

ELVA DEBLER SURVEY

LOCATED IN THE
E 1/2 SECTION 19 AND THE NW 1/4, SECTION 20
T.28S., R.6W., W.M.

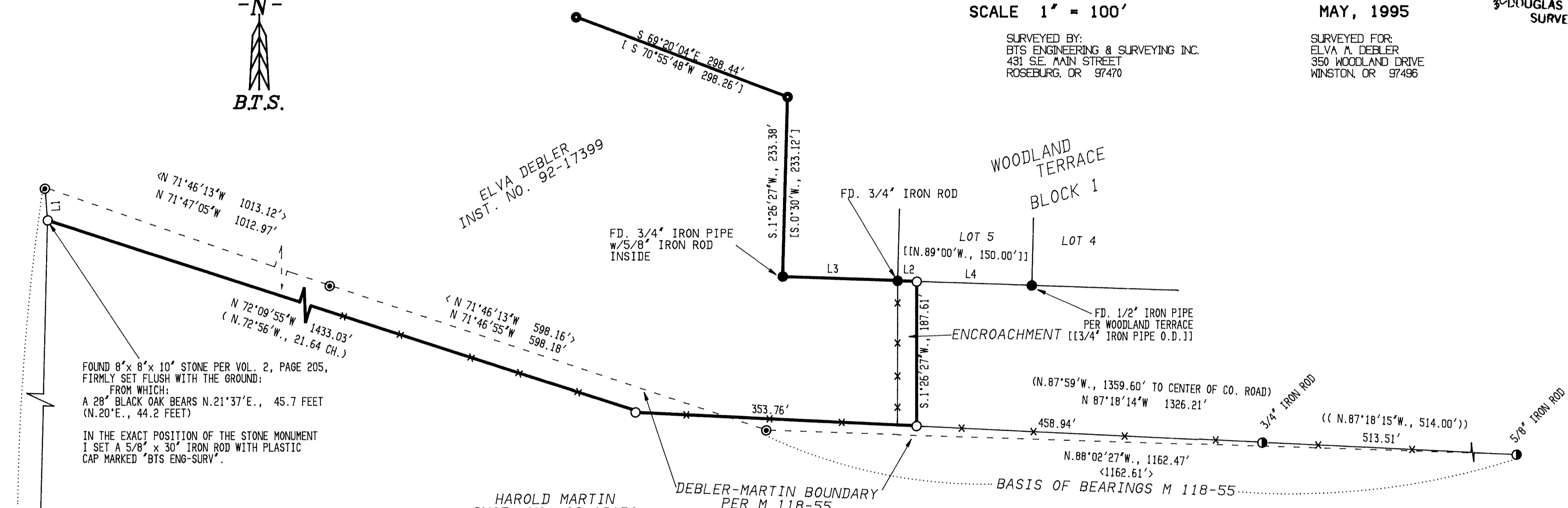
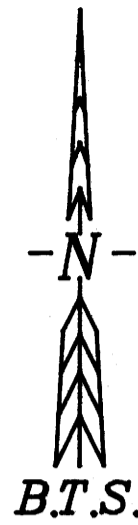
FILED
Date: 6/7/95 By: pd
This survey consists of:
Map: M122-6
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR *bc*

SCALE 1" = 100'

MAY, 1995

SURVEYED BY:
BTS ENGINEERING & SURVEYING INC.
431 SE. MAIN STREET
ROSEBURG, OR 97470

SURVEYED FOR:
ELVA M. DEBLER
350 WOODLAND DRIVE
WINSTON, OR 97496



FOUND 8" x 8" x 10" STONE PER VOL. 2, PAGE 205,
FIRMLY SET FLUSH WITH THE GROUND;
FROM WHICH:
A 28" BLACK OAK BEARS N.21°37'E., 45.7 FEET
(N.20°E., 44.2 FEET)
IN THE EXACT POSITION OF THE STONE MONUMENT
I SET A 5/8" x 30" IRON ROD WITH PLASTIC
CAP MARKED 'BTS ENG-SURV'.

| LINE | BEARING | DISTANCE | RECORD |
|------|--------------|----------|------------------------|
| L 1 | N 04°27'58"E | 42.25' | |
| L 2 | S 88°05'38"W | 25.00' | |
| L 3 | S 88°00'53"E | 149.88' | [N 89°05'W, 150.00'] |
| L 4 | S 88°05'38"E | 124.85' | |

- LEGEND:**
- = FD. 1" BCIP PER M8-28, PLSS ID NO. 49030
 - = SET 5/8" x 30" IRON ROD W/PLASTIC CAP MK'D. 'BTS ENG. SURV'
 - ⊙ = FD. 5/8" IRON ROD PER M118-55
 - ⊕ = FD. MONUMENT PER M34-57 AS NOTED
 - = FD. MONUMENT, AS NOTED
 - = FD. 1/2" IRON PIPE PER M55-15
 - < > = RECORD CALLS PER M118-55
 - () = RECORD PER VOL. 2, PG. 205
 - [] = RECORD PER M 55-15
 - (()) = RECORD PER M34-57
 - [[]] = RECORD PER WOODLAND TERRACE VOLUME 12, PAGE 40

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE SOUTH AND EAST LINE OF THE ELVA DEBLER PROPERTY (INST. NO. 92-17399) AND TO ANALYZE THE LOCATION OF AN EXISTING FENCE LINE IN RELATION TO DEBLER'S SOUTH LINE AND THE NORTH LINE OF THE HAROLD MARTIN PROPERTY (INST. NO. 92-16139) AND M 118-55.

PERTINENT SURVEY AND TITLE HISTORY OF THESE PARCELS IS AS FOLLOWS:

- W.F. BRIGGS SURVEYED A 124.59 ACRE PARCEL IN 1895 AS IN VOL. 2, PAGES 9-10 WHICH WAS SUBSEQUENTLY DEEDED TO A PETER G. JOHNSON IN 1907 (VOL. 58, PAGE 306).
- JOHNSON DEEDED ALTON S. FREY, DEBLER'S PREDECESSOR IN TITLE, THE NORTH 60 RODS (990 FEET) IN 1910 (VOL. 67, PAGE 63).
- JOHNSON DEEDED C.F. ANDREWS, MARTIN'S PREDECESSOR IN TITLE, THE REMAINING 60 ACRES IN 1914 (VOL. 74, PAGE 35).
- F. COLE SURVEYED THE LINE BETWEEN FREY AND ANDREWS IN 1915 IN VOL. 2, PAGE 205 FOLLOWING AN EXISTING FENCE LINE AND SETTING A 8" x 8" x 10" STONE MONUMENT WITH A BEARING TREE AT FREY'S SW CORNER.
- C.F. ANDREWS IS LISTED AS A CHAINMAN ON THIS SURVEY IN FIELD BOOK 37, PAGE 17.
- COLE'S SURVEY RETURNED A DISTANCE OF 15.68 CHAINS ALONG FREY'S WEST LINE AND NOT THE 15.00 CHAIN RECORD DISTANCE.
- COLE'S SURVEY RETURNED A DISTANCE OF 20.56 CHAINS ALONG ANDREWS' WEST LINE AND NOT THE 21.24 CHAIN RECORD DISTANCE.

MY FINDINGS AND CONCLUSIONS ARE AS FOLLOWS:

- SINCE C.F. ANDREWS WAS A CHAINMAN IN COLE'S 1915 SURVEY, HE APPARENTLY ACCEPTED THE FENCE LINE AND STONE MONUMENT AS MARKING HIS NORTH LINE AND NW PROPERTY CORNER.
- M 118-55 USED THE DEED RECORD OF 21.24 CHAINS TO CONTROL MARTIN'S WEST LINE AND NOT THE 1915 RECORD 20.56 CHAIN DISTANCE AND DID NOT RETRACE THE BOUNDARY ACCEPTED BY ANDREWS IN 1915; I THEREFORE DID NOT ACCEPT M 118-55 AS MARKING THE DEBLER-MARTIN BOUNDARY.
- I FOUND THE 1915 CORNER STONE AND BEARING TREE AND USED THIS MONUMENT ALONG WITH THE EXISTING FENCE LINE AND MONUMENTS ON THE EASTERLY END OF THIS FENCE LINE PER M 34-57 TO CONTROL THE DEBLER-MARTIN BOUNDARY. THE BEARINGS AND DISTANCES RETURNED ALONG THIS LINE BY THIS SURVEY CLOSELY MATCH THE 1915 RECORD.
- DEBLER'S EAST LINE WAS CONTROLLED BY THE DEED RECORD AND MONUMENTS FOUND PER M 55-15 AND WOODLAND TERRACE. THE SOUTHERLY PORTION OF THIS LINE WAS MONUMENTED 25 FEET EAST OF AN EXISTING NORTH-SOUTH FENCE LINE.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 2811 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

EXPIRES: 12-31-95

MAP FILE M122-6

MAP FILE M 122-6