

PROPERTY SURVEY

FOR
LOGAN NASH

SW1/4 OF THE NE 1/4 SECTION 17, TOWNSHIP 22 SOUTH, RANGE 5 WEST,
W.M.

CITY OF DRAIN, DOUGLAS COUNTY, OREGON
DATE OF SURVEY: FEBRUARY 1, 2024

FILED
Date: 2-25-2024 By: [Signature]
This survey consists of:
Map: M183-76 A & B
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

LEGEND

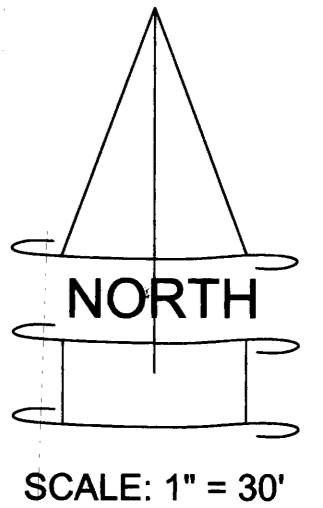
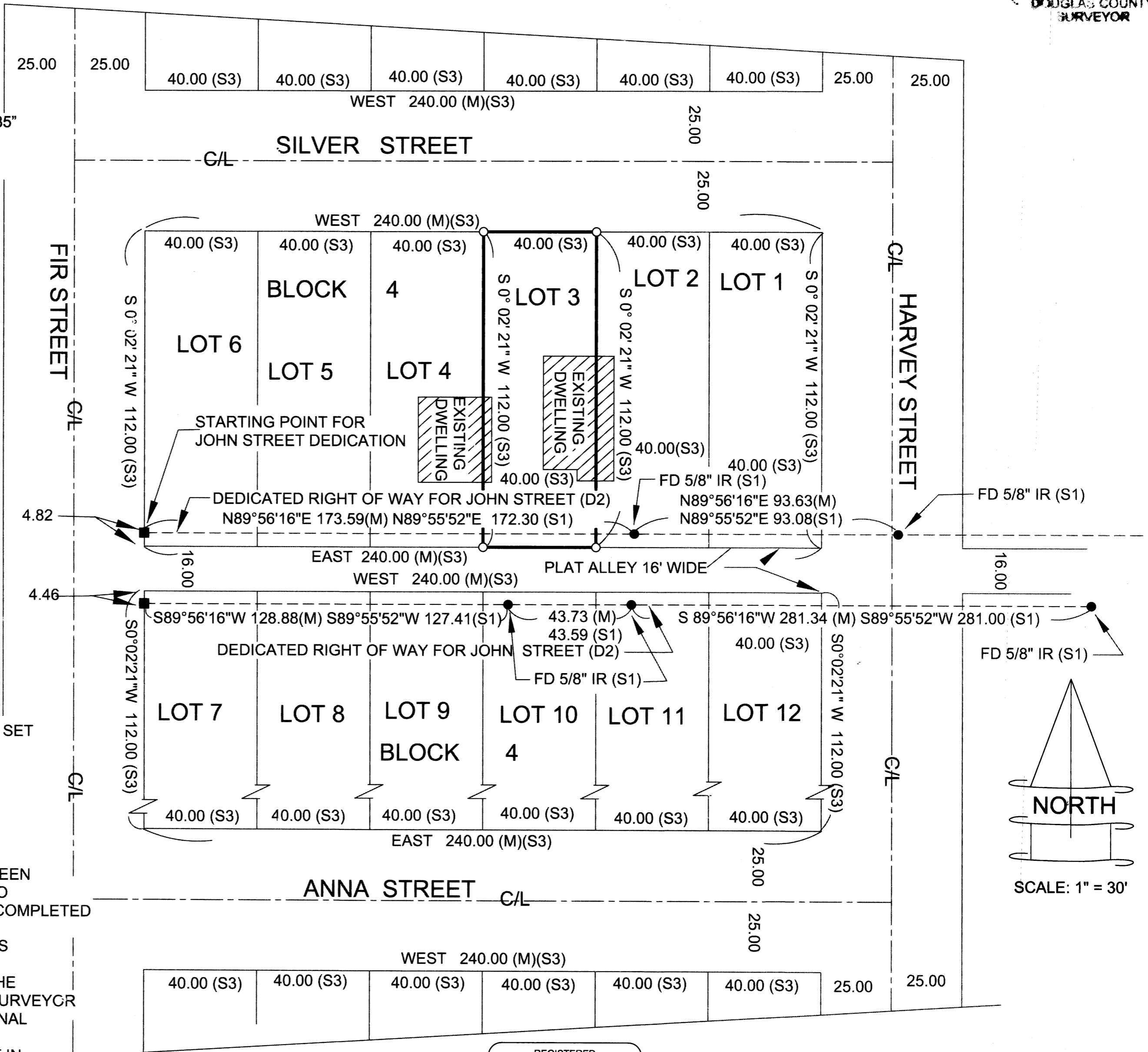
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "NICKELL LS 2585"
- FOUND MONUMENT 5/8" IRON ROD AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- (M) MEASURED DATA
- IR IRON ROD
- (S) SURVEY RECORD DATA PER REFERENCE
- FOR SHORTEN DISTANCE
- C/L CENTERLINE
- (D) DEED RECORDED DATA PER REFERENCE

REFERENCES

- S1 SURVEY FOR WOOLLEY ENTERPRISES INC., BY JAMES ANDERSON, SEE RM3-49
- S2 SURVEY FOR DAN ROSEBERRY, BY MICHAEL ERICKSON, SEE M149-78
- S3 MAP OF SKELLEY ADDITION TO DRAIN, BY O. EDWARDS, RECORDED ON VOLUME 1 PAGE 51
- S4 SURVEY FOR LONE ROCK TIMBER CO. BY KEN HOFFINE, SEE M119-66
- S5 SURVEY FOR WOOLLEY ENTERPRISES INC. BY SHANER, SEE RM 3-39
- S6 SURVEY FOR DAN ROSEBERRY, BY MICHAEL ERICKSON, SEE M151-2
- S7 BOUNDARY SURVEY FOR CITY OF DRAIN, BY JAMES ANDERSON, SEE M87-50
- S8 PARTITION 20011
- S9 SURVEY FOR WOOLLEY ENTERPRISES INC., BY JAMES ANDERSON, SEE RM3-60
- D1 OWNERSHIP DEED RECORDED ON DOCUMENT NO. 2020.019335
- D2 JOHN STREET DEDICATION RECORDED ON DOCUMENT NO. 84-6093
- D3 JOHN STREET ACCEPTANCE BY CITY OF DRAIN, SEE RESOLUTION NO. R-8384-21

SURVEYORS NARRATIVE

THE OWNER HAS ASKED FOR A BOUNDARY SURVEY OF LOT 3 BLOCK 4 OF SKELLEY ADDITION TO DRAIN. RESEARCHING THE DOUGLAS COUNTY RECORDS AND THE CITY OF DRAIN RECORDS. I FOUND THAT LOT 3 HAS VERY LIMITED SURVEYS EITHER ON OR ADJACENT TO LOT 3. WHAT I DID FIND WAS A SURVEY TO ESTABLISH BOUNDARY AGREEMENTS ON A LARGE PORTION OF SKELLEY ADDITION TO DRAIN, SEE COUNTY SURVEY RM3-49 AND RM3-60 THESE SURVEYS WERE TWO SEPARATE PROCESSES. THE FIRST WAS TO SET MONUMENTS ON THE EXISTING OCCUPATION LINES NOT ON THE LOT LINES. THE SECOND PROCESS WAS TO ESTABLISH A LEGAL DESCRIPTION AND SET MONUMENTS ON THE NEW JOHN STREET DEDICATION THAT WAS BEING PROCESSED WITH THE CITY OF DRAIN FOR WIDENING OF THE 16 FOOT ALLEY INSIDE OF BLOCK 4 OF SAID SUBDIVISION TO A 25 FOOT WIDE PUBLIC ROAD (JOHN STREET). THE SECOND PROCESS DID NOT VACATE THE STREETS OR ALLEYS NOR VACATE ANY LOTS OR BLOCKS WITHIN THE SAID SUBDIVISION. I CHECKED WITH THE CITY OF DRAIN AND DOUGLAS COUNTY AND THERE HAVE BEEN NO VACATION OF BLOCK 4 OR VACATION OF ANY STREET OR ALLEY ADJACENT TO BLOCK 4 SKELLEY ADDITION TO DRAIN; THEREFORE THE AGREEMENT WAS NOT COMPLETED I FOUND THE SET MONUMENTS DO NOT AGREE WITH ANY LOT OR BLOCK WITHIN SKELLEY ADDITION TO DRAIN. THE SURVEY SHOWS SETTING MONUMENTS TO ESTABLISH THE RIGHT OF WAY OF JOHN STREET AND OTHER STREETS. SINCE I COULD NOT FIND ANY MONUMENTS THAT WERE SET FOR LOTS WITHIN THE SKELLEY ADD. SUBDIVISION. I REQUESTED HELP FROM THE DOUGLAS COUNTY SURVEYOR AND HIS STAFF. THEIR COMMENTS WERE TO ENLARGE MY SEARCH FOR ADDITIONAL MONUMENTS TO THE NORTH THAT WOULD ESTABLISH THE LOCATION OF THE STREETS AND ALLEYS. WITH THE COUNTY'S HELP I FOUND THE MONUMENTS SET IN SURVEYS S2-S3-S4-S5-S6-S7 AND S8. THESE SURVEYS HELP ESTABLISH THE EAST LINE OF FIR STREET AND THE SOUTH LINE OF LANE STREET. USING THESE MONUMENTS, I USED THE SAID SUBDIVISION BEARINGS AND DISTANCES TO RE-ESTABLISH BLOCK 4 AND LOT 3. I FOUND THAT THE EXISTING DWELLING OF LOT 3 AND LOT 4 ENCLOSED INTO ADJACENT LOTS. THE PLANNING DEPARTMENT OF DRAIN HAS BEEN NOTIFIED AND HAS MADE SUGGESTIONS ON A PROCESS TO CORRECT THE ISSUE.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD G. NICKELL
2585

NICKELL LAND SURVEYING
33225 CRAIG LOOP
COTTAGE GROVE, OR 97424
541-968-2905

M183-76 A & B

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