



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARIES OF THE HUDDLE PROPERTY. THIS SURVEY IS BASED ON OUR 2013 SURVEY FILED AS M166-3. AS NOTED ON M166-3, THE NORTH LINES OF LOTS 4 AND 13, BLOCK 15 ARE ACTUALLY 5 FEET NORTHERLY OF THE SOUTHERN RIGHT-OF-WAY OF THE ROAD HEADING WESTERLY FROM CHURCH STREET. THIS SEEMS TO HAVE BEEN AN ONGOING ISSUE IN THIS AREA. IN LOOKING AT THE DEEDS OF THE PROPERTIES ALONG THE WESTERLY SIDE OF CHURCH STREET AND COMPARING THOSE TO THE POSSESSION LINES, SOME SEEM TO HAVE CONSIDERED THE NORTHEAST CORNER OF LOT 4, BLOCK 15 TO HAVE BEEN ON THE SAID SOUTHERN RIGHT-OF-WAY AND OTHERS AS BEING 5 FEET NORTHERLY THEREOF. BLOCKS 15 AND 16 BEING HELD AS SQUARED UP WITH LINE "D-F".

THERE HAS BEEN A LONG GOING BATTLE BETWEEN THE CLAYTONS, THE HUDDLES AND THE LAURANCES. NICK LAURANCE APPARENTLY USED TO LIVE ON THE PROPERTY YEARS AGO AND IS CONVINCED THAT THE CLAYTONS AND HUDDLES ARE WRONG AND THAT THE HUDDLE PROPERTY IS ONLY 84.5 FEET DEEP. ON ONE DAY, HE CLAIMS THAT 10 FEET WAS TAKEN OFF THE FRONT OF THE PROPERTIES BY THE COUNTY, ANOTHER TIME HE CLAIMS THAT 30 FEET WAS TAKEN BY THE COUNTY OFF OF THE BLOCK 15 AND 16 PROPERTIES. MR. LAURANCE ALSO BELIEVES THAT CHURCH ROAD IS NOT IN THE SAME PLACE AS THE ORIGINAL DILLARD STREET. I TRIED EXPLAINING THINGS TO HIM BUT FINALLY GAVE UP TRYING TO TALK WITH HIM. APPARENTLY, HE HAS BEEN GOING IN TO THE COUNTY ASSESSOR CARTOGRAPHY OFFICE, THE DOUGLAS COUNTY SURVEYOR'S OFFICE AND WHO KNOWS WHERE ELSE, TRYING TO CONVINCING THEM THAT THEY ARE ALL WRONG AS WELL. MR. LAURANCE HAS ALSO BEEN CALLING THE DOUGLAS COUNTY SHERIFFS OFFICE ABOUT THESE ISSUES AND THEY, IN TURN, CALLED ME. WHEN THIS SURVEY IS FILED, I WILL SEND THE SHERIFFS OFFICE A COPY. ONE OF MR. LAURANCE'S BELIEFS IS THAT THE FENCE CORNER DOWN BY THE MACK PROPERTY SOMEHOW COINCIDES WITH HIS EASTERN BOUNDARY. THIS FENCE CORNER IS ABOUT 88 FEET WESTERLY OF THE RIGHT-OF-WAY OF CHURCH STREET. THIS IS FAIRLY CLOSE TO THE 90 FOOT DEPTH OF THE MC COY PROPERTY BUT HAS NOTHING TO DO WITH THE LAURANCE'S EASTERN BOUNDARY. WE DID FIND A 1/2" IRON PIPE AT POINT "C" WHICH IS ABOUT WHERE THE MC COY DEED CALLS FOR A PIPE BUT MR. LAURANCE CLAIMS TO HAVE FOUND THIS PIPE LAYING ON TOP OF THE GROUND AND JUST "PUSHED IT INTO THE GROUND TO KEEP IT FROM BEING LOST". I BELIEVE THAT THIS PIPE IS PROBABLY ONE THAT IS CALLED FOR IN INSTRUMENT NO. 2012-002411 BUT LOOKING AT IT AND MC COY'S NORTHERN FENCE, IT IS CLEAR THAT WHOEVER DID THIS TOOK THE NORTHEAST CORNER OF THE CLAYTON PROPERTY TO BE THE NORTHEAST CORNER OF LOT 4, BLOCK 15 AND, AS MENTIONED IN M166-3, ENDED UP SHIFTING EVERYTHING 5 FEET TOO FAR SOUTHERLY. I BELIEVE THAT THIS SAME THING HAPPENED WHEN THE CONCRETE DRIVEWAY THAT STRADDLES THE NORTHERN BOUNDARY OF THE HUDDLE PROPERTY WAS POURED. AS WELL AS THIS DRIVEWAY, THE OLD DILAPIDATED HOUSE ON THE LAURANCE PROPERTY SEEMS TO HAVE BEEN BUILT EITHER VERY CLOSE TO OR OVER THE EASTERN BOUNDARY OF THE LAURANCE PROPERTY. WHAT IS LEFT OF THE HOUSE IS BOTH FALLING DOWN AND OVERGROWN WITH VEGETATION. THE SOUTHWEST CORNER OF THE HUDDLE PROPERTY COULD NOT BE SET SO WE SET A REFERENCE MONUMENT ALONG THE SOUTHERN BOUNDARY.

THE HUDDLE PROPERTY AND THE LAURANCE PROPERTY WERE ALL OWNED BY THE SAME PERSON AT ONE TIME. IF THE INTENT WAS TO ONLY SELL WHAT WAS EAST OF THE FENCE BETWEEN THE HUDDLES AND THE LAURANCES THE HUDDLE PROPERTY SHOULD NOT HAVE BEEN DESCRIBED AS IT IS. THE EXISTING FENCE THAT MR. LAURANCE IS TRYING TO CLAIM TO IS EXTREMELY CROOKED AND IS NOWHERE NEAR PARALLEL TO CHURCH STREET AS IT SHOULD BE. NOR IS THIS FENCE ANYWHERE CLOSE TO THE 104 FOOT DISTANCE THAT THE EASTERN BOUNDARY OF THE LAURANCE PROPERTY IS SUPPOSED TO BE OFF OF CHURCH STREET AS CALLED OUT IN HIS OWN DEED. I DID SPEAK WITH DAVE MACK AND HE TOLD ME THAT HE HAD NEVER SPOKEN WITH MR. LAURANCE BUT HAD SPOKEN WITH MRS. LAURANCE. HE ALSO SAID THAT THE ONLY CORNER THAT HE WAS AWARE OF ON HIS PROPERTY WAS ALONG HIS SOUTHERN BOUNDARY. THOSE PINS ARE ONES THAT I SET IN 2013 ON M166-3. CHURCH STREET IS CLEARLY IN THE SAME SPOT AS DILLARD STREET. ANOTHER SURVEY WAS RECENTLY RECORDED AS M183-30 THAT SHOWS THE EASTERN RIGHT-WAY OF CHURCH STREET AS BEING ROUGHLY 525 FEET WESTERLY OF THE CENTER OF THE RAILROAD TRACKS. THE 1882 RECORD, PER DILLARD'S STATION, IS 524 FEET. FOR 142 YEARS LATER, THAT SEEMS VERY CLOSE. I WOULD BELIEVE THAT THE CENTER OF THE TRACKS COULD EASILY HAVE MOVED 1 FOOT OVER THAT 142 YEARS AND I FOUND NO EVIDENCE THAT CHURCH STREET IS IN A DIFFERENT LOCATION THAN THE VACATED DILLARD STREET.

LAURANCE
INST. NO. 2014-005978
VOL. 280, PG. 558, REF. NO. 280558- 1960- ALMOST IDENTICAL WORDING, CALLS THE SAME (WILLARD AND VIVIAN LAURANCE TO BERT AND VIRGINIA LAURANCE)
VOL. 132, PG. 591- ALMOST IDENTICAL WORDING, CALLS THE SAME (BUELL TO ANDRUS)

HUDDLE
INST. NO. 2018-019457
INST. NO. 93-11695- ALMOST IDENTICAL WORDING, CALLS THE SAME

MC COY
INST. NO. 2012-00241- INCLUDES 5.5' STRIP
VOL. 315, PG. 596- REF. NO. 310386- ALMOST IDENTICAL DESC., CALLS THE SAME

C- FOUND 1/2" IRON PIPE THAT LAURANCE SAYS HE FOUND LAYING FLAT ON THE GROUND AND "PUSHED IT INTO THE GROUND"- NO RECORD SURVEY BUT DEEDS CALL THIS PIPE TO BE 84.5' WESTERLY OF STREET, FOUND AT 84.03'. NO OTHER PIPES CALLED FOR IN THE DEEDS WERE FOUND

- LEGEND**
- 5/8" IRON ROD WITH CAP SET PER M166-3
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - (1) RECORD PER M122-49
 - (2) RECORD PER M48-51
 - (3) RECORD PER INST. NO. 2002-7403
 - (4) RECORD PER INST. NO. 2014-005978
 - (5) RECORD PER INST. NO. 2018-019457
 - (6) RECORD PER INST. NO. 2012-002411
 - (7) RECORD PER VOL. 132, PG. 591
 - (8) RECORD PER VOL. 167, PG. 377
 - (9) RECORD PER VOL. 315, PG. 596
 - (10) RECORD PER M183-30
 - EXISTING FENCES

POINT "K" IS THE NW CORNER OF THE LAND DESCRIBED IN VOL. 167, PG. 377
POINT "L" IS THE P.O.B. OF VOL. 167, PG. 377
"KL" BEARS N 86°16'19" E 5.50 FEET (EASTERLY 5.5') (EASTERLY 5.5')

FIELD CREW: NEIL HIBBS, ERIC HIBBS AND KADIN BAKER
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

SURVEY LYING IN THE SE 1/4 SEC. 29, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: GARY & LISA HUDDLE 80408 DELIGHT VALLEY SCHOOL ROAD COTTAGE GROVE, OR.	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 2731 COMMERCIAL RD SE ASTORIA, OR 97103 PHONE: 541-327-2853 FAX: 541-327-8306 e-mail: neil@neilandsurvey.com	[Signature] OREGON JANUARY 12, 1998 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025
DWG SCALE: 1"= 10'	JOB NO.: 2733-01	DATE: MARCH 2024
		PAGE 2 OF 2