

FILED

Date: 6-16-97 By: JP
This survey consists of:
Map: M 127-10
Narrative:
Corner Rpt:

RECORD OF SURVEY

IN THE
SE 1/4 SECTION 4, T25S, R5W, W.M.
DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY,
JP SURVEYOR

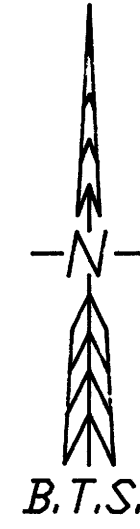
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. DeGroot

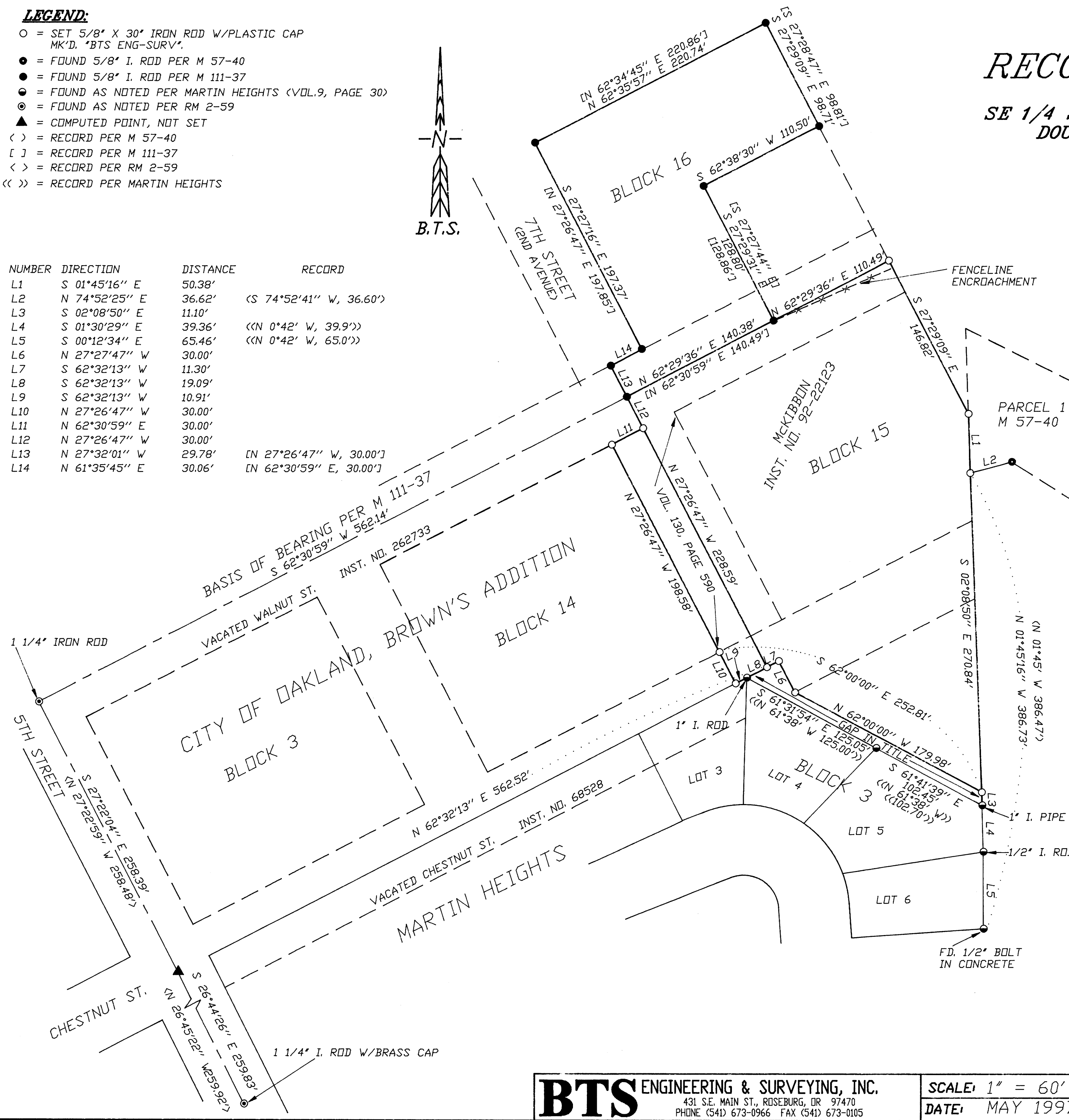
OREGON
JULY 17 1981
KRISTIAN O. DEGROOT
1941

EXPIRES: 12-31-97

- LEGEND:**
- = SET 5/8" X 30" IRON ROD W/PLASTIC CAP MK'D. *BTS ENG-SURV*.
 - = FOUND 5/8" I. ROD PER M 57-40
 - = FOUND 5/8" I. ROD PER M 111-37
 - = FOUND AS NOTED PER MARTIN HEIGHTS (VOL.9, PAGE 30)
 - = FOUND AS NOTED PER RM 2-59
 - ▲ = COMPUTED POINT, NOT SET
 - () = RECORD PER M 57-40
 - [] = RECORD PER M 111-37
 - < > = RECORD PER RM 2-59
 - << >> = RECORD PER MARTIN HEIGHTS



NUMBER	DIRECTION	DISTANCE	RECORD
L1	S 01°45'16" E	50.38'	
L2	N 74°52'25" E	36.62'	<S 74°52'41" W, 36.60'>
L3	S 02°08'50" E	11.10'	
L4	S 01°30'29" E	39.36'	<<N 0°42' W, 39.9'>>
L5	S 00°12'34" E	65.46'	<<N 0°42' W, 65.0'>>
L6	N 27°27'47" W	30.00'	
L7	S 62°32'13" W	11.30'	
L8	S 62°32'13" W	19.09'	
L9	S 62°32'13" W	10.91'	
L10	N 27°26'47" W	30.00'	
L11	N 62°30'59" E	30.00'	
L12	N 27°26'47" W	30.00'	
L13	N 27°32'01" W	29.78'	[N 27°26'47" W, 30.00']
L14	N 61°35'45" E	30.06'	[N 62°30'59" E, 30.00']



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THAT PARCEL OF LAND DESCRIBED IN INST. NO. 92-22123. THE NORTH LINE FALLS ON THE CENTERLINE OF VACATED WALNUT STREET. THE NE CORNER OF INST. NO. 92-22123 WAS SET AT THE INTERSECTION OF THE CENTERLINE OF WALNUT STREET AND THE EAST LINE OF BLOCK 16 AS CONTROLLED BY M 111-37 MONUMENTS. THE EASTERLY LINE OF INST. NO. 92-22123 WAS CONTROLLED BY THE INTERSECTION OF THE EAST LINE OF BLOCK 15 WITH THE WEST LINE OF M 57-40. THE EAST LINE OF BLOCK 15 WAS ESTABLISHED AS THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 16 FROM M 111-37 MONUMENTS. THE SW CORNER OF PARCEL 1, M 57-40 WAS THEN COMPUTED BETWEEN THE SE CORNER OF LOT 6, BLOCK 3 OF MARTIN HEIGHTS AND THE M 57-40 MONUMENT LISTED. THE EAST LINE OF INST. NO. 92-22123 WAS THEN INVERSED BETWEEN THE NE CORNER OF LOT 5, BLOCK 3 MARTIN HEIGHTS AND THE SW CORNER OF PARCEL 1, M 57-40 THEN EXTENDED NORTHERLY ALONG THE COMPUTED WEST LINE OF M 57-40 TO INTERSECT THE EAST LINE OF BLOCK 15. VOLUME 130, PAGE 590 DEEDED VACATED 2ND AVENUE (7TH STREET) BETWEEN BLOCK 14 AND BLOCK 15 TO MCKIBBIN'S PREDECESSOR IN TITLE, H.W. BAIRD BUT MCKIBBIN'S DEED, INST. NO. 92-22123, ONLY INCLUDES TITLE TO "VACATED SECOND AVENUE," WHICH INURED TO SAID BLOCK 15-- THE EASTERLY HALF OF 2ND AVENUE. I FOUND NO RECORD OF THE VACATION OF 2ND AVENUE IN DOUGLAS COUNTY CLERK RECORDS, ASSESSOR RECORDS, TITLE COMPANY RECORDS OR WITH THE CITY OF OAKLAND. I MONUMENTED THE WEST LINE OF INST. NO. 92-22123 AS DESCRIBED ON THE SOUTHERLY EXTENSION OF THE CENTERLINE OF 7TH STREET PER THE M 111-37 BEARING INTERSECTING THE CENTERLINE OF VACATED CHESTNUT STREET AS CONTROLLED BY RM 2-59 AND MARTIN HEIGHTS MONUMENTS. I ALSO MONUMENTED THE WEST HALF OF VOL. 130, PAGE 590.

H.W. BAIRD ACQUIRED TITLE UNDER VOL. 90, PAGE 511 IN 1927 TO BLOCK 15 AND A TRIANGULAR PARCEL BOUNDED BY THE NORTH LINE OF CHESTNUT STREET, THE EAST LINE OF THE ABANDONED L.H. CROW D.L.C. AND A LINE BEARING S.62°E. FROM THE SE CORNER OF BLOCK 14. THIS DEED INCLUDED THE EASTERLY PORTION OF CHESTNUT STREET THAT WAS NOT VACATED AND THEREFORE DID NOT PASS TITLE TO THAT PORTION OF CHESTNUT STREET. H.W. BAIRD ALSO HELD TITLE TO VOL. 130, PAGE 590 WHEN CHESTNUT STREET WAS VACATED IN 1947 UNDER INST. NO. 68528. THEREFORE, I APPORTIONED AND MONUMENTED THE CHESTNUT AVENUE REVERSION RIGHTS BASED ON BAIRD'S TITLE IN 1947. I ALSO FOUND A GAP IN TITLE BETWEEN THE SOUTHWESTERLY LINE OF INST. NO. 92-22123 AND THE NORTHEASTERLY LINE OF BLOCK 3, MARTIN HEIGHTS. THE MARTIN HEIGHTS CERTIFICATE OF SURVEYOR QUALIFIES THE NORTHEASTERLY LINE OF BLOCK 3 TO THE BAIRD'S SOUTHWESTERLY LINE BUT MARTIN HEIGHTS MONUMENTS FALL APPROXIMATELY 7 FEET SOUTHWESTERLY OF THIS LINE.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

MAP FILE M 127-10

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BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 60'
DATE: MAY 1997

SURVEYED FOR:
G. NICK MCKIBBIN
P.O. BOX 736
OAKLAND, OREGON 97462

JOB # 96-180
FILE NAME: MCKIBBIN.DWG
SHEET 1 OF 1