

Detail S.W. Corner D.L.C. No. 40

Scale - 1 in. = 20 ft.

Ronald A. Brandt, RS 841
966 S.E. N Street
Grants Pass, Oregon 97456

SURVEY FOR:

Charles L. Larson
8160 Rogue River Hwy.
Grants Pass, Oregon

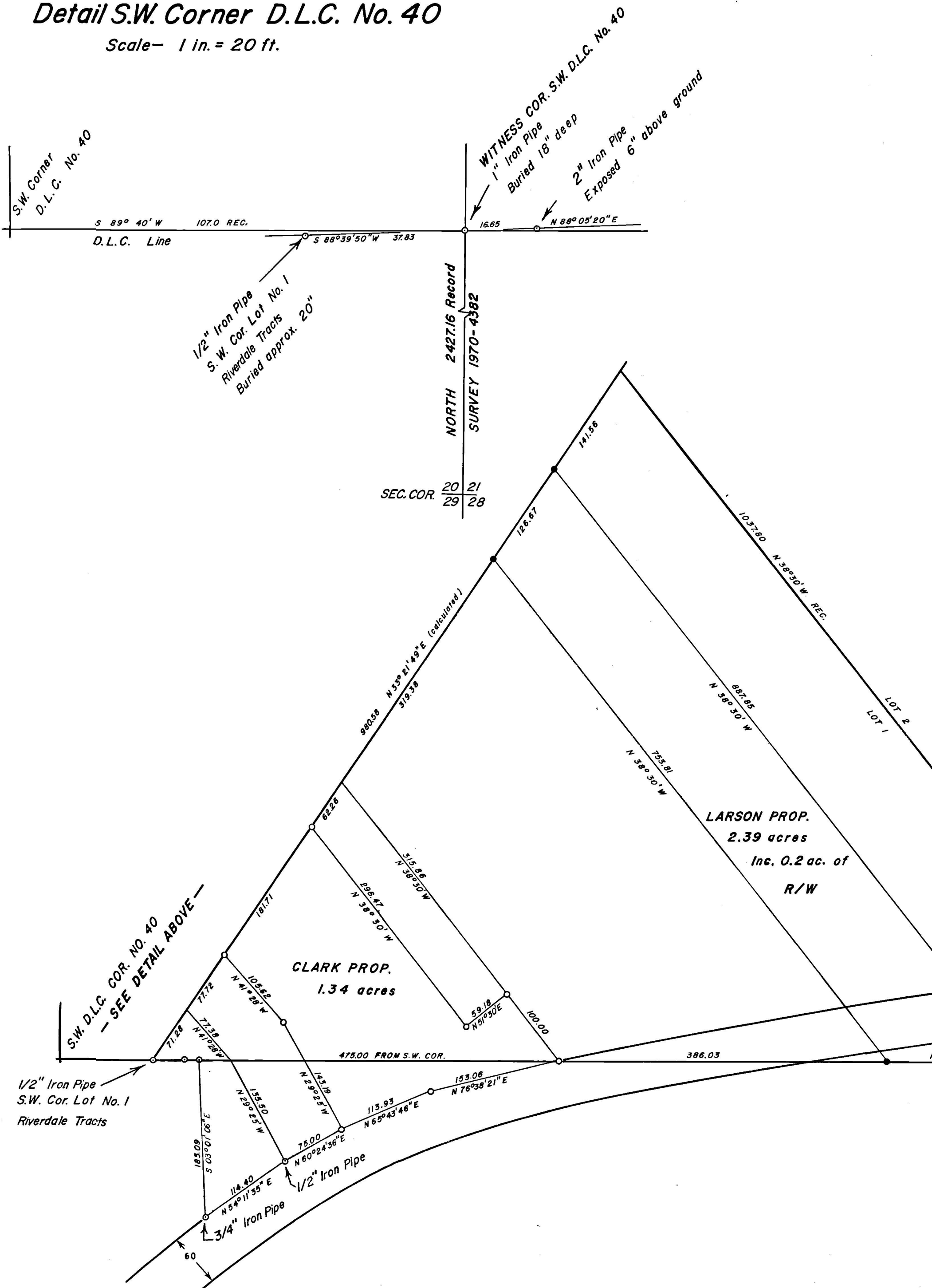
Ronald B. Clark
8060 Rogue River Hy.
Grants Pass, Oregon

LOCATION:

Sections 20-21 and Riverdale Tracts in
T. 36 S., R. 4 W., W. M.

DATE: Nov.- Dec. 1970

BASIS OF BEARING: Record of
South Line D.L.C. No. 40



LEGEND:

Scale - 1 in. = 100 ft.

Monuments Found - ○

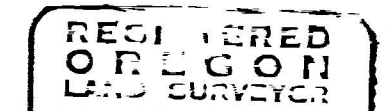
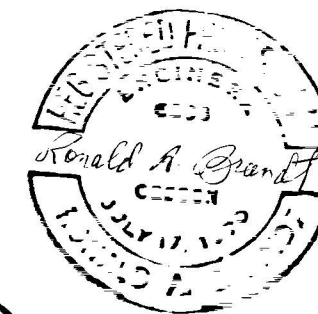
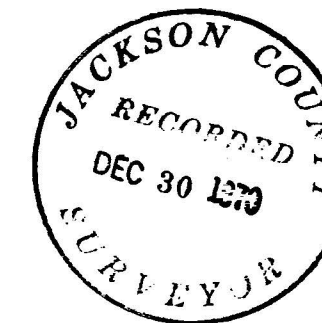
Monuments Set - ○

3/4 in. X 32 in. Iron Rod

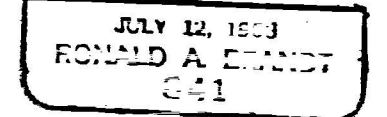
1 in. X 40 in. Iron Rod

NOTE - Gross error in plat of Riverdale Tracts Lot 1 surveyed 1911
NW. bdry. N 38° 16' E requires Brg. N 33° 21' 49" E using other two sides of original plat
Calculated Brg. parallels river along the bank
New acreage 11.14 compared to 11.13 acres

(U.S. 99 - old Pacific Hwy.) ROGUE RIVER HWY.



Ronald A. Brandt



1 1/2" Iron Pipe
S.S.E. D.L.C. No. 40

(continuation of NARRATIVE, Ronald A. Brandt)

(CORNERS SET)

(II. on the Larson Property)

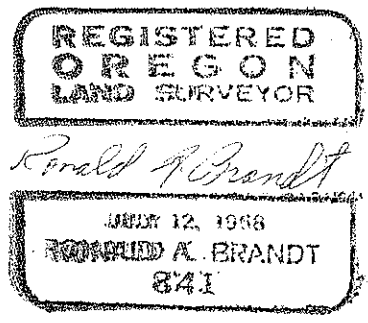
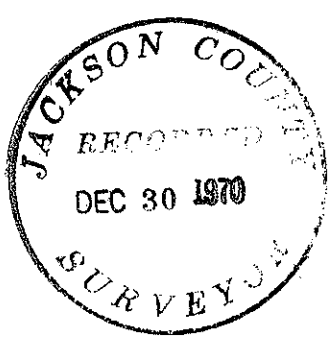
- a. two rods set on the North line Lot 1 and
- b. one rod set on the D.L.C. line 324.20 ft., S 89°40' W from the S.E. Cor. Lot 1 and being in the center of a private drive on the South side of the Rogue River Hwy.;

SUMMARY OF TRANSIT WORK:

- I. open traverse from the S.S.E. Cor. D.L.C. 40 to the Witness Corner for the S.W. Cor. of D.L.C. 40;
- II. a random closed traverse for the Clark Property;
- III. a random closed traverse for the Larson Property;
- IV. corner setting using random hubs after the necessary calculations.

METHOD OF DETERMINING AREA:

Double-meridional Distance (D.M.D.)



(continuation of NARRATIVE, Ronald A. Brandt)

(CORNERS FOUND)

6. a $\frac{1}{2}$ " I.P., S $88^{\circ}39'50''$ W, 37.83 ft. from Cor. 5 above- the measured distance on the D.L.C. line being 2015.13 ft. from the S.S.E. Cor. D. L. C. 40 and accepted by me in this survey as an early set monument for the S.W. Corner Lot 1, Riverdale Tracts since the same distance on survey 1 above is recorded as 2015.3 ft;
7. a $\frac{3}{4}$ " I.P., S $03^{\circ}01'06''$ W, 185.09 ft. from cor. 4 above and accepted by me as monumenting the point referred to in Deed Records, Jackson County, Vol. 340, page 302 as being 16.0 ft. East of South line D.L.C. 40 point of intersection with the section line of Sections 20-21 and thence S $03^{\circ}32'$ E, 185.0 ft.;
8. a $\frac{1}{2}$ " I.P. found to be N $54^{\circ}11'35''$ E, 114.4 ft. from corner 7 just mentioned and accepted by me as monumenting the corresponding point of said deed records.

NOTE: corners 7 & 8 above correspond with Inst. No. 66-10905, Jackson County Deed Records and the Clark Property description to locate a point 475.0 ft. East on the D.L.C. line from the S.W. Cor. Lot 1, Riverdale Tracts, said point also referred to in Deed Records Vol. 461, page 445 and Vol. 461, page 442; for this reason I have accepted pipes 7 & 8 as monumenting the tract described in Volume 340, page 302, also recognizing that local occupants accept the monuments.

RIVERDALE SURVEY, 1911 (no. 1 above):

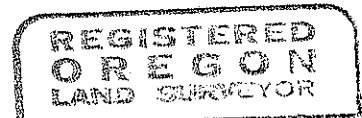
a gross error in the survey plat lists the bearing for the North line of Lot 1 as N $38^{\circ}16'$ E unacceptable by me for three reasons-

- 1) the traverse does not close using the listed bearing of the original plat;
- 2) the plat is drawn to a bearing of approx. N 34° E using a drafting machine;
- 3) the bearing listed pulls away from the river bank as one goes to the N.E.;

therefore, using the bearings and distances of the remaining two sides as listed originally (N $38^{\circ}30'$ W, 1037.80 ft. and N $89^{\circ}40'$ E, 1185.40 ft.) and calculating the bearing of the third side the result was a bearing of N $33^{\circ}21'49''$ E; this calculated bearing parallels the south riverbank; deeds in Lot 1 all go to the North line of Lot 1 and some list it's bearing as N $38^{\circ}16'$ E and some as N $34^{\circ}04'$ E; naturally with the new bearing, listed distances in the deeds won't be the same as those given on my survey plat.

CORNERS SET:

- I. on the Clark Property- eight corners monumented using $\frac{3}{4}$ "X 32" Iron Rod, driven flush:
 - a. two rods set approx. on the Rogue River Hwy.R/W 30 ft. from the present centerline;
 - b. one rod set on the D.L.C. line 475.0 ft. East from the S.W. Cor. Lot 1;
 - c. two rods set on the North line of Lot 1;
 - d. three rods set to define the remaining turning points of the property description.
- II. on the Larson Property- one, large sedimentary rock (triangular $48"$ x $40"$ x $52"$ on top and 22" thick) with a chiseled x-mark deep on top near the center of the east end and located 171.1 ft. S $89^{\circ}40'$ W from the S.E. Corner of Lot 1, Riverdale Tracts, monumenting the S.E. Larson corner; the remaining three corners marked with 1"x 40" Iron Rods;



Ronald A. Brandt
 JULY 12, 1958
 RONALD A. BRANDT
 841

December 21, 1970

Ronald A. Brandt
R.S. 841
P.E. 6803

NARRATIVE of SURVEY

in $W\frac{1}{2}$, Section 21 and $NE\frac{1}{4}$, $SE\frac{1}{4}$, Section 20, T36S, R4W, W.M., specifically, two parcels in Lot 1, Riverdale Tracts located in Donation Land Claim No. 40, T36S, R4W, W.M.

Survey for:

(1) Ronald B. Clark
8060 Rogue River Hwy.
Grants Pass, Oregon

(2) Charles L. Larson
8160 Rogue River Hwy.
Grants Pass, Oregon

PURPOSE: to establish property corners for the two above owners monumenting corners properly;

METHOD: survey based on existing monuments on the south line D.L.C. No. 40 from the S.W. Corner to the S. S.E. Corner of said Claim; basis of bearing was the bearing of record from the S.S.E. Cor. D.L.C. No. 40 to the Witness Cor. of the S.W. D.L.C. No. 40 Corner, T36S, R4W, W.M.;

EQUIPMENT: the work was conducted with a Gurley Transit and a 200 ft. steel chain; angles were measured to 30 seconds and distances measured to nearest $1/100$ th ft.;

RESULTS: one open traverse from the S.S.E. Cor. D.L.C. No. 40 to the Witness Cor. for the S.W. Cor. D. L. C. 40 was run and two closed traverses were run (1) on the Clark Property the error-of-closure was $1/10,768$ and (2) on the Larson Property the error-of-closure was $1/6215$; eight corners were monumented on parcel 1 and four on parcel 2;

INDIVIDUALS AND DATES: this survey was begun October 25, 1970 and completed December 12, 1970; witnesses were Ronald Clark, Charles Larson, Harry Ogborn, Max Jones, Ray Wilson, Dick Taylor, Jerri Reambeault, Bob Ring, Joe Larson, Lindy C. Brandt;

REFERENCES: the following surveys-

- 1) Riverdale Tract Plat, surveyed 1911, by C.F. Rhodes;
- 2) Carl J. Tope survey, by C.Z. Boyden, 1951-394;
- 3) Survey in Tract No. 3, Riverdale, by Tom R. Pearce, 1950-271;
- 4) Carl J. Tope survey, by Mark Boyden, 1960-1506;
- 5) Ben Gerber survey, by Mark Boyden, 1960-1561;
- 6) Consolidated Pipeline Co. survey, by Frederick E. Warner, 1970-4382;
- 7) Harry Ogborn survey, by Mark Boyden, Sept. 21, 1970;

CORNERS FOUND:

1. the S.S.E. Cor. D.L.C. No. 40- found $1\frac{1}{2}$ " Iron Pipe referred to in surveys 2, 3, 4 & 5 above;
2. going westerly on the D.L.C. line three consecutive $3/4$ " I.P.'s found as noted in surveys 2 & 4 above;
3. the S.E. Corner Lot 1, Riverdale Tracts- found a $3/4$ " I.P. inside a short (approx.) 5" I.P. identified by its' distance from the S.S.E. Cor. D.L.C. 40, said distance of record in surveys 1 & 2 above;
4. the 2" I.P. noted as being $N 88^{\circ}05'20'' E, 16.65$ ft. from the S.W. D.L.C. 40 Witness Corner- found to be exposed 6 inches and bent N.E.ly from its' intended position on the D.L.C. line;
5. the Witness Corner to the S.W. D.L.C. No. 40- found a 1" I.P. buried 18 inches deep set by C.Z. Boyden and recognized by Mark Boyden in survey 7 above as still being valid and referred to by Frederick Warner in survey 6 above as being on the Section Line of Sec. 20-21, T36S, R4W, W.M.;

