

BOUNDARY LINE ADJUSTMENT SURVEY IN E 1/2 SEC 23 & W 1/2 SEC 24, T 30 S, R 6 W, W. M., DOUGLAS CO., OREGON

FOR LEONARD GONDEK

OCTOBER, 1997

BY MARK F. SMALLEY
ROSEBURG RESOURCES COMPANY
P. O. BOX 1088
ROSEBURG, OREGON

1/4 CORNER 14
23
FOUND 1/2" IRON PIPE
BTs: 20' W OAK S 79°E 34.0' PART HEALED
28' B OAK N 49°W 50.0' HEALED
12' MADRONE N 38°E 15.5'
13' MADRONE S 53°E 23.4'

FILED
Date: 11-18-97 By: JP
This survey consists of:
Map: M124-66
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

SCALE: 1" = 100'

LEGEND

- △ CALCULATED CORNER POSITION
- ⊙ FOUND MONUMENT
- SET 5/8" X 48" IRON ROD & ALUMINUM CAP MARKED "PROP COR LS 2354"
- PROPERTY LINE, SECTION LINE OR DLC LINE
- UNIT 1 PROPERTY LINE
- BOUNDARY ADJUSTMENT LINE
- - - LINES PROJECTED BASED ON CONTROL TIED
- *** FENCE LINE
- ② CORNER NUMBER
- () RECORD DEED CALLS (BK 393/PG 787) GANT TO ROSEBURG LUMBER COMPANY ALSO FROM M 28-80--1939--BEN IRVING
- (()) CS 38/209--1946--BEN IRVING
- [] RECORD DEED CALLS (VOL 263/PG 166) KNIGHT TO DARBY
- [[] RECORD DEED CALLS (VOL 166/PG 27) STULLER TO LAWSON
- < > RECORD DISTANCE--1882--TOWN OF RIDDLE PLAT (VOL 2, PG 32)
- << >> M 13-3--1953--BEN IRVING

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS A BOUNDARY LINE ADJUSTMENT BETWEEN TWO UNITS OF LAND. UNIT 1 BEING 135 ACRES +/- DESCRIBED AS TAX LOT 600 AND PART OF TAX LOT 500 IN SECTION 23, T 30 S, R 6 W, W. M. UNIT 2 BEING 76 ACRES +/- DESCRIBED AS TAX LOTS 200 AND 300 IN SECTION 23C AND TAX LOT 200 IN SECTION 26A, T 30 S, R 6 W. THIS BOUNDARY LINE ADJUSTMENT WILL RESULT IN UNIT 1 BECOMING 4.6 ACRES AND UNIT 2 BECOMING 207 ACRES +/- THIS SURVEY ALSO RE-ESTABLISHES A PORTION OF THE EASTERN BOUNDARY OF TAX LOT 500 IN SECTION 23, T 30 S, R 6 W.

THE EAST LINE OF TAX LOT 500 IN SECTION 23 WAS DETERMINED USING THE DEED FROM GANT TO ROSEBURG LUMBER CO. (BK 393/PG 787). THIS DEED EXACTLY MATCHES THE BEARINGS AND DISTANCE FROM BEN IRVING'S SURVEY OF THE WALLENBERG RANCH IN 1939 (M28-80).

FOR CONTROL AN IRON BAR AT PT #4 WAS TIED. IT WAS SET BY ART BOYER IN 1937 (M1-40) AND IS REFERENCED IN BK 393/PG 787 AND M28-80. THE POSITION OF THE IRON BAR IS CONFIRMED BY TIES MADE TO THE CENTERLINE POINTS SET BY IRVING IN 1953 (M13-3) (CORNERS #5, 6 & 7). THIS IRON BAR CONTROLS ONE END OF THE LINE THAT BORDERS THE WEST SIDE OF "R" STREET IN THE CITY OF RIDDLE. THE WEST SIDE OF "R" STREET IS CALLED FOR IN THE DEED FROM GANT TO ROSEBURG LUMBER COMPANY (BK 393/PG 787) BUT ITS LOCATION CANNOT BE DETERMINED FROM THE ORIGINAL PLAT OF THE CITY OF RIDDLE (VOL 2, PG 32). THE PLAT FOR THE TOWN OF RIDDLE GIVES THE WIDTH AT THE NORTHWEST END OF THE STREET AS 69 FEET BUT DOES NOT GIVE THE WIDTH AT THE OTHER END. THE PLAT SHOWS THE WEST SIDE OF "R" STREET AT AN OBVIOUS ANGLE BUT DOES NOT GIVE A BEARING FOR THE LINE.

THE POSITION FOR CORNER #8 WAS DETERMINED AT THE DEED DISTANCE (549.1 FEET) FROM A 5/8" AXLE (CORNER #11) AND ON THE LINE FROM THE SOUTHEAST CORNER OF DLC #47 THROUGH THE AXLE. THIS GIVES A DISTANCE OF 1050.57 FEET FROM THE IRON BAR (CORNER #4) TO OUR CALCULATED POSITION FOR CORNER #8 AS COMPARED WITH THE DEED CALL OF 1050 FEET (BK 393/PG 787). THE AXLE IS NOT OF RECORD AND IS NOT CALLED FOR IN THE DEED BUT IS A BEST FIT FOR THE DEED CALL FROM GANT TO ROSEBURG LUMBER CO. (BK 393/PG 787) FOR THE MOST WESTERLY CORNER OF THE DARBY PROPERTY AS DESCRIBED IN RECORDER'S NO. 228118 (VOL 263, PG 166). THE DARBY DEED BEGINS AT A POINT S 59°40'W 116 FEET FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 17. THIS CORNER (#17) WAS MONUMENTED BY MARKHAM IN 1957 WITH A 3/4" IRON ROD. WE FOUND AND ACCEPTED A 3/4" IRON PIPE AS MONUMENTING THE SAME POSITION. AT CORNER #12 A 5/8" IRON ROD NOT OF RECORD WAS FOUND AND FITS WITH THE DARBY DEED (VOL 263, PG 166) AND THE 5/8" AXLE AT CORNER #11. THE 5/8" AXLE (CORNER #11) MAY BE A PERPETUATION OF THE IRON PIPE SET BY IRVING IN 1946 (CS 38/209) BUT IRVING GIVES NO DISTANCE TO THE PIPE. THE BEARING FROM CORNER #14 TO THE AXLE (#11) DOES CLOSELY FIT IRVING'S 1946 PLAT (CS 38/209), THE THREE IRON PIPES SET BY IRVING AND TIED IN THIS SURVEY FOR CONTROL (CORNERS #14, 21 & 22). IRVING'S PLAT SHOWS THE BEARING OF THE LINE BETWEEN CORNER #14 AND #22 AS S 50°49'W WHICH IS A TYPOGRAPHICAL ERROR. IT SHOULD READ S 59°40'W.

THE FOUND AXLE (CORNER #11) AND IRON PIPE SET BY IRVING (CORNER #14, CS 38/209) WERE USED TO CONTROL THE MOST EASTERLY LINE DESCRIBED IN THE DEED FROM GANT TO ROSEBURG LUMBER COMPANY (BK 393, PG 787). THIS DEED CALLS FOR THE DARBY DEED (VOL 263, PG 166) WHICH, AS PREVIOUSLY DISCUSSED, SUPPORTS THE POSITION OF THE AXLE. THE GANT TO ROSEBURG LUMBER COMPANY DEED ALSO CALLS FOR THE DEED FROM STULLER TO LAWSON (VOL 166, PG 271) TO CONTROL THE MOST EASTERLY LINE. THE LAWSON DEED CALLS FOR A STAKE AT CORNER #21 WHICH IRVING HAD MONUMENTED WITH AN IRON PIPE (CS 38/209). THE LAWSON DEED MATCHES UP WELL WITH IRVING'S SURVEY AND THEREFORE IRVING'S PIPE AT CORNER #14 WAS TIED AND USED FOR CONTROL OF THE MOST EASTERLY LINE OF TAX LOT 500.

NEITHER THE LAWSON NOR THE DARBY DEED DESCRIPTION CLOSE MATHEMATICALLY. THE MISCLASURE ON BOTH IS APPROXIMATELY THE SAME. THE DESCRIPTIONS CAN BE MADE TO CLOSE BETTER BY HOLDING THE CALLS ON THREE SIDES OF THE DESCRIPTIONS AND REDUCING THE DISTANCE CALLED FROM CORNER #12 TO CORNER #23 BY 31 FEET.

THE NEW BOUNDARY LINE BETWEEN UNIT 1 AND UNIT 2 IS MONUMENTED BY CORNER #9 AT A POINT ON A LINE BETWEEN CORNER #8 AND CORNER #11, AT A DISTANCE OF 72.02 FEET FROM CORNER #8. THE NEW BOUNDARY LINE GOES FROM CORNER #9 S 38°01'16"E, 702.52 FEET TO CORNER #10, THENCE N 54°07'01"E, 321.59 FEET TO CORNER #14.

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN CORNER #18 AND CORNER #22 AS PREVIOUSLY SURVEYED BY BEN IRVING (CS 38/209).

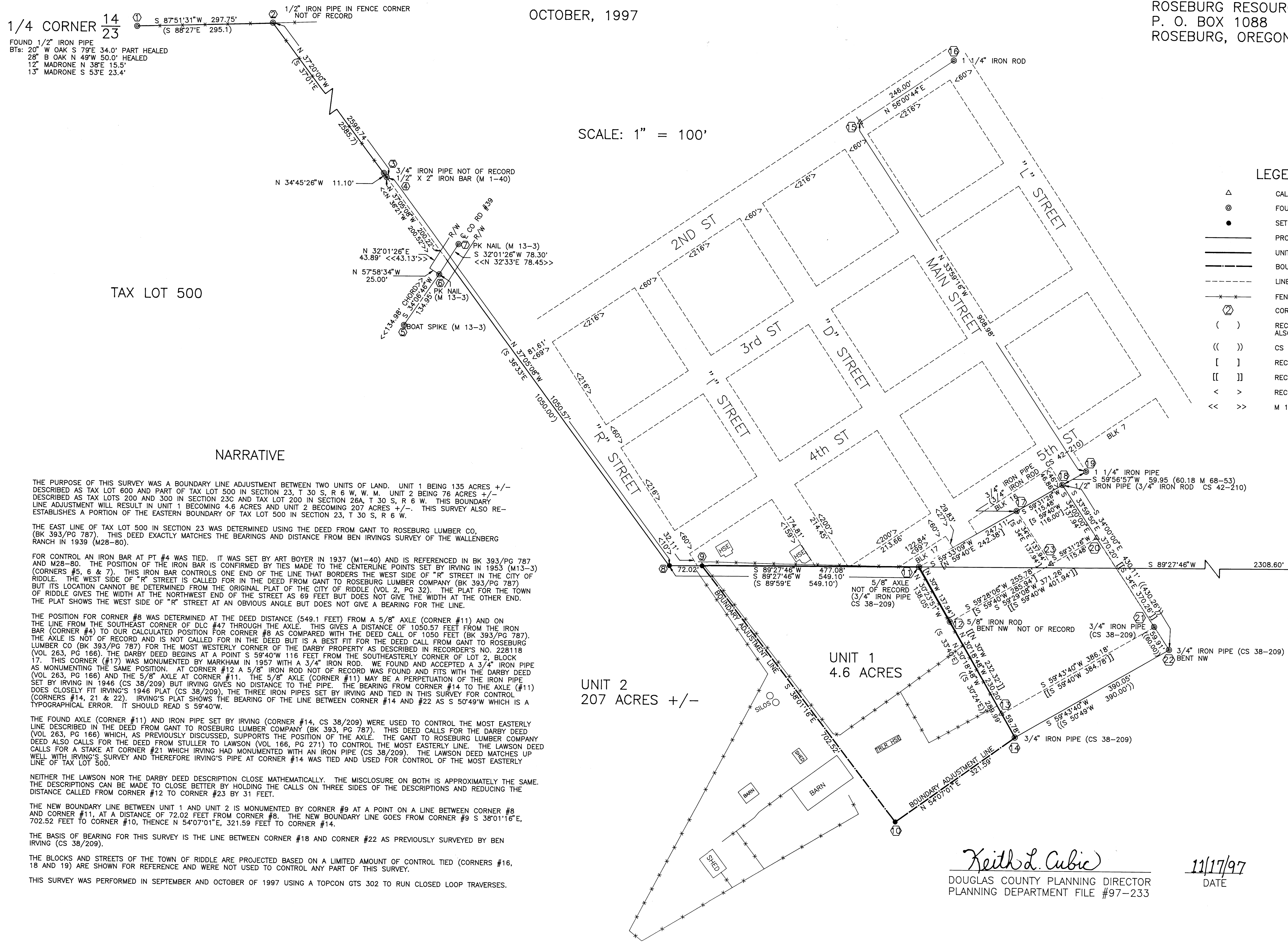
THE BLOCKS AND STREETS OF THE TOWN OF RIDDLE ARE PROJECTED BASED ON A LIMITED AMOUNT OF CONTROL TIED (CORNERS #16, 18 AND 19) ARE SHOWN FOR REFERENCE AND WERE NOT USED TO CONTROL ANY PART OF THIS SURVEY.

THIS SURVEY WAS PERFORMED IN SEPTEMBER AND OCTOBER OF 1997 USING A TOPCON GTS 302 TO RUN CLOSED LOOP TRAVERSES.

UNIT 2
207 ACRES +/-

UNIT 1
4.6 ACRES

SE CORNER DLC 47
FOUND 1964 COUNTY BRASS CAP ON IRON PIPE
BTs: 34' W OAK N 45°E 42.9' HEALED
42' W OAK N 18°W 19.8' PART HEALED



Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR
PLANNING DEPARTMENT FILE #97-233

11/17/97
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark F. Smalley
OREGON
JULY 26, 1988
MARK F. SMALLEY
2284
EXPIRES 6/30/98