

MAP FILE M179-36

FILED
Date: 6-1-2021 By: DJ
This survey consists of:
Map: M179-36
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE CORNERS OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2002-5259, DOUGLAS COUNTY DEED RECORDS.

IT IS UNCLEAR PER THE PLAT OF PEARL SUBDIVISION WHAT TYPE OF MONUMENT WAS SET AT THE MAJORITY OF THE LOT CORNERS. MONUMENTS FOUND AT THE N.E. CORNER OF LOT 11 & THE S.W. CORNER OF LOT 15 AGREE WITH THE PLAT. BEARINGS & DISTANCES BETWEEN THESE & OTHER MONUMENTS FOUND ALSO AGREE WITH THE PLAT, THEREFORE I HELD THEM TO CALCULATE LOST CORNERS AS FOLLOWS:

THE LOST CORNERS OF LOT 12 WERE FIRST CALCULATED AS FOLLOWS:

THE NORTHWEST & SOUTHWEST CORNERS WERE CALCULATED BY PROPORTIONING BETWEEN FOUND MONUMENTS.

NOT ONLY WAS THE SOUTHEAST CORNER OF LOT 12 LOST, AN EXHAUSTIVE SEARCH FOR OTHER CORNERS SOUTH OF THE LOT ALONG ROBERTS CREEK ROAD YIELDED NO RESULTS. THE SOUTHEAST CORNER WAS CALCULATED AS FOLLOWS:

THE SOUTHEAST CORNER OF LOT 15 WAS FIRST CALCULATED BY HOLDING RECORD BEARING AND DISTANCE ON THE SOUTH LINE OF THE LOT. THE SOUTHEAST CORNER OF LOT 12 WAS THEN CALCULATED BY PROPORTIONING BETWEEN THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 12 AND THE SOUTHEAST CORNER OF LOT 15.

THESE CALCULATIONS PRODUCED RESULTS THAT AGREE WITH THE ORIGINAL PLAT VERY WELL, ESPECIALLY CONSIDERING THAT THE EXTERIOR BOUNDARY OF THE PLAT HAS SIGNIFICANT ERROR IN CLOSURE.

THE VESTING DEEDS FOR THESE TRACTS HAVE ERRORS IN THE LEGAL DESCRIPTIONS. IT IS CLEAR TO ME FROM BOTH DEEDS THAT THE INTENT FOR THE NORTHWEST CORNER OF MY CLIENT'S TRACT WAS TO BE AT THE MID-POINT OF THE NORTH LINE OF LOT 12. I ESTABLISHED THE SOUTHWEST CORNER AT THE MID-POINT OF THE SOUTH LINE OF LOT 12 DUE TO THE FOLLOWING:

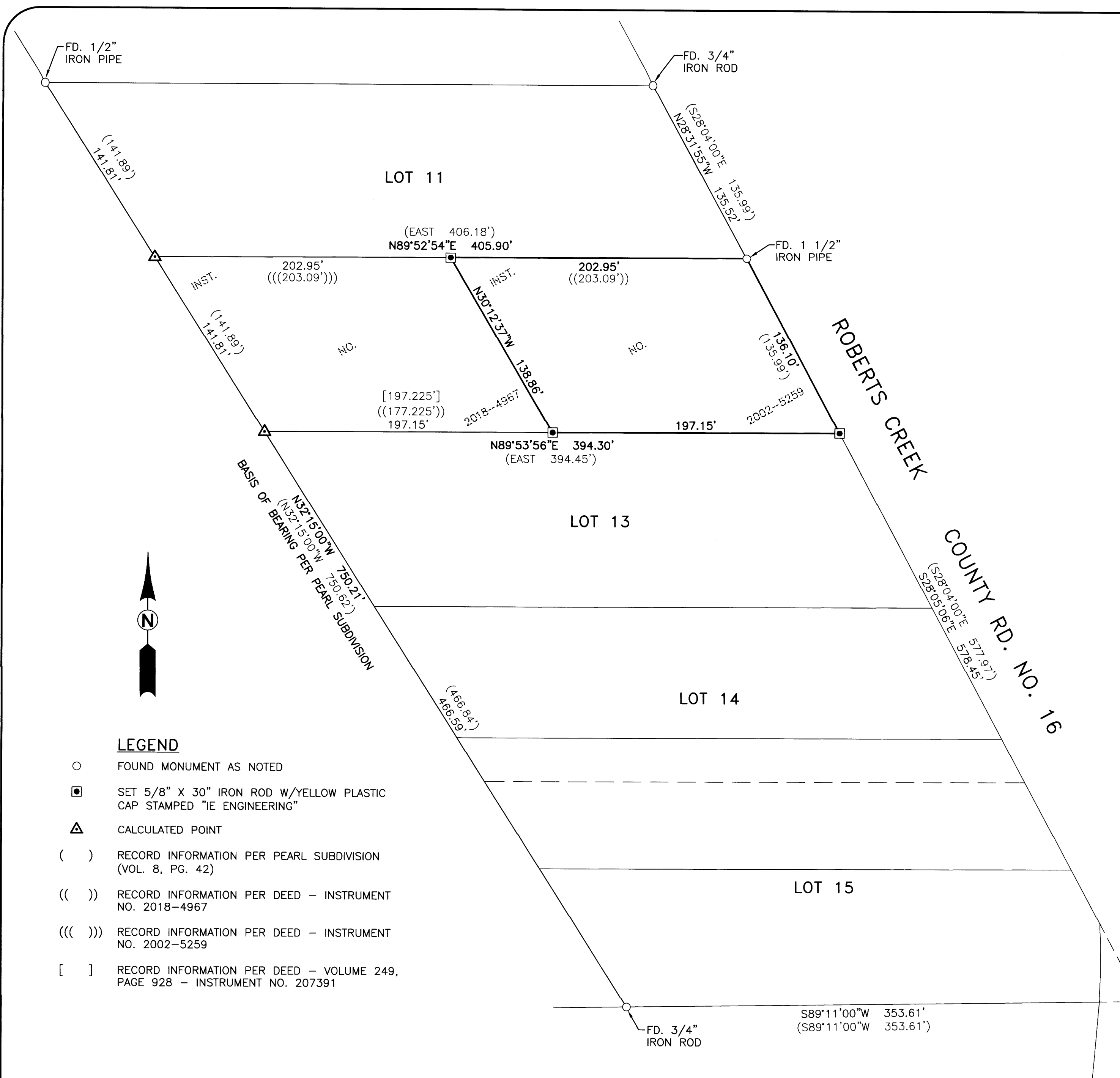
INSTRUMENT NO. 2018-4967 WAS FORECLOSED FOR TAXES IN 1961 PER VOL. 229, PG. 928. THIS TRACT WAS DEEDED TO TO MY CLIENT IN 1964 PER TAX DEED (VOL. 336, PG. 77, INST. NO. 341136) CONVEYING 197.225' ON THE SOUTH LINE. MY CLIENT THEN DEEDED THE TRACT TO GLENN L. & JUDITH L. BASS PER INST. NO. 67-9782 CONVEYING 177.225' ON THE SOUTH LINE. JUDITH L. BASS THEN DEEDED THE TRACT INTO THE BASS FAMILY TRUST PER INST. NO. 2018-4967, AGAIN USING THE 177.225' DISTANCE. ALL OF THE DOCUMENTS FOLLOWING THE 1961 FORECLOSURE REFERENCE IT AS "PART OF LOT 12, PEARL SUBDIVISION (TAX LOT 842-2, 1961 FORECLOSURE)", THEREFORE, I WOULD CONCLUDE THAT THE 177.225' DISTANCE IS A TYPO & SHOULD BE 197.225' (MID-POINT OF ORIGINAL SOUTH LINE OF LOT 12). MY CLIENT WAS ORIGINALLY VESTED IN TITLE TO THE EASTERLY TRACT IN 1961 PER VOL. 299, PG. 644, THEREFORE HE OWNED ALL OF LOT 12 WHEN HE DEEDED THE WEST HALF TO BASS IN 1967. CONSEQUENTLY, THE CALL OF "PARALLEL TO THE EAST LINE OF LOT 12" PER INST. NO. 2002-5259 IS JUNIOR TO THE DISTANCE OF 197.225' OF THE TAX FORECLOSURE DEED.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING TOPCON TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

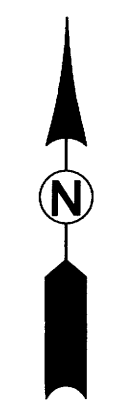
Derek Feigel
OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/21

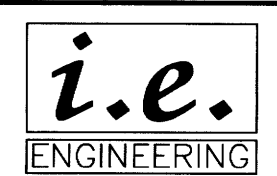


LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT
- () RECORD INFORMATION PER PEARL SUBDIVISION (VOL. 8, PG. 42)
- (()) RECORD INFORMATION PER DEED - INSTRUMENT NO. 2018-4967
- ((())) RECORD INFORMATION PER DEED - INSTRUMENT NO. 2002-5259
- [] RECORD INFORMATION PER DEED - VOLUME 249, PAGE 928 - INSTRUMENT NO. 207391



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PAGE: 1 OF 1
JOB NO: 2925-01
DATE: 5/30/2021

RECORD OF SURVEY
LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

