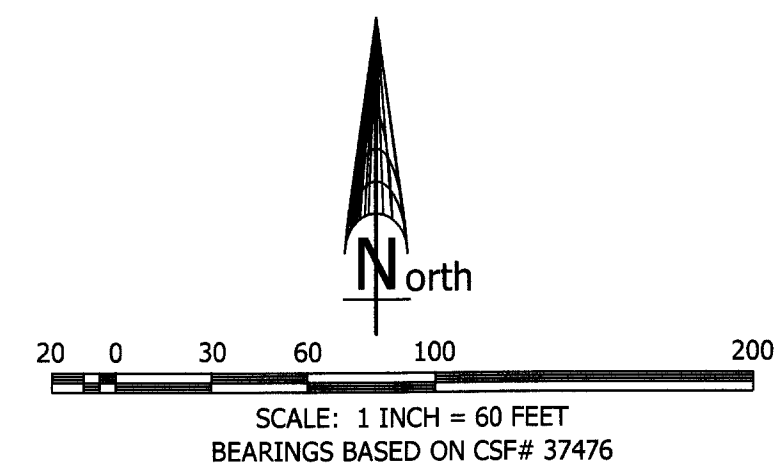


T.18 S., R.3 W. W.M.
MILTON RIGGS DLC# 57
N1/2 SECTION 24

LANE COUNTY, OREGON
DECEMBER 10, 2013

LANE COUNTY SURVEYORS OFFICE
CSF NO. 42835
FILE DATE 26 DEC. 13 C

TL# 6500
7.48 Acres



PARCEL IS LOCATED IN AN 'AE' FLOOD ZONE WITH BASE FLOOD ELEVATION OF 472.5' NGVD1929.

NOTE: EASEMENT
IN 1907, IN BOOK 92 PAGE 619, MR. ELLIS CONVEYS TO MR. EDMUNSON PREMISES FROM THE SW CORNER OF CSF# 210 N25°E 35.12 CHAINS, 2 RODS WIDE (ALONG THE WEST LINE OF CSF# 210), "... INTENDED AS AN EASEMENT OR PUBLIC ROADWAY...". PART OF THIS EASEMENT FROM THE SLOUGH NORTHEASTERLY WAS ACQUIRED BY MR. COZINE IN BOOK 285 PAGE 294 LCDR AND RESERVED TO ASSIGNS ON R184/53115 LCDR. THE EASEMENT SOUTH OF THE SLOUGH TO HIGHWAY 58 WAS ACQUIRED BY THE STATE OF OREGON IN BOOK 230 PAGE 486 LCDR. ALSO, CSF# 11913 & 12445 SHOW A "RIGHT OF WAY TO HWY. 58".

NARRATIVE: THIS SURVEY WAS PERFORMED AT THE REQUEST OF DON COLTON FOR LOCATING THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2001-083388 LCDR.

THE CURRENT PARCEL IS IN THE NORTHERN PART OF THE MILTON RIGGS DLC# 57 SURVEYED IN 1855. IN 1869, CSF# 210 CREATED A PARCEL IN THE NE PART OF THE DLC. MONUMENTS WERE SET ON THE WEST LINE OF CSF# 210 AT (B) & (H).

LANDS IN THE NW OF THE DLC WERE DEEDED TO MR. KEENEY, THEN TO MR. ELLIS IN 1907, AND THEN TO MRS. VANOSDEL IN JUNE 1908 RECORDED IN BOOK 74 PAGE 624 LCDR. MRS. VANOSDEL HAD HER PROPERTY PARTITIONED ON CSF# 2154A; PART OF THAT BOUNDARY RAN FROM A 10" OAK AT (A) TO THE WEST LINE OF CSF# 210 AT (G) AND THEN ALONG THE WEST LINE OF CSF# 210, 17.15 CHAINS TO THE SW CORNER AT (H). THE SOUTHERN PARCEL WAS DEEDED TO MR. J. MILLER IN 1908, IN BOOK 76 PAGE 538 LCDR, AND THEN DEEDED TO GEORGE & LENA WASKE IN 1924 IN BOOK 140 (NOT 180) PAGE 8 LCDR.

THE REMAINDER OF MRS. VANOSDEL LAND NORTH OF THE PARTITION BOUNDARY WAS DEEDED IN 1909 TO MR. EAKIN IN BOOK 76 PAGE 596 LCDR. THE TITLE TO THESE LANDS TRANSFERRED TO MR. HILL AND THEN TO MR. BELL TO MR. A. MILLER AND THEN TO MR. LOWRY ET AL. IN 1933 IN BOOK 176 PAGE 410 LCDR. MR. LOWRY SURVEYED HIS LAND ON CSF# 6081 IN 1933 AND NOTED THE DISTANCE FROM (G) TO (B) AS 1137.67', CONFLICTING WITH THE ORIGINAL DEED CALL OF 17.62 CHAINS (1162.92').

IN 1950 LOWRY SOLD OFF A PARCEL, CONTAINING THE CURRENT PARCEL, TO COZINE IN BOOK 409 PAGE 546 LCDR WHICH DESCRIBED THE EAST BOUNDARY AS ALONG THE WESTERLY LINE OF CSF# 210 TO THE NE CORNER OF THE DEED TO GEORGE & LENA WASKE.

WM. THOMSON SET AN IRON PIPE AT THE OAK AT (A) IN 1952 ON CSF# 8877. RALPH FOLLETT RESURVEYED THE ENTIRE WEST BOUNDARY OF CSF# 210 ON CSF# 21732, IN 1968 AND RECORDS THE DISTANCE AS 2295.6'. STEVE WOODS SURVEYED THE SAME LINE IN 2002 ON CSF# 37476, AND MEASURED IT AS 2294.93'.

THE CONTROLLING CORNERS WERE: THE OAK AT (A) AND THE CORNERS OF THE WEST LINE OF CSF# 210 AT (B) & (H). HOLDING THE NW CORNER OF CSF# 210, I SET THE CORNER AT (E) AT THE DEED DISTANCE. HOLDING THE SW CORNER OF CSF# 210, I SET THE NE CORNER OF THE WASKE DEED AT (G) USING 17.15 CHAINS AS CALLED FOR IN THE DEED. I USED THE POINT AT (G) AND THE FOUND OAK AT (A) TO DETERMINE THE SOUTH BOUNDARY OF THE CURRENT PARCEL. THE WEST BOUNDARY IS THE EXISTING SLOUGH CENTERLINE, REFERENCED WITH MONUMENTS AT (D). THE NORTH BOUNDARY RUNS FROM (E) ON THE RECORD BEARING TO THE CENTERLINE OF THE SLOUGH. THE WEST LINE OF CSF# 210 DEFINES THE EAST BOUNDARY OF THE CURRENT PARCEL.

THE BASIS OF BEARING FOR THIS SURVEY IS CSF# 37476. THE INSTRUMENT USED WAS A LEICA T1610 AND DI-1000 IN A TRAVERSE THROUGH ALL CONTROLLING CORNERS WITH A CLOSURE OF BETTER THAN 1:165,299. ALL MEASUREMENTS AGREE WITH RECORD OR DEED BEARING AND DISTANCE UNLESS NOTED.

THE CONFLICTED AREA CONTAINS TWO STRUCTURES AND MOBILE HOMES. DON COLTON HAS BEEN ADVISED TO RESOLVE THIS CONFLICTED AREA.

(A) 30" OAK

CORNER INFORMATION:

- (A) FOUND 30" OAK CALLED FOR IN CSF# 2154A. FOUND 3/4" IRON PIPE AND CAP, SET IN CSF# 8877, LEANING OUT ON WEST SIDE 1.7' ABOVE GROUND.
- (B) NW CORNER OF CSF# 210 AS FOUND IN CSF# 21732, FOUND 3/4" IRON ROD AND 40" FIR SOUTH 22.6'. REBUILT COLLAR OF STONE.
- (C) NE CORNER OF MILTON RIGGS DLC# 57 AS PER LANE COUNTY SURVEYORS CORNER REPORT INDEX NO. 2723.
- (D) SET 5/8" REBAR WITH RED CAP MARKED: "ROWE LS2519" WITH COLLAR OF STONE, AS A REFERENCE POINT TO THE CENTERLINE OF THE SLOUGH.
- (E) SET 5/8" REBAR WITH RED CAP MARKED: "ROWE LS2519" WITH COLLAR OF STONE.
- (F) FOUND 3/4" IRON PIPE SET IN CSF# 21732. ALSO FOUND 1" CRIMPED TOP IRON PIPE S37°18'19"E 236.87' {S37°10'E 237.0'}.
- (G) SET 5/8" REBAR WITH RED CAP MARKED: "ROWE LS2519" WITH COLLAR OF STONE.
- (H) SW CORNER OF CSF# 210 AS SET IN CSF# 2154A, FOUND 3/4" IRON PIPE. ALSO FOUND 5/8" IRON ROD SET IN CSF# 37476 BEARS N7°54'W 55.22', 1" IRON PIPE BEARS N15°19'E 36.82' UNKNOWN ORIGIN, AND 3/4" IRON ROD BEARS N25°1'E 34.03' UNKNOWN ORIGIN.

LEGEND	
	FOUND CORNER MONUMENT
	SET CORNER MONUMENT
	DEED CORNER MONUMENT
	CALCULATED CENTERLINE OF SLOUGH
[]	RECORD AS PER CSF# 37476
()	RECORD AS PER CSF# 6081
{ }	RECORD AS PER CSF# 21732
(())	RECORD AS PER CSF# 210
<< >>	RECORD AS PER DEED VOL. 76 PG. 596 LCDR
< >	RECORD AS PER DEED VOL. 76 PG. 538 LCDR
CSF	COUNTY SURVEY FILE
LCDR	LANE COUNTY DEEDS RECORDS

SURVEYORS CERTIFICATION:
I, DONN ROWE, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 25, 1891
DONN ROWE
2519

RENEWAL DATE: 12-31-2014
DOWN ROWE LLC (541) 953-7778
90946 SUNDERMAN ROAD
SPRINGFIELD, OREGON 97478