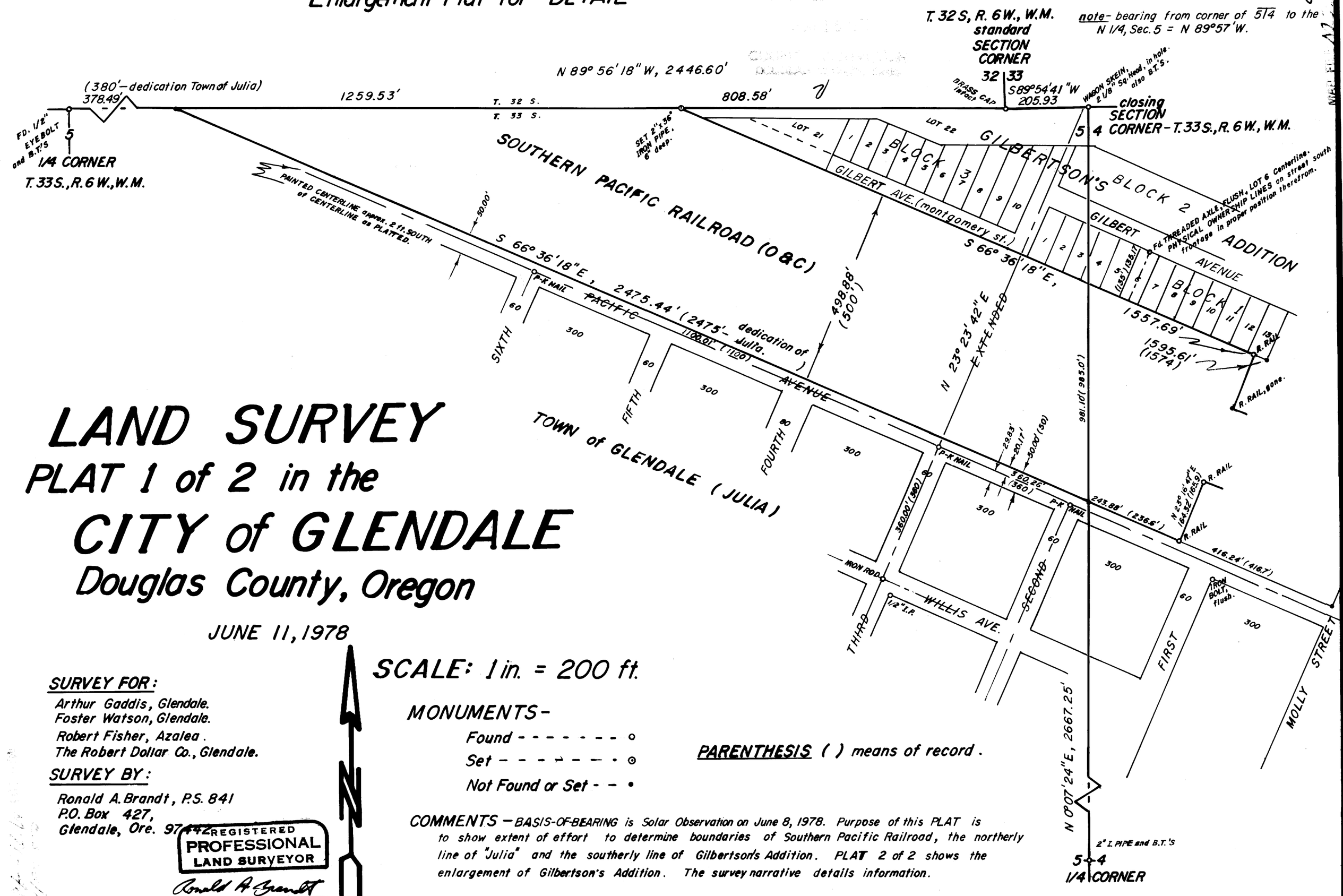
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

---Refer to Narrative and Gilbertson's Addition Enlargement Plat for DETAIL---



LAND SURVEY
PLAT 1 of 2 in the
CITY of GLENDALE
Douglas County, Oregon

JUNE 11, 1978

SCALE: 1 in. = 200 ft.

SURVEY FOR:

Arthur Gaddis, Glendale.
Foster Watson, Glendale.
Robert Fisher, Azalea.
The Robert Dollar Co., Glendale.

SURVEY BY:

Ronald A. Brandt, P.S. 841
P.O. Box 427,
Glendale, Ore. 97442

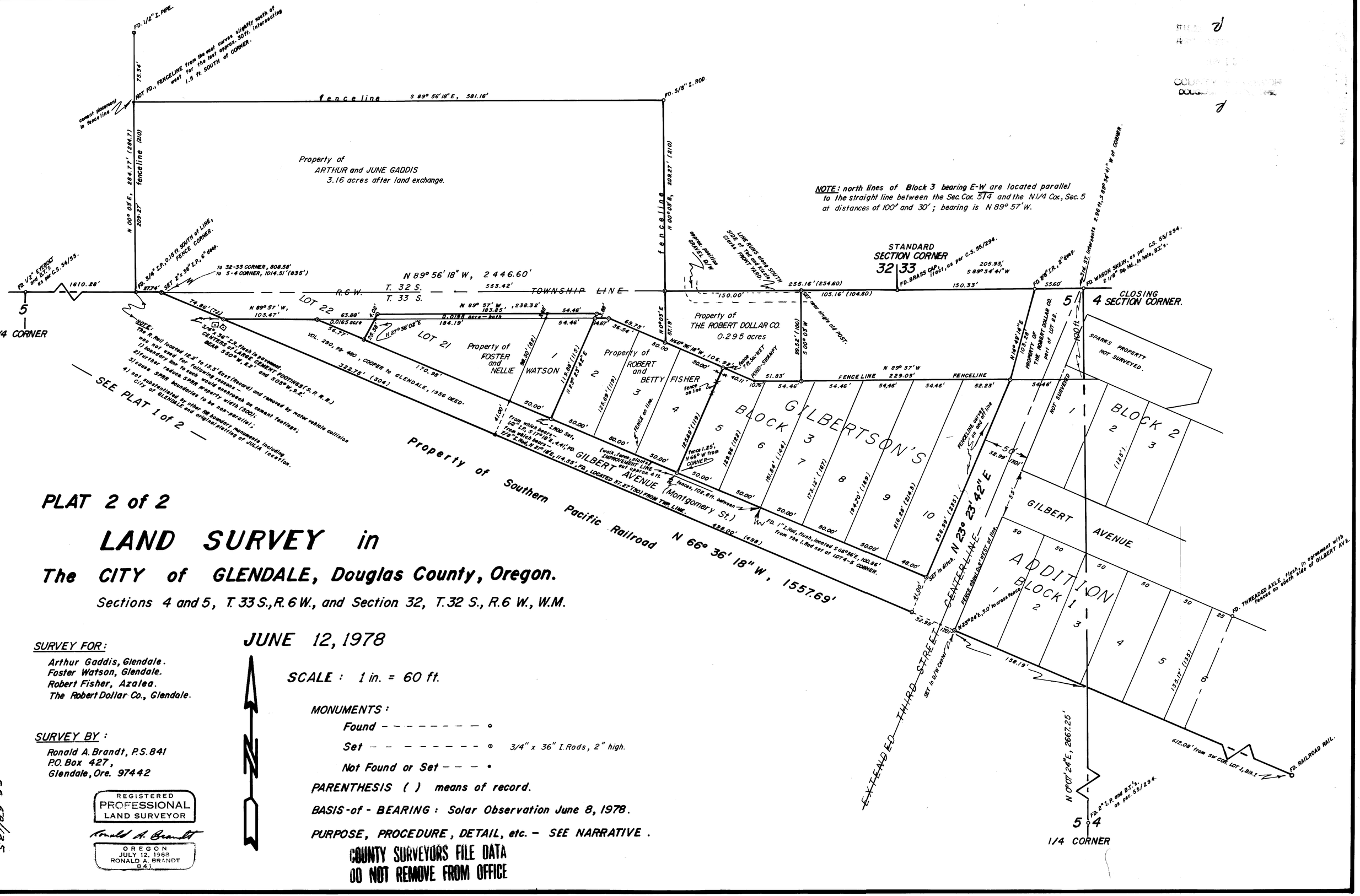
REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald A. Brandt
OREGON JULY 12, 1968 RONALD A. BRANDT 841

MONUMENTS-

Found - - - - - - - - ○
Set - - - - - - - - ⊙
Not Found or Set - - •

PARENTHESIS ( ) means of record.

COMMENTS — BASIS-OF-BEARING is Solar Observation on June 8, 1978. Purpose of this PLAT is to show extent of effort to determine boundaries of Southern Pacific Railroad, the northerly line of "Julia" and the southerly line of Gilbertson's Addition. PLAT 2 of 2 shows the enlargement of Gilbertson's Addition. The survey narrative details information.



PLAT 2 of 2

LAND SURVEY in

The CITY of GLENDALE, Douglas County, Oregon.

Sections 4 and 5, T. 33 S., R. 6 W., and Section 32, T. 32 S., R. 6 W., W.M.

JUNE 12, 1978

SCALE : 1 in. = 60 ft.

MONUMENTS :

Found - - - - - - - - - ∘

Set - - - - - - - - - ⊙ 3/4" x 36" I. Rods, 2" high.

Not Found or Set - - - •

PARENTHESIS ( ) means of record.

BASIS-of-BEARING : Solar Observation June 8, 1978.

PURPOSE, PROCEDURE, DETAIL, etc. - SEE NARRATIVE.

SURVEY FOR:

Arthur Gaddis, Glendale.
Foster Watson, Glendale.
Robert Fisher, Azalea.
The Robert Dollar Co., Glendale.

SURVEY BY:

Ronald A. Brandt, P.S. 841
P.O. Box 427,
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Ronald A. Brandt

OREGON JULY 12, 1968 RONALD A. BRANDT 841

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓

Ronald A. Brandt, P.S. 841
P.O. Box 427,
Glendale, Oregon 97442

June 13, 1978

NARRATIVE OF SURVEY concerning Gilbertson's Addition to Julia, Oregon, specifically Block Three, Lot 21, and the west end of Lot 22; also concerns property abutting Lot 22 in Section 32, T. 32 S., R. 6 W., W.M., all in the City of Glendale, Douglas County, Oregon.

SURVEY FOR:

Arthur and June Gaddis, owner, Tax Acct. No. 85508-1, in Section 32.
Foster and Nellie Watson, owner, Lot 1, Block 3, and Lot 21, Gilbertson's Addition.
The Robert Dollar Co., owner, portions of Lot 22, Gilbertson's Addition.
Robert and Betty Fisher, owner, Lots 2, 3, and 4, Block 3, Gilbertson's Addition.

PURPOSE: to identify the boundaries of above owners and provide for land exchange between Art Gaddis and Foster Watson with monumentation and parcel descriptions.

METHOD: transit traverses measuring angles to the nearest 30 seconds and distances to the nearest 1/100 th ft.; traverses conducted as follows:

1) closed-traverse from the Section Corner of 4-5 and 32-33 up Third Street and east on the S.P.R.R. along the south side of Block 1, then across the railroad to Pacific Avenue, Third Street, Sixth Street, then north across the railroad to the township line, down Montgomery Street and across Block 3 to the beginning; also, closed-traverse about the Gaddis Property.

2) open-traverse from the southern extremity of the closed-traverse to the 1/4 Corner of Sections 4-5 and open-traverse from the western extremity of the closed-traverse to the North 1/4 Corner of Section 5.

Traverse closures exceeded 1/10000 errors and were balanced. Double-angle measured ties were taken to found monuments, fences, streets and other physical objects for relative positions of the same to determine what has been done in the past in-order-to conclude and monument justifiably today in an area confused by the vagueness and inaccuracy of the Gilbertson's Addition original dedication in 1902.

PROBLEM AND SOLUTION OUTLINE-DISCUSSION:

I. Identify the boundaries of S.P.R.R. property.
   A. South boundary is the north boundary of Pacific Ave., Town of Julia.
      1) use the R.Rail located in Section 4 on Pacific Ave. north boundary.
      2) use Pacific Ave. centerline P-K Nails in position from other city monuments for line bearing.
      3) intersect south boundary R.R. with township line and compare to the plat distance of 380 ft. East from the N 1/4 Corner, Section 5.
      4) compare the north line distance, Town of Julia,with the original platting(2475 ft.).

   B. S.P.R.R. property width(500 ft.) and the North Railroad boundary.
      1) requires property boundaries to run parallel.
      2) use the R. Rail behind Lot 13, Block 1 as representing the north boundary railroad position since the lot depth of 135 ft.(record) is substantiated thereby.
      3) resulting railroad width is 498.88 ft. measured distance; the north boundary extends parallel at this distance.
      4) north railroad boundary intersection with the township line is the initial point of Gilbertson's Addition.
      5) position of old, large cement footings of S.P.R.R. remain entirely on the railroad property using such determination.

C. S. File No. 58/125-6A

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DOUGLAS COUNTY, ORE.

(narrative continuation)
PROBLEM AND SOLUTION OUTLINE -DISCUSSION:

II. Identify 3 rd Street position for extension northeasterly into the Gilbertson's Addition.
   A. found Iron Rod at the 3rd and Willis centerline intersection.
      1) checks with other monument at the intersection.
      2) checks with record distance to Pacific Avenue center using the P-K Nail line.
   B. use a 3rd Street bearing at 90 degrees to Pacific and the S.P.R.R. boundaries.
   C. extension into Gilbertson's Addition requires a shift in the 50 ft. wide Third Street of 7.99 ft.,N 66°36'18"W (Wenderoth map of 1942 shows a 6.8 ft. shift) to agree with platted lot frontage distances, fences, and monuments in Block 1 and 2 and the majority of fencelines in Block 3.

III. Resolve discrepancies in Gilbertson's Addition dedication plat.

   A. Initial point of original called distance to the NE Corner of Section 5 (835 ft.) treated as gross error with the Initial Point determined as per I.B-4 of this narrative as 1014.51 ft.
   B. Length in lot lines are in mathematical error, Block 3 with no solution but to locate the block north line and the Montgomery St. north line and to recalculate lot depths.
   C. Dedicated Block 3 north lines are straight with two angle points, therefore, duplicate by locating parallel at 100 ft. and 30 ft. distances from the straight line connecting the NE Corner, Sec. 5 and the N 1/4 Cor., Section 5 to avoid creating another angle point and multiple line directions which could be created in consideration of the angle point in the township line at the Corner of Sections 32-33; this results in actual Lot 22 width of a maximum 0.5 ft. less than the 100 ft. and 30 ft. distances; existing north line fences on Lots 6-10 are on line but going west the fences move away from the wet, swampy ground at distances up to 7 and 8 ft. south of the actual line; the north line at Lots 2-5 between the two angle points is located parallel to the S.P.R.R. boundary.
   D. The width of Montgomery Street can not be calculated from the dedication plat. Using the record 235 ft. lot depth at the east line of Lot 10, Block 3, the street width would be 42.88 ft. with more enchroachment on home frontages; the 1942 map by George Wenderoth shows a 41 ft. street width which appears more equitable; such width is supported by a 1 inch Iron Rod near the SE Corner of Lot 6. Current street subgrade position has minimal distance for improvement or widening to the south due to the railroad property boundary.
   E. Street Line Improvements.
      1) Utilities, including power poles, all are located in Montgomery St. south of the street north boundary.
      2) Some plantings and fences extend beyond the power pole position into Montgomery St.
      3) In no case do structures(buildings) reach the street as per this survey.
   F. Owner Adversity.
      1) The owner of Lots 5 and 6 expressed dissatisfaction with the encroachment of the north boundary of Montgomery St. on his home frontage, namely, walkways, grass, plantings and west line fence protrusion.
      2) All lots, Block 3, resulted with additional depth which was received favorably.
      3) Lacking thorough and complete surveys in the past,owners have not been satisfied; this survey has attempted to treat each owner equitably but does not refute nor support the physical ownership to a fenceline slightly out-of-position but merely shows the lot line position relative to actual bounded or fenced property on the ground.

C. S. File No. 58/125-6b

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(narrative continuation)

EQUIPMENT: the work was conducted with a 30-second Gurley Transit, a 300 ft. Lufkin steel tape, a White metal detector and miscellaineous tools.

INDIVIDUALS AND DATES: this survey began on May 11 and was completed on June 12, 1978; witnesses were residents and Dwight Chitwood.

REFERENCES:

Surveyor's Office

1. Vol. 1, page 6, Town of Julia.
2. Vol. 1, page 42, Gilbertson's Add.
3. C.S. 42/87.
4. C.S. 46/164.
5. C.S. 41/22.
6. James Byron, survey for deed description, Sec. 32, T. 32 S., R. 6 W., W.M., in the year 1957.
7. C.S. 54/53.
8. C.S. 55/294.

Unrecorded Survey Plats

1. Map of Glendale, 1942, Wenderoth.
2. Gaddis Property Survey about 1951 by D.J. Theno.

Deed Records

1) Vol.1, page 9.
2) Vol. 290, page 480.
3) Vol. 132, page 622.
4) Instrument No. 75-3935.
5) Instrument No. 70-10964.
6) Instrument No. 76-19092.
7) Instrument No. 71-16119.
8) Instrument No. 74-3195.
9) Instrument No. 74-15294.

MONUMENTS FOUND and SET: See Survey Plats 1 of 2 and 2 of 2 accompanying.

DESCRIPTIONS---for Land Exchange between Art Gaddis and Foster Watson:

WATSON to GADDIS PARCEL

BEGINNING at a point located S 89°57'E, 103.47 ft. from the WEST CORNER of LOT 21, Gilbertson's Addition to Julia (now Glendale), Douglas County, Oregon shown in Volume 45, page 466 of Deed Records, Douglas County, said point on the line common to Lots 21 and 22, said addition;

thence S 89°57'E, 63.88 ft. to a point on the north line of said Lot 21;
thence S 27°38'02"W, 25.38 ft. to a point on the north line of land sold to the City of Glendale in Volume 290, page 480 of Deed Records, Douglas County, Oregon;
thence N 66°36'18"W, 56.77 ft. on the north line of property described in above deed records to the POINT of BEGINNING;

Described parcel being a small triangular tract all within said Lot 21.

--DESCRIPTION CONTINUED ON NEXT PAGE--

C. S. File No. 58/125-LC

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DOUGLAS COUNTY, ORE.

(narrative continuation)

GADDIS to WATSON PARCEL

BEGINNING at a point located S 89°57'E, 167.35 ft. from the WEST CORNER of LOT 21, Gilbertson's Addition to Julia (now Glendale), Douglas County, Oregon shown in Volume 45, page 466 of Deed Records, Douglas County, said point on the line common to Lots 21 and 22, said addition;

thence N 27° 38'02"E, 4.02 ft. to a point marked by a 3/4 inch Iron Rod;
thence S 89° 57'E, 183.85 ft. to the point of intersection with the northerly extended west line of Lot 1, Block 3, said addition;
thence S 23°23'42"W, 3.88 ft. on said extended west line to the line common to Lots 21 and 22, said addition;
thence N 89°57'W, 184.19 ft. on said common line to the POINT of BEGINNING.

ALSO, a parcel BEGINNING at the NW Corner of Lot 1, Block 3, above said Gilbertson's Addition;

thence N 23°23'42"E, 3.88 ft. to a point;
thence S 89°57' E, 54.46 ft. to the point of intersection with the northerly extended east line of Lot 1, Block 3, said addition;
thence S 23°23'42"W, 3.88 ft. on said extended east line to the line common to Lot 22 and Lot 1;
thence N 89°57'W, 54.46 ft. on said common line to the POINT of BEGINNING.

BOTH above described parcels are a portion of Lot 22, said addition, and abutt on the south against Lot 21 and Lot 1.

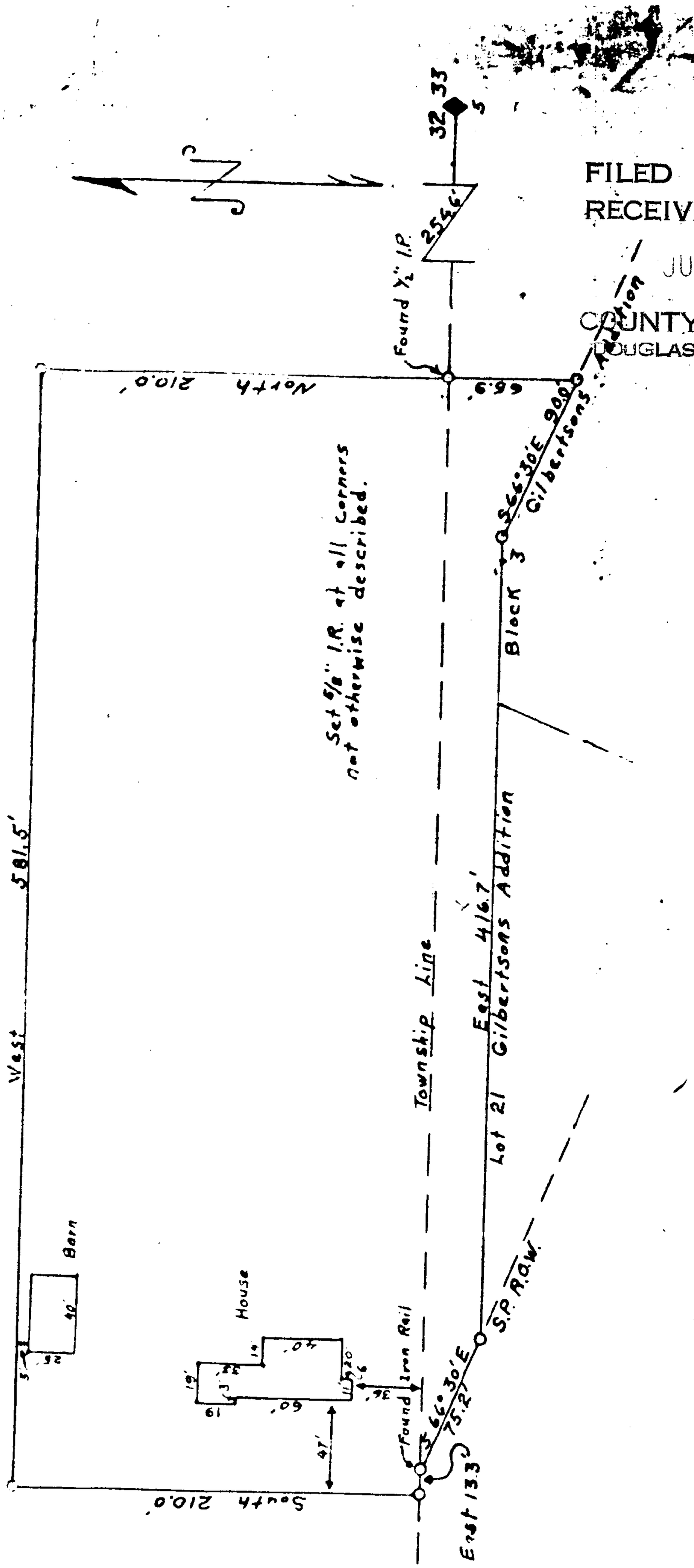
- E N D O F N A R R A T I V E -

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Brandt

OREGON
JULY 12, 1968
RONALD A. BRANDT
841

C. S. File No. 58/125-6d



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C. S. File No. 58/1256-E