

A SURVEY FOR J.L. CASTLE & H.S. CASTLE,
LYING IN THE NE 1/4 OF SECTION 22,
TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M., DOUGLAS COUNTY, OREGON.

FILED CMO
RECEIVED
MAR 5 - 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.
CMO

SURVEY BY:
DONALD A. BENTZ, SURVEYOR INC.
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(503) 673-0166

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PERIMETER OF A PARCEL OF LAND DESCRIBED IN INST. # 84-11928. IT IS THE INTENT OF CASTLE AND ADJACENT OWNERS TO VACATE ELINDR STREET AND QUITCLAIM PORTIONS AS SHOWN HEREBY.

THE MONUMENTS SET ON THE NORTHWESTERLY SIDE OF NORTH MYRTLE COUNTY ROAD # 15 WERE POSITIONED USING A RADIUS POINT WHICH WAS DETERMINED BY DISTANCE - DISTANCE INTERSECTION FROM FOUND MONUMENTS THAT ARE SHOWN ON SHEET 5 OF 8 - DOUGLAS COUNTY RD. # 15. THE MOST NORTHERLY POINT WAS ALSO SET ON A LINE PARALLEL TO THE NORTHEAST LINE OF INST. # 75-17531

THE Q AND RIGHT-OF-WAY'S OF ELINDR STREET WERE DETERMINED FROM THE FOUND MONUMENTS SHOWN. THE R/W MONUMENTS WERE SET IN ALL CASES AT INTERSECTIONS WITH EXISTING PROPERTY LINES AS ESTABLISHED ALSO FROM FOUND MONUMENTS. THE Q MONUMENTS WERE THEN SET ON RADIAL AND PERPENDICULAR LINES TO THE R/W AS THOUGH ELINDR STREET HAD BEEN VACATED.

THE WEST LINE OF CASTLE'S PROPERTY WAS DETERMINED BY ACCEPTING A 3/4" I.R. OF RECORD AT THE NORTHEAST CORNER OF INST. # 77-0432 AS SET BY BRUCE ROGERS. THIS CORNER WAS ACCEPTED BECAUSE OF SENIOR RIGHTS. ALSO BY ACCEPTING A FOUND 3/4" I.R. AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 2, BLK. 1 OF WILMARD PARK SUBDIVISION (VOL. 13, PG. 3) THE MOST SOUTHERLY COMPUTED POINT ON THE WEST LINE WAS POSITIONED FROM RECORD PER VOL. 13, PG. 3. THIS 10' APPEARS TO HAVE BEEN MISSED IN THE DEED CALLS OF INST. # 84-11928. WHEN ADDED THE DEED CLOSES MUCH BETTER AND EXPLAINS THE EXTRA TEN FEET IN THE WEST LINE. THE ONLY SET PIN ON THE WEST LINE WAS SET ON AN INTERSECTION WITH THE NORTHERLY LINE OF LOT 2, BLOCK 1 OF WILMARD PARK SUBDIVISION.

THE NORTHEAST CORNER OF INST. # 73-2459 (NOTE: INST. # 73-2459 DIDN'T CLOSE BY 2 FEET ±) WAS COMPUTED PER DEED CALL USING THE MONUMENTS FOUND ON THE WESTERLY R/W OF SPRING BROOK ROAD. THE MOST WESTERLY CORNER OF INST. # 73-2459 WAS THEN SET PER DEED USING A DISTANCE - DISTANCE INTERSECTION FROM THE NORTHEAST AND SOUTHEAST CORNERS OF SAID INST. # 73-2459.

THE MOST SOUTHERLY PIN ON THE NORTH LINE OF INST. # 84-11928 WAS SET BY USING A DISTANCE - DISTANCE INTERSECTION FROM THE NORTHEAST CORNER & NORTHWEST CORNER OF SAID INST. # 84-11928. THE DISTANCES USED IN THIS COMPUTATION WERE DETERMINED BY PROPORTIONING THE MEASURED DISTANCE ACROSS THE NORTH LINE AGAINST THE RECORD DISTANCE.

(NOTE: INST. # 74-8657 DID NOT CLOSE BY 70' ±.)



12.03 ACRES
(PROPOSED CASTLE PROPERTY)

(TANKERSLEY (BLANKENBOWER, OWNER TO CASTLE)
TO BE QUITCLAIMED
0.14 ACRES ±

CORNER TIE:
MOST NORTHERLY
CORNER OF LOT 2,
BLOCK 1, WILMARD
PARK SUBDIVISION

CASTLE TO ELKERING
DEED OVERLAP
TO BE QUITCLAIMED
0.37 ACRES ±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1983
DONALD A. BENTZ
839

SCALE 1" = 50'
FEB. 7, 1985

○ - FOUND MONUMENTS AS NOTED
● - SET 3/4" I.R. WITH CAP
DOW BEUTE SURVEYING INC.
△ - COMPUTED POINT

NOTE: ALL RECORD BEARINGS
AND DISTANCES ARE
PER VOL. 13, PG. 3
WILMARD PARK SUBDIVISION
UNLESS OTHERWISE NOTED.

MAP FILE M. 29 - 66

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