVEY SHOWS THAT THE FOUND MONUMENTS ARE AT OR VERY NEAR THEIR TRUE POSITIONS AS DESCRIBED IN SAID DEED AND SURVEYS.
 - (5) 5/8" IRON ROD AT CENTER OF THE WESTERLY TERMINUS OF FOURTH STREET PER COUNTY SURVEY FILE M63-43.
- B. IN CONSIDERATION OF THE MONUMENTS FOUND, DISTANCES AND BEARINGS DETERMINED BY THIS SURVEY AND THE DEEDS AND SURVEYS OF RECORD, THE BEST BOUNDARY DESCRIPTION OF BLOCK 1 IS:
- COMMENCING AT THE S.W. CORNER OF THE D.L.C. NO 59 T30S, R5W W.M. THENCE N 55⁰-11' E 1079.4 FEET PER GOODELL TRACT PLAT TO A 2" AXLE HOUSING AT THE S.W. CORNER OF BLOCK 6 GOODELL TRACT,

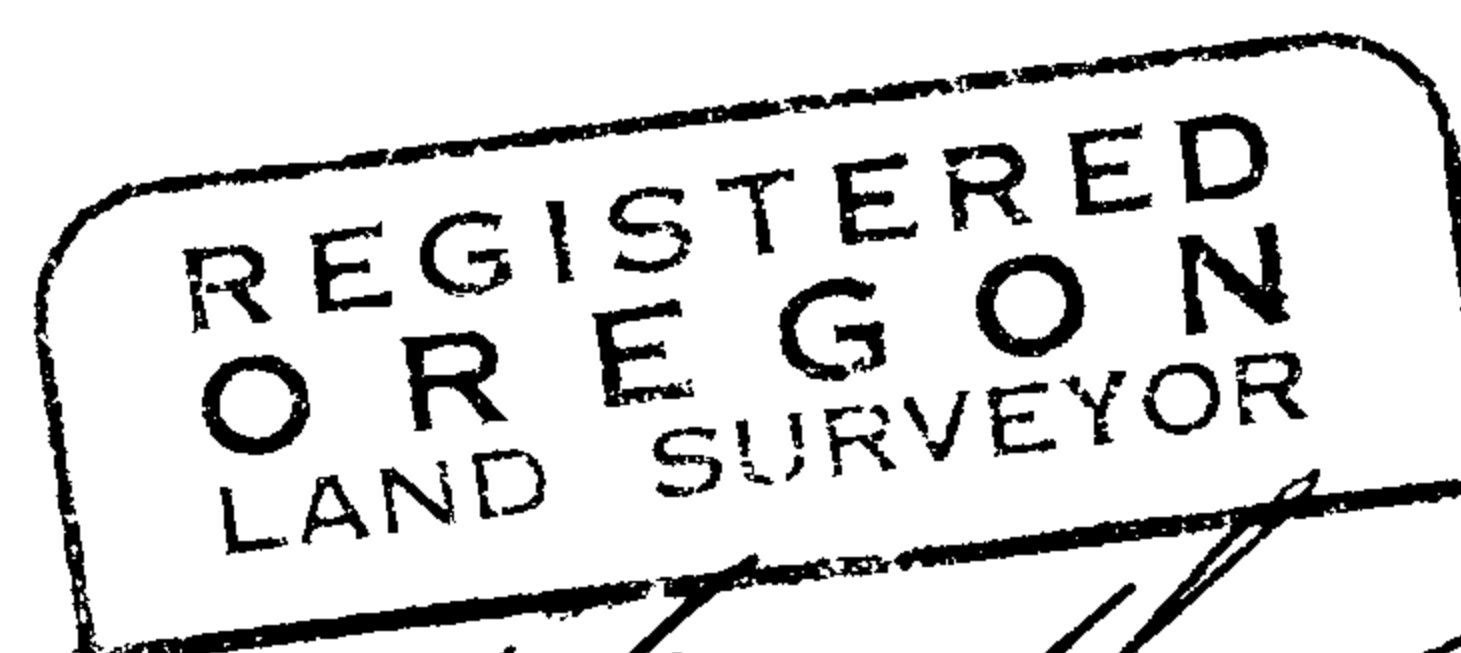
THENCE N $17^{\circ}-10'-50''$ W 208.37 FEET TO A 1" IRON ROD AND THE POINT OF BEGINNING, THENCE N $16^{\circ}-40'-30''$ W 273.93 FEET TO POINT WHICH IS ABOUT 482.3 FEET FROM THE 2" AXLE HOUSING PER GOODELL TRACT PLAT, THENCE N $70^{\circ}-59'-40''$ E 289.89 FEET TO A POINT WHICH LIES ON THE EASTERLY EXTENSION OF THE SOUTH PROPERTY LINE OF THE WILHELM PROPERTY PER DEED 73-14480 AND IS 289.70 FEET FROM THE 3/4" I.D. IRON PIPE AT THE S.W. CORNER OF THE WILHELM PROPERTY, THENCE S $15^{\circ}-38'-10''$ E 125.79 FEET TO A POINT ON THE EAST SIDE OF BLOCK 1, THENCE S $17^{\circ}-33'-30''$ E 163.53 FEET TO A POINT WHICH IS THE N.W. CORNER OF THE WESTERLY TERMINUS OF FOURTH STREET, (NOTE: POINT ON THE EAST SIDE OF BLOCK 1 WAS DETERMINED BY PROPORTIONED DISTANCES); THENCE S $29^{\circ}-01'-50''$ E 12.05 FEET TO A 5/8" IRON ROD AT THE CENTER OF THE WESTERLY TERMINUS OF SAID STREET, THENCE S $76^{\circ}-19'-40''$ W 292.88 FEET TO THE POINT OF BEGINNING.

III. OVERLAPS

THE GROUND POSITION OF THE EAST LINE OF BLOCK 1 AS DESCRIBED IN THIS NARRATIVE LIES SLIGHTLY TO THE EAST OF A LONG ESTABLISHED FENCE. THE DETAIL PROVIDED ON THE SURVEY MAP SHOWS THE EXTENT OF THIS OVERLAP. ABSENCE OF ORIGINAL MONUMENTS PER GOODELL TRACT ON THE NORTH AND EAST SIDES OF BLOCK 1 MAKE ACCURATE RETRACEMENT DIFFICULT OR IMPOSSIBLE. HOWEVER, THE LOCATION OF THE EAST LINE AS GIVEN IN THE NARRATIVE AND SHOWN ON THE MAP IS THE BEST FIT CONSIDERING THE EVIDENCE AVAILABLE. REGARDLESS OF THE TRUE LOCATION OF THE EAST LINE OF BLOCK 1, ADVERSE RIGHTS TO THE OVERLAP PARCEL IN FAVOR OF THE ADJOINER MAY EXIST.

IV. GAPS

THE GROUND POSITION OF THE NORTH LINE OF BLOCK 1 AND THE SOUTH LINE OF THE WILHELM PROPERTY INDICATE THAT A GAP EXISTS BETWEEN THE TWO PARCELS. THE SURVEY MAP SHOWS THE EXTENT OF THIS GAP. THE ABSENCE OF ORIGINAL MONUMENTS PER GOODELL TRACT PLAT MAKE THE ACCURATE RETRACEMENT OF THE NORTH LINE DIFFICULT OR IMPOSSIBLE. HOWEVER, THE LOCATION AS GIVEN IN THE NARRATIVE AND SHOWN ON THE MAP IS THE BEST POSSIBLE CONSIDERING THE AVAILABLE EVIDENCE. THE ADJOINER APPEARS TO HAVE NO TITLE OR ADVERSE RIGHT TO THE GAP.



William J. Ruppert
JULY 12, 1968
WILLIAM J. RUPPERT
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