



REFERENCE MATERIAL

Plat of Ronde Valley Addition
Plat of Sterling's Addition
Survey Number 25-66
Survey Number 71-70
Survey Number 93-79
Survey Number 15-83
Survey Number 006-2003
Survey Number 002-2014

DEED REFERENCES

Book 93, Page 137
Book 123, Page 171
Book 142, Page 676
Book 153, Page 612
Microfilm Number 38520
Microfilm Number 42880
Microfilm Number 50678
Microfilm Number 98173
Microfilm Number 90725
Microfilm Number 90745
Microfilm Number 98173
Microfilm Number 105700
Microfilm Number 153007
Microfilm Number 153008
Microfilm Number 20213410
Microfilm Number 20142713

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

LEGEND

Found monument as described, marked as per Union County Monumentation Records	{ }	Record measurement as per Survey Number 25-66
Found 5/8" iron pin, set by Survey Number 71-70	[]	Record measurement as per Survey Number 002-2014
Found brass screw and washer reference, set by Survey Number 002-2014	()	Record measurement as per Plat of Ronde Valley Addition
Set 5/8"x30" iron pin, set by Plat of Ronde Valley Addition	~ ~	Record measurement as per deed
Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER	SNF	Searched for, not found
Centerline	NSF	Not searched for
Fenceline		
Easement Line		
Sanitary Sewer Line		
Manhole		
Concrete structure		

NARRATIVE

This survey was done at the request of Lenny Weber, owner of the land within. Mr. Weber wanted to monument the exteriors of his property and the location of the sewer easements that transect his property. The property is a lot within Ronde Valley Addition, with the West portion adjusted to the adjoining property owner by MF 50678. The exteriors of Ronde Valley Addition was surveyed by James Voelz in Survey 25-66. The Plat of Ronde Valley Addition was joined in 1968. There is a lack of remaining monumentation within this portion of the subdivision. Coupled with the fact that the plat is sparse with regards to bearings and curve elements, I find it necessary to retrace pertinent surveys to place the exteriors of Ronde Valley Addition.

The South line of Ronde Valley Addition is defined by the North line of a deed to the County Club, recorded as Book 93, page 137. This held a point 66.5 feet North of the NE1/16th corner and a point 48.5 feet North of the Center-North 1/16th corner. The sectional subdivision corners were established in Survey 002-2014 by Rick Robinson using a retracement of Survey 25-66 and I hold these monuments as found. I can find no remaining evidence of the nails set by Survey 25-66 North of the NE1/16th corner, and place the position of the nail that falls 66.5 feet North as per the Robinson survey.

Having established the South line of the subdivision, I find a 5/8" iron rod, set at the SE corner of Lot 6, Block 4, approximately 2 feet South of this line. It should be noted that the legal description within Book 123, Page 171 as well as the distance shown Survey 25-66 note the West line of the tract to be 110 feet long. The plat of Ronde Valley Addition shows the distance as 112.75 feet. Due to this discrepancy in record distances matching very well with the actual discrepancy between the North line of Book 93, Page 137 I presume this monument to be set by Ronde Valley Addition, and hold the pin as being a pin set by Ronde Valley Addition but hold the position for Easting only. I place the Northeast corner of Lot 6, Block 4 by distance intersection from the pin at the SE corner of Lot 6 and the Northwest corner pin, using distances as per Ronde Valley Addition. Placement as such is harmonious with lines of possession. I hold the intersection point of the West line of Lot 6 and the North line of Book 93, Page 137 as the true SE corner of Lot 6.

At the Southwest corner of Ronde Valley Addition, the SW corner is the same point as the Southeast corner of Book 153, Page 612. This deed is a strip of land 10 feet wide, the SW corner which is described as being 750.95 feet from the center of section line. In Survey 25-66, Voelz notes the distance as being 750.05 feet. As the attempt is to place the original corner of Ronde Valley Addition, I opt to use a proportionate position to place this corner, based on the 1966 Voelz survey, rather than holding the record deed distance. I run an additional 10 feet to place the SW corner of Ronde Valley Addition.

To place the West line, I drive a line from the position of the SW corner of Book 153, Page 612 to a pin at the Southeast corner of Lot 4, Block 12 of Sterling's Addition, possibly set by Survey 71-70. The distance between these points, excepting out the 90 foot of Book 153, page 612, fits the dimension of Ronde Valley Addition well. It should be noted that other retracement surveys have noted this pin at the SE corner of Lot 4 to be North of the true position. This survey makes no claim about the relationship of this pin to lines within Sterling's Addition. But as this pin was set by James Voelz in the same era that Ronde Valley Addition was done, I find it most prudent to utilize the pin position, and not a calculated position of Sterling's Addition, to place lines within Ronde Valley Addition. The found pin at the NW corner of Lot 4, Block 4 of Ronde Valley Addition is in a relatively harmonious position in relationship to this line. I place the Northwest corner of Lot 5 at proportionate position. Along the South line, I place the SE corner of Lot 5 at proportionate position.

To place the North corner of Lot 5, I hold the distance from the PT curve pin on the East line of Lot 4, and the distance from the angle point on the North line of Lot 5. I find that this position fits relatively well with the record chord distance from the East end of the curve. The original plat is sparse with regards to curve elements, and I find a computed radius based on the chord and the arc length would be 54.94. As I find that using this dimension for a radius in this curve would be grossly discordant with the record angle along the North line of Lot 5, I reject using this as a method to place the curve.

The West line was adjusted by a deed recorded in 50678. This is a mates and bounds deed, of which the intent is to convey a strip of land 15 feet in width along the 90 foot portion of the West side of Lot 5 and 25 foot strip off the 19.81 foot section of Lot 5. I offset the 90 foot line 15 feet and extend this to the North boundary to place the West line of the Weber ownership.

The fenceline along the North side is off as shown. There is a carport that falls over the East line of the property. This falls within the bounds of a lawn and garden easement granted by MF 153008. The Northwest corner falls on top of a large concrete structure for the sewer lift station. I witness these pins as shown. I find no other unusual conditions with this survey.