

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF REBECCA FRAZE TO MONUMENT THE BOUNDARY OF LOTS 32, 33 & 34 PER THE PLAT OF "BOULEVARD PARK ADDITION TO MYRTLE CREEK V3,P15" (BOULEVARD PARK ADDITION) AS DESCRIBED IN DEED INSTRUMENT NO. 2023-009843 DOUGLAS COUNTY DEED RECORDS.

--THE BASIS OF BEARINGS IS BETWEEN MONUMENTS NUMBER 120 & 134 OREGON COORDINATE REFERENCE SYSTEM (OCRS), HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88, ZONE: COTTAGE GROVE - CANYONVILLE (6006) GROUND DISTANCE, GRID BEARING.

BOULEVARD PARK ADDITION TO MYRTLE CREEK V3,P15:

-- I ESTABLISHED THE OUTER BOUNDARY OF BOULEVARD PARK ADDITION AS DESCRIBED UPON THE FACE OF SAID PLAT. I HELD THE BEARING CALL OF EAST ALONG THE SOUTH BOUNDARY LINE FROM THE POINT OF BEGINNING THE SW CORNER OF THE LAZARUS WRIGHT DONATION LAND CLAIM NO. 45 PER SAID PLAT BEING A 2" IRON PIPE (MONUMENT NO. 120) AND DRAFTED THE BOUNDARY AS SHOWN REPRESENTED BY THE DOTTED LINE AND INDICATED UPON THE MAP.

WITH THE NOTED BOUNDARY DISCREPANCY AS INDICATED UPON THE COUNTY ASSESSOR MAP I THEN DRAFTED THE BOUNDARY OF THE PLAT OF "GARDNER'S ADDITION TO MYRTLE CREEK V2B,P46" (GARDNER'S ADDITION) WHICH WAS RECORDED IN 1908 BEFORE THE PLAT OF BOULEVARD PARK ADDITION WHICH WAS RECORDED IN 1910. GARDNER'S ADDITION CALLS FOR AND RUNS ALONG THE WEST BOUNDARY LINE OF THE LAZARUS WRIGHT DONATION LAND CLAIM NO. 45. BOTH PLATS SHOW THE DONATION LAND CLAIM CORNER AS THE POINT OF BEGINNING.

THE PLAT OF BOULEVARD PARK ADDITION OVERLAPS ONTO A PORTION OF THE SENIOR GARDNER'S ADDITION. I THEREFORE HELD THE WEST LINE OF THE LAZARUS WRIGHT DONATION LAND CLAIM NO. 45 FOR THE WESTERLY BOUNDARY OF LOT 32, BOULEVARD PARK ADDITION.

PIONEER CEMETERY:

--IN THE DESCRIPTION OF THE BOUNDARY FOR BOULEVARD PARK ADDITION SURVEYOR FRANK CAIN STATES, "EXCEPT FROM THE ABOVE THAT PIECE OF LAND KNOWN AS PIONEER CEMETERY" REMOVING THE CEMETERY AREA FROM THE PLATTED LAND. I THEN DRAFTED THE BOUNDARY OF SAID PIONEER CEMETERY AS DESCRIBED IN DEED INSTRUMENT NO. 80-13505 VOL 768 PAGE 29 DOUGLAS COUNTY DEED RECORDS. THE DEED CALLS IN DIRECTION AND DISTANCE BETWEEN THE STARTING POINT BEING THE LAZARUS WRIGHT DONATION LAND CLAIM NO. 45 AND THE TRUE POINT OF BEGINNING DID NOT FIT THE EXISTING PIONEER CEMETERY FENCED SITE LOCATION VERY WELL.

TO ADDRESS THIS ISSUE, I HELD THE SOUTHEASTERLY FENCE CORNER AS SHOWN IN DOUGLAS COUNTY SURVEY NO. M117-56 AND THE NORTHEASTERLY FENCE CORNER (AS LOCATED IN THE FIELD ON JUNE 11, 2024) FOR THE SOUTH EASTERLY BOUNDARY LINE. I DRAFTED THE BOUNDARY OF THE CEMETERY USING THE SOUTHEASTERLY FENCE CORNER AS THE STARTING POINT FOR THE BOUNDARY AND HOLDING THE ALIGNMENT ALONG THE SOUTHERLY FENCE LINE OF THE EXISTING CEMETERY SITE.

I USED THE INFORMATION FROM DOUGLAS COUNTY SURVEY NO. M117-56 TO DRAFT THE LOTTED LAND AREA BETWEEN THE CEMETERY AND THE PLATTED ROAD ON THE SOUTHWEST SIDE OF THE CEMETERY. I USED THE SAME PROCESS OF SCALING AS DONE IN M117-56 AND APPLIED IT TO THE ORIGINAL PLAT OF BOULEVARD PARK ADDITION AND ESTABLISHED THE LOTTED LAND AREA BETWEEN THE CEMETERY AND THE PLATTED ROAD ON THE NORTHERLY END. I USED THE ESTABLISHED CEMETERY BOUNDARY AS STATED ABOVE AND A 30 FOOT OFFSET TO CREATE THE PLATTED ROAD LOCATION AROUND THE NORTHEASTERLY SIDE AND THE SOUTHEASTERLY SIDE OF THE CEMETERY AS SHOWN. I HELD THE MONUMENTS AS FOUND PER DOUGLAS COUNTY SURVEYS FROM M117-56 AND M119-79 AS THE RIGHT OF WAY FOR THE PLATTED ROAD AROUND THE CEMETERY AT THE SOUTHWESTERLY SIDE OF THE CEMETERY.

THOSE PORTIONS OF LAND LYING BETWEEN THE PIONEER CEMETERY AND THE PLATTED ROAD AS SHOWN IN BOULEVARD PARK ADDITION ARE ATTACHED TO THE ADJACENT LOTS 30 AND 33 AS SHOWN AND ACKNOWLEDGED BY DOUGLAS COUNTY.

SW PIONEER WAY:

--TO ESTABLISH THE EASTERLY RIGHT OF WAY LINE OF SW PIONEER WAY I HELD MONUMENTS NO. 111 & 112 PER DOUGLAS COUNTY SURVEY M69-23. I THEN PROJECTED THE RECORD CALCULATED BEARINGS AND DISTANCES FROM THE PLAT OF BOULEVARD PARK ADDITION SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 11 TO 19. AS NOTED, THE LOT LINE BETWEEN LOT 16 AND 17 IS WITHIN 0.09' OF RECORD DISTANCE AND THE LOT LINE BETWEEN LOT 19 AND 25 IS WITHIN 0.28' OF RECORD DISTANCE WITH THIS RESOLVE.

ALONG THE EASTERLY RIGHT OF WAY LINE OF SW PIONEER WAY MONUMENT NO. 115 WAS THE ONLY SET MONUMENT PER M43-17 THAT I FOUND. THIS 1/2" IRON PIPE WAS BADLY BENT AND DISTURBED IT FALLS S 48°06'15"E 5.50' FROM THE RECORD POSITION, MONUMENT NO. 115 AS SHOWN FALLS S 43°34'53" E 7.23' FROM THE NW CORNER OF LOT 16 AS SHOWN. I DID NOT HOLD THIS MONUMENT AS IT WOULD HAVE SHORTED THE EAST WEST LINES OF LOTS 9 -19 BY 4' +/-.

I THEN HELD THE RECORD DISTANCE NORTHERLY FROM THE SOUTHERLY EXTERIOR BOUNDARY OF BOULEVARD PARK ADDITION BETWEEN LOTS 25, 26, 27 & 28 ROTATED TO ALIGN WITH THE DLC NO.45 LINE TO ESTABLISH THE SOUTHERLY RIGHT OF WAY LINE AS SHOWN.

TO ESTABLISH THE WESTERLY RIGHT OF WAY LINE ALONG LOTS 32, 33 & 34 I OFFSET THE EASTERLY RIGHT OF WAY LINE 30 FEET. I HELD A 10.00' RADIUS AT THE POINT OF INTERSECTION ALONG THE RIGHT OF WAY TO THE PLATTED ROAD ALONG THE CEMETERY AND THAT PORTION OF THE PLATTED ROAD COMMONLY KNOWN AS SW PIONEER WAY.

I DID NOT HOLD THE EXISTING ROAD WAY FOR THE PLATTED ROAD ALIGNMENT AS IT'S LOCATION DID NOT FIT WITHIN THE GIVEN LOT LINE DISTANCES PER THE PLAT OF BOULEVARD PARK ADDITION.

NORTH LINE LOT 32:

--I HELD THE RECORD BOUNDARY OF BOULEVARD PARK ADDITION AS SHOWN AND THE INTERSECTION OF THE CALCULATED NORTH LINE LOCATION ALONG THE LAZARUS WRIGHT DONATION LAND CLAIM NO. 45. I THEN PROJECTED LINE EAST TO THE WESTERLY RIGHT OF WAY SW PIONEER WAY.

CENTRAL OREGON AND PACIFIC RAILROAD:

--I HELD THE MONUMENTS ALONG THE ESTABLISHED RAILROAD RIGHT OF WAY PER M119-79 AND DRAFTED THE RECORD CENTER LINE AND RIGHT OF WAY PER DOUGLAS COUNTY SURVEY R550550C AND THE TIES TO M119-79 AS SHOWN. I MONUMENTED THE POINT OF INTERSECTION ALONG THE BOUNDARY OF LOT 32 AS SHOWN. THERE IS A CONFLICT BETWEEN OWNERSHIP ALONG SAID RAILROAD RIGHT OF WAY, THE PLAT OF GARNERS ADDITION AND BOULEVARD PARK ADDITION.

EXISTING PAVED PIONEER WAY:

THE EXISTING PAVED ROAD PIONEER WAY IS 12.00 FEET IN WIDTH +/- DOES NOT FALL WITH IN THE PLATTED ROAD LOCATION FOR MOST OF ITS LENGTH.

I INQUIRED WITH THE CITY OF MYRTLE CREEK CITY ADMINISTRATOR LONNIE RAINVILLE ABOUT THE PLATTED ROADWAY AROUND PIONEER CEMETERY. THE CITY ADMINISTRATOR INFORMED ME THAT THE CITY HAS NOT TAKEN STEPS TO VACATE THE PLATTED ROAD. THE CITY ADMINISTRATOR ALSO POINTED OUT THAT THE CITY HAS DEMONSTRATED BY NOT LISTING THE AREA AS A PROJECT IN THE TRANSPORTATION PLAN THAT THERE IS NO INTENTION OF MAKING THAT SEGMENT A ROADWAY.

I WAS ALSO REFERRED TO THE CITY OF MYRTLE CREEK TRANSPORTATION SYSTEM PLAN ADOPTED BY THE CITY COUNCIL ON JUNE 20, 2006.

ON PAGE 11-2 IN THE SECOND PARAGRAPH OF THE MYRTLE CREEK TRANSPORTATION SYSTEM PLAN IS THE FOLLOWING

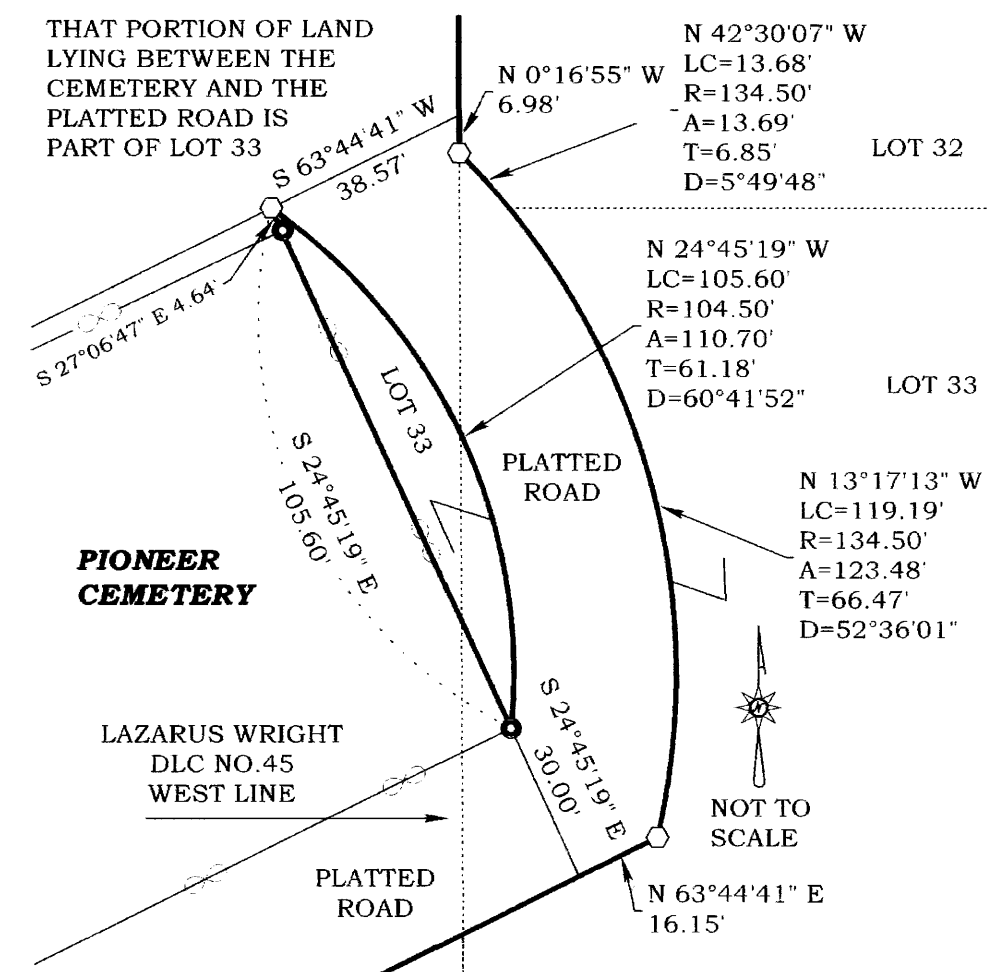
"MYRTLE CREEK ALSO HAS SOME UNDEVELOPED STREETS. FOR A NUMBER OF YEARS A FEW PLATTED STREETS HAVE EXISTED WHICH WERE NEVER DEVELOPED. THESE GENERALLY APPEAR ON MAPS AS "NONE-EXISTENT" OR ARE INDICATED BY A DASHED LINE. THESE STREETS ARE NOT PRESENTLY NEEDED FOR ACCESS; HOWEVER, MANY HAVE LOTS FRONTING ON THEM. THEREFORE THERE ARE NO PLANS TO VACATE THESE NON-EXISTENT STREETS."

AS SHOWN ON THE FACE OF THIS MAP THE PLATTED ROADWAY ALONG THE NORTHERLY AND EASTERLY SIDES OF THE CEMETERY ABUT ALONG THE PLATTED LOTS 32, 33 AND 34 OWNED BY REBECCA FRAZE WHO IS SEEKING TO DEVELOP HER LAND AND BUILD A HOME.

FILED
Date: 9-26-2024 By: [Signature]
This survey consists of:
Map: M184-25 A & B
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

LEGEND

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
- [X] MONUMENT POINT NO.
- #() RECORD SURVEY DATA
- { } RECORD DEED DATA
- R & M RECORD AND MEASURED R550550C & RV16S31A
- △ STATIONING CENTER LINE RAILROAD TRACK
- CORNER POST FENCE LINE
- ∞- FENCE CHAIN LINK
- ++++ RAILROAD TRACK



REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON SEPTEMBER 14, 2021 JAMES DEAN TERREL 65473PLS EXPIRES: 6-30-26	Property Line Surveying PROPERTY LINE SURVEYING LLC. 3460 DOERNER CUTOFF RD. ROSEBURG OR 97471 541-670-0745 propertylinesurveying@gmail.com propertylinesurveying.com	PROPERTY LINE SURVEY FOR REBECCA FRAZE IN THE SW 1/4 & THE SE 1/4, OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M., CITY OF MYRTLE CREEK, DOUGLAS COUNTY, OREGON.	SHEET 2 OF 2
			DRAWN BY: JDT FIELD CREW: JDT / JLT / LMR EQUIPMENT: TRIMBLE S7/TSC3/GPS FIELD WORK: 6/11 - 9/25, 2024 JOB: REBECCA FRAZE FILE NAME: 2023051 Michael.TRV REVISION: 9-26-2024

MAP FILE M184-25B

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