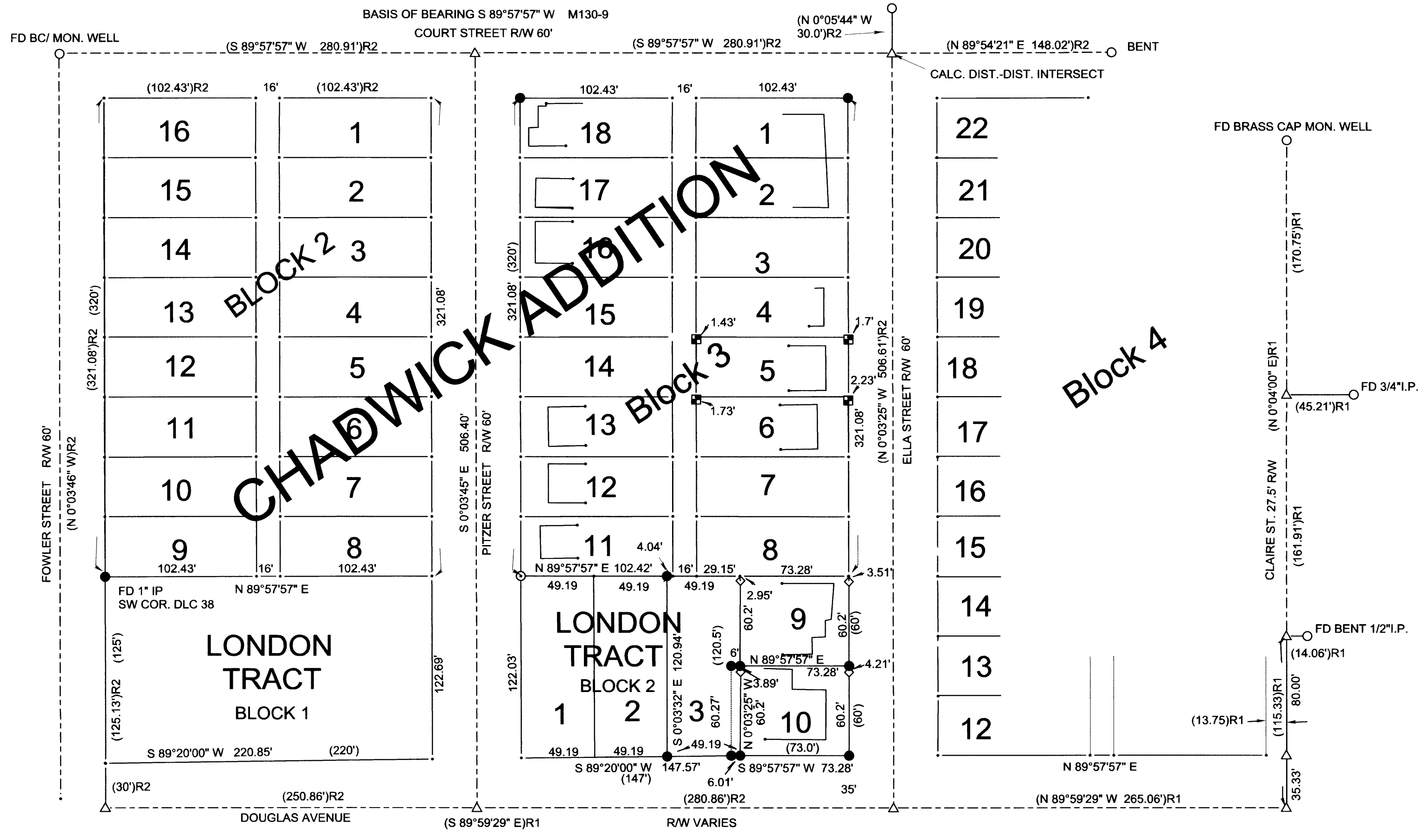


FILED  
 Date: 4-18-2005 By: *AW*  
 This survey consists of:  
 Map: M147-46  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

# PROPERTY SURVEY

LOCATED IN THE NW 1/4 OF SEC.19 T 27 S, R 5 W, W.M.  
 DOUGLAS COUNTY, OREGON  
 APRIL 2005



**NARRATIVE:**

THIS SURVEY WAS FOR THE PURPOSE OF MONUMENTING LOTS 9 & 10 BLOCK 3, CHADWICK ADDITION AS RECORDED IN VOL. 2, PAGE 15 IN THE PLAT RECORDS OF DOUGLAS CO., OREGON. AFTER LOCATING FOUND MONUMENTS FROM RECENT SURVEYS SHOWN HEREON, IT WAS NOTICED THAT THE OLD IMPROVEMENTS WERE NOT MATCHING THESE PROPORTIONED LOT LINES, WITH INCREASING DEVIATION THE FURTHER EAST THEY WERE PROJECTED. IT APPEARED THAT THE PROBLEM OCCURS WITH THE RIGHT-OF-WAY OF DOUGLAS AVENUE, WHICH AT THE TIME OF PLATTING CHADWICK ADDITION WAS NOTED AS A WAGON ROAD WITH NO GIVEN RIGHT-OF-WAY WIDTH. SURVEY M17-35 (BEN IRVING - 1949), SOUTH OF DOUGLAS, SHOWED A WIDTH OF 60 FEET AND A CENTERLINE DEPICTED FOR DOUGLAS AVE. WITH A STREET MON. FOUND AT THE INTERSECTION OF DOUGLAS & ELLA STREET. NO RECORD OF WHERE OR WHEN THIS MONUMENT WAS PLACED HAS EVER BEEN DETERMINED. HOWEVER, SURVEY M17-35 SET THE PRECEDENT FOR THE WIDTH & CENTERLINE OF DOUGLAS AVE. AND THE MONUMENT NOTED WAS USED UNTIL IT WAS LAST FOUND PER SURVEY M67-74 (ROMEY WARE - 1977). SUBSEQUENT SURVEYS HAVE SINCE USED WARE'S POSITION OF THE FD. STREET MON. IN DOUGLAS & ELLA FOR PROPORTIONING THE BLOCKS & LOTS OF CHADWICK ADDITION. THIS PLACES THE EAST LINE OF BLOCK 3 AT 6.6 FEET LONGER THAN RECORD DIST. AND CREATES MANY OVERLAP ISSUES WITH THE LONG STANDING IMPROVEMENTS THROUGHOUT THE BLOCK. THEREFORE, AFTER FURTHER STUDY AND CONSULTING WITH COUNTY SURVEYOR ROMEY WARE, IT HAS BEEN DETERMINED THAT THE DOUGLAS AVE. CENTERLINE USED BY IRVING (M17-35) AND WARE (M67-74) SHOULD NOT BE USED TO PLACE THE SOUTH LINE OF CHADWICK ADDITION AT AN ASSUMED DISTANCE OF 30 FEET THEREFROM. FURTHER EVIDENCE OF SUPPORT THAT THE RIGHT-OF-WAY IS VARIABLE IS INDICATED BY THE ANGLE POINT OF RECORD AT THE SW CORNER OF LONDON TRACTS AND THE SW COR. OF LOT 10, BLOCK 3 OF CHADWICK ADDITION. BY PLACING THE LOTS AND BLOCKS PARALLEL TO COURT STREET FITS MOST THE OLD IMPROVEMENTS, AND IS FURTHER SUPPORTED BY OLD MONUMENTS FOUND ON THE WEST LINE OF BLOCK 5. SURVEYS OF RECORD: CHADWICK ADDITION (VOL. 2, PG. 15), LONDON TRACTS (VOL 2, PG.46), M17-35, M31-37, M45-44, M47-53, M67-74, M119-49, M130-9, M136-78, & M141-5.

LEGEND	
△	CALCULATED POINT
●	SET 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AA SURVEYING INC."
○	FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
( )	RECORD PER PLAT VOL.2 PG15 OR VOL.2 PG 46
( )R1	RECORD PER M119-49
( )R2	RECORD PER M130-9
—	PROPOSED LOT LINE ADJUSTMENT
◇	FOUND 5/8" IRON ROD PER M141-5
■	FOUND 5/8" IRON ROD PER M136-78

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 HERMAN A. PIESKE  
 JULY 14, 1978  
 1651  
 EXP. DATE: 12-31-06

**AA**  
**SURVEYING & ENGINEERING, INC.**  
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