

RECORD OF SURVEY

SURVEY LOCATED IN THE
NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, W.M.
DOUGLAS COUNTY, STATE OF OREGON
25S 6W 13CA TAX LOT 2400

FILED
Date: 7-30-2024 By: DJ
This survey consists of:
Map: M184-6A-C
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

MAP FILE M184-6A

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARY OF THAT CERTAIN TRACT OF LAND OWNED BY NORTHWEST PIPELINE CORP. AS DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 332 PAGE 346 FOR TAX LOT 2400.

SAID TRACT IS DESCRIBED AS BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF LOT 10, BLOCK 6 OF PLAT M OF THE SUTHERLIN LAND & WATER COMPANY BEARS NORTH 56°45' WEST, A DISTANCE OF 552.8 FEET AND NORTH 88°21' WEST, A DISTANCE OF 31.02 FEET; THENCE NORTH 33°15' EAST, A DISTANCE OF 318.1 FEET; THENCE SOUTH 88°21' EAST, A DISTANCE OF 74.9 FEET; THENCE SOUTH 33°15' WEST, A DISTANCE OF 318.5 FEET; THENCE NORTH 56°45' WEST, A DISTANCE OF 20.0 FEET; THENCE SOUTH 33°15' WEST, A DISTANCE OF 40.0 FEET; THENCE NORTH 56°45' WEST, A DISTANCE OF 44.3 FEET TO THE POINT OF BEGINNING, CONTAINING 0.481 ACRES, MORE OR LESS.

AFTER REVIEWING THE DEED CALLS IT APPEARS THE INTENT WAS TO MAKE THE EAST AND WEST LINES OF SAID TRACT PARALLEL WITH THE WEST RIGHT-OF-WAY OF A "ROAD WAY" AS SHOWN ON DOUGLAS COUNTY MAP FILE M2-50.

FOR THE WEST LINE OF SAID TRACT, I HELD THE DEED CALL OF 552.8 FEET AND USED A LINE WHICH IS PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF DOVETAIL LANE AS SHOWN.

THE NORTHWEST CORNER OF LOT 10 OF BLOCK 6 OF PLAT M OF THE SUTHERLIN LAND & WATER COMPANY WAS COMPUTED AS FOLLOWS:

SURVEY FILE M2-50 WAS USED TO COMPUTE THE NORTH LOT LINES OF LOTS 10,11,12 AND 13. ALONG WITH THE RIGHT-OF-WAYS, OF DOVETAIL LANE AND LAUREL AVENUE. MONUMENT NUMBERS 1018, 1024 AND 1025 WERE FOUND AND HELD ALONG WITH A HOT SPOT FOUND AS MONUMENT NO. 1026.

USING MONUMENT NO. 1018 AND 1026 A DISTANCE-DISTANCE METHOD WAS USED TO COMPUTE THE EAST RIGHT OF WAY LINE OF DOVETAIL LANE AND THE INTERSECTION OF THE EAST LINE OF DOVETAIL LANE WITH THE CENTERLINE OF LAUREL AVENUE.

THE WESTERLY RIGHT-OF-WAY OF DOVETAIL LANE WAS COMPUTED BY OFFSETTING 60.00 FEET FROM THE PREVIOUSLY COMPUTED EAST RIGHT OF WAY LINE OF DOVETAIL.

NOTE: SURVEY NO. M2-50 REFERENCES A FENCE LINE ALONG THE EAST AND WEST LINE OF A ROAD WAY, NOW KNOWN AS DOVETAIL LANE, IT IS UNCLEAR IF THE FENCE LINE IS THE RIGHT-OF-WAY LINE. THE DEEDS DO NOT CALL OUT FENCE LINES. FOR THIS SURVEY I DID NOT HOLD SAID FENCE LINE.

FROM SAID INTERSECTION, THE CENTERLINE OF LAUREL AVENUE WAS PROJECTED WEST AT RECORD DISTANCE OF 794.12 FEET TO COMPUTE THE INTERSECTION OF CENTERLINE OF LAUREL AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 138.

FROM POINT NO. 1018 A RECORD DISTANCE OF 10.00 FEET WAS COMPUTED ALONG THE EAST LINE OF DOVETAIL LANE. FROM LAST SAID COMPUTED POINT A LINE WAS DRAWN TO MONUMENT 2031 AND THEN PROJECTED NORTHWEST TO INTERSECT WITH THE PREVIOUSLY COMPUTED CENTERLINE OF LAUREL AVENUE. THIS ESTABLISHED THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 138.

MONUMENTS WERE ALSO FOUND ON THE SOUTH SIDE OF THE HIGHWAY WHICH CLOSELY MATCHED THE RECORD HIGHWAY WIDTHS AS SHOWN.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY FRED L. DOW FOR E.J. SMITH, DOUGLAS COUNTY MAP FILE M2-50, FILED AUGUST 6, 1956.
- R2. SURVEY PERFORMED BY WILLIAM S. BARNES FOR T. SULLIVAN, DOUGLAS COUNTY MAP FILE M64-80, FILED AUGUST 15, 1977.
- R3. MAP OF SURVEY PERFORMED BY DAVID J. BEEDLE FOR RALPH WEST, DOUGLAS COUNTY MAP M130-75, FILED DECEMBER 12, 1988.
- R4. SURVEY PERFORMED BY R.H. GEE FOR WESTERN LAND MANAGEMENT, INC., DOUGLAS COUNTY MAP FILE M50-79, FILED OCTOBER 1, 1973.
- R5. WESTLAKE ESTATES - 1ST ADDITION PHASE 1, PERFORMED BY AA SURVEYING SERVICE, INC. FOR RALPH WEST, AND TERRI SUE WEST, DOUGLAS COUNTY MAP VOLUME 19, PAGE 15, FILED JANUARY 16, 1997.
- R6. HORSMANN SUBDIVISION PLAT, PERFORMED BY EGR & ASSOCIATES, INC. FOR MELVIN M. HORSMANN, DOUGLAS COUNTY MAP VOLUME 23, PAGE 11, FILED FEBRUARY 20, 2008.

(1018)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M50-79, HELD FOR NE CORNER OF RIGHT-OF-WAY INTERSECTION OF DOVETAIL LANE AND ELKTON-SUTHERLIN STATE HIGHWAY.

(1019) (1020)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M64-80, HELD FOR 10 FOOT JOG IN SOUTH RIGHT-OF-WAY OF ELKTON-SUTHERLIN STATE HIGHWAY.

(1022)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M50-79 AS THE SW CORNER OF LOT 9. NOT HELD FOUND NORTH OF COMPUTED NORTH RIGHT-OF-WAY LINE OF LAUREL AVE.

(1023)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M50-79 AS THE SE CORNER OF LOT 9. NOT HELD FOUND NORTH OF COMPUTED NORTH RIGHT-OF-WAY LINE OF LAUREL AVE.

(1024)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M2-50, HELD FOR EAST LINE OF LOT 13. FOUND 8.75 FEET NORTH OF NORTH RIGHT-OF-WAY OF ELKTON-SUTHERLIN STATE HIGHWAY.

(1025)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M2-50, HELD FOR EAST LINE OF LOT 13. FOUND 50.10 FEET SOUTH OF NE CORNER OF LOT 13.

(1025)

FOUND HOT SPOT IN ASPHALT, DID NOT DIG UP NEW ASPHALT DRIVEWAY BELIEVED TO BE THE NE CORNER OF LOT 13. AS SHOWN IN SURVEY NO. M2-50.

(2001) (2002)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M130-75, HELD SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 138.

(2003)

FOUND 5/8" REBAR WITH RED CAP, STAMPED "SWEEDEN LS 2752"; SHOWN IN HORSEMANN SUBDIVISION PLAT, VOL. 23, PAGE 11, HELD SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 138.

(2029) (2030)

FOUND 5/8" REBAR NO CAP; SHOWN IN WALKER ESTATES - 1ST ADDITION PHASE 1, VOLUME 19, PAGE 15, HELD SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 138.

(2031)

FOUND 5/8" REBAR NO CAP; SHOWN IN SURVEY NO. M64-80, HELD NORTH RIGHT-OF-WAY LINE OF HIGHWAY 138.

REFERENCED DEEDS

- D1- WARRANTY DEED, RECORDED IN VOLUME 332 PAGE 346
- D2- SPECIAL WARRANTY DEED, RECORDED IN BOOK 1153 PAGE 417
- D3- STATUTORY BARGAIN AND SALE DEED, RECORDED IN INSTRUMENT NO. 2006-019015

SHEET INDEX

- SHEET 1 = NARRATIVE
REFERENCED DEEDS
REFERENCED SURVEYS
FOUND MONUMENT INFORMATION
- SHEET 2 = SURVEY OVERVIEW
FOUND MONUMENTS SHOWING
BOUNDARY RESOLUTION
- SHEET 3 = DETAIL FOR THAT TRACT DESCRIBED
IN WARRANTY DEED, RECORDED IN
VOLUME 332 PAGE 346

OWNER
NORTHWEST
PIPELINE
CORP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2026

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 3
WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON

| | | | |
|-------------------------------------|------|------|-----|
| 1/4 | SEC | T. | R. |
| <input checked="" type="checkbox"/> | 13CA | 25S. | 6W. |
| <input type="checkbox"/> | --- | --- | --- |

SURVEY PERFORMED FOR:
NORTHWEST PIPELINE CORP
DATE OF MONUMENT: APRIL 11, 2024
PROJECT: 24-04-04 DRAFT: LJS
FILE: 240404ROS.DWG LAYOUT TAB: ROS

MAP FILE M184-6A