

# NARRATIVE

THIS SURVEY WAS PERFORMED TO CORRECT THE PLACEMENT OF BLOCKS A & B AS SHOWN ON GRANT COUNTY MAP OF SURVEY NO. 1050. THIS CORRECTION ALSO AFFECTS THE LOCATION OF A PORTION OF THE RIGHT OF WAY AS SHOWN ON GRANT COUNTY MAP OF SURVEY NO. 1466.

IN FEBRUARY OF 2003, I WAS CONTACTED BY A SURVEYOR PERFORMING A SURVEY IN BLOCK C OF THE DAYVILLE TOWNSITE. HE FELT THAT THE PLACEMENT OF C-E 1/16 OF SECTION 1, SAID CORNER BEING THE NW CORNER OF THE DAYVILLE TOWNSITE, AS MONUMENTED ON M.D.S. 1050, CAUSES AN APPARENT SOUTH EASTERLY SHIFT IN THE TOWNSITE WHEN COMPARED TO THE LINES OF OCCUPANCY. HE STATED THAT ACCORDING TO COORDINATES AS SHOWN ON ODOT DRG. NO. 88-34-7 FOR THE C-E 1/16, E 1/4 AND SE 1/4 CORNERS OF SECTION 1, SHOWN AS "I.P. FOUND" ON THAT MAP, WOULD PLACE THE TOWNSITE CLOSER TO THE LINES OF OCCUPANCY. EXISTING FENCE LINES ARE FIELD TIED AND COMPARED TO THE POSITION OF THE TOWNSITE AS BASED ON THE ODOT COORDINATES. THE POSITION OF THE NW CORNER OF THE TOWNSITE IS FOUND TO BE N42°34'04"W, 340 FT. FROM THE MONUMENT SET ON M.D.S. 1050. THE POSITION OF THE NW CORNER OF THE TOWNSITE AS BASED ON THE ODOT COORDINATES IS FOUND TO CONFORM WITH THE LINES OF OCCUPANCY IN THE DAYVILLE TOWNSITE AND PREVIOUSLY SET MONUMENTS ARE CORRECTED AS OUTLINED BELOW.

AS STATED ABOVE, COORDINATES ARE SHOWN ON ODOT DRG. NO. 88-34-7 FOR THE C-E 1/16, E 1/4 AND SE 1/4 CORNERS OF SECTION 1, SHOWN AS "I.P. FOUND" ON THAT MAP. IN ORDER TO LOCATE THE POSITION OF THE COORDINATE AT THE C-E 1/16, THESE COORDINATES ARE TRANSLATED AND ROTATED TO THIS SURVEY BASED ON THE EAST LINE OF SECTION 1 BETWEEN THE SE CORNER AND THE E 1/4 CORNER.

FROM THE ABOVE SAID POSITION OF THE C-E 1/16 THE NW CORNER OF THE NE 1/4 OF THE SE 1/4, THE TOWN PLAT IS THEN POSITIONED BASED ON MICHAEL SPEARS 1910 SURVEY AS RECORDED IN BOOK 1, PAGE 37 OF THE SURVEY RECORDS. SPEARS' NOTES READ AS FOLLOWS: (???) BELOW DENOTE NON-LEGIBLE TEXT IN THE NOTES:)

UPON INVESTIGATION & ??? I FIND THE ORIGINAL SURVEY WAS MADE BY CASPARY WHO WAS COUNTY SURVEYOR. THE NW COR. OF NE 1/4 OF SE 1/4 OF SECT. 1, T13 R26 AS SET BY CASPARY IS IN ITS ORIGINAL POSITION AS ATTESTED BY H.L. MUNJAR & STATEMENTS OF OTHER PARTIES. IT IS A ROCK MARKED 1/16 AND ITS LOCATION TO THE STREET ARE SHOWN ON A PLAT WHICH I HAVE FILED IN CO. CLERKS OFFICE. I FIND ALSO THAT A POST WAS SET WHERE THE ORIGINAL STAKE WAS DRIVEN AT SW COR LOT 9, BLK D. THESE TWO CORNERS AND THE GENERAL LINES OF STREETS ARE ALL THAT REMAIN OF THE ORIGINAL MEASUREMENTS. I FIND BY MUNJAR'S TESTIMONY THAT THE STAKES ON WEST SIDE OF FRANKLIN AVE. WERE PULLED UP AFTER THE PLAT WAS RECORDED & SET BACK 6 FT. TO MAKE ROOM FOR SIDEWALK BY MUTUAL AGREEMENT (NO RECORD). I WAS INFORMED BY MR. FRANKLIN WHO OWNED THE LAND & WHO HAD THE TOWN LAID THAT THE BACK LINE OF FRANKLIN AVE. WAS NOT STAKED OUT. I BEGAN SURVEY AT MRS. GLOVERS NW CORNER THE SW CORNER OF LOT 9, BLK D BY MEASURING 66 FT. AT RIGHT ANGLES TO THE LINE OF THE STREET FENCE ON WEST SIDE OF AVENUE (AS IT IS STRAIGHTER THAN THE EAST SIDE) ACROSS FRANKLIN AVENUE & SET A WAGON SPOKE FOR THE NE CORNER LOT 5 BLK B. SETTING THE TRANSIT OVER THIS STAKE & SET A STAKE AT EQUAL DISTANCES FROM THE FENCE AT NORTH END & SOUTH END OF STREET & MOVE THEM UNTIL BY REVOLVING TELESCOPE I FIND THEM IN LINE WITH TRANSIT. I THEN BEGIN & MEASURE BOTH WAYS & SET STAKES AS SHOWN ON PLAT LETTING THE SHORTAGE FALL TO THE NORTH & THESE MEASUREMENTS SEEM TO BE CONSISTENT WITH THE OLD LINES AS SHOWN BY HOUSES & LINES BETWEEN LOTS WHICH HAVE BEEN ACQUIRED IN CONSISTENTLY. I THEN MEASURED AT RIGHT ANGLE FROM THE SE CORNER OF LOT 6 BLK B 200 FT. & SET A STAKE FOR SW CORNER OF TOWN. SETTING A FLAG HERE I PROCEEDED TO NW COR. OF TOWN SET TRANSIT & DIRECTING IT TO FLAG AT SW COR. OF TOWN. SET A MON. ON LINE OF TELESCOPE. AT POINT WHERE A LINE FROM NW COR LOT 9 RAN THROUGH NE COR LOT 5 BLK A WOULD INTERSECT TELESCOPE LINE, THE SAME BEING THE NW COR LOT 9, BLK A. I MEASURE BOTH WAYS AS CALLED FOR IN THE ORIGINAL PLAT & SET STAKES AS INDICATED ON PLAT IN CLERKS OFFICE.

ERROR EXISTS IN ORIGINAL SURVEY AS FOLLOWS:  
FROM THE NW COR. OF TOWN TO WEST SIDE OF FRANKLIN AVE IN ORIGINAL SURVEY 223 FT. TRUE DIST 190.8 FT.  
FROM THE NW COR. OF TOWN TO BASE OF TRIANGLE IN ORIGINAL SURVEY 100 FT. TRUE DIST 79.32 FT.  
FROM THE BASE OF TRIANGLE TO NW COR LOT 12 BLK A IN ORIGINAL SURVEY 133 FT. TRUE DIST 107.85 FT.  
FROM THE BASE OF TRIANGLE TO APEX OF TRIANGLE IN ORIGINAL SURVEY 200 FT. TRUE DIST 173.5 FT.  
ALL LOTS RETAIN ORIGINAL WIDTH.  
A CLERICAL ERROR EXISTS ON ORIGINAL RECORD IN REGARD TO THE NW CORNER OF DAYVILLE. IT IS DESCRIBED AS IF IT WERE THE CENTER OF SE 1/4 SEC. 1. SHOULD BE NW CORNER OF NE 1/4 OF SE 1/4 SEC. 1 T13 R26 WM

??? PROMPTLY SETTLED  
SURVEY MADE FEB 28, 1910  
MICHAEL SPEARS COUNTY SURVEYOR

FROM THE C-E 1/16 POSITION USING SPEARS' RECORD OF 190.8 FT. ALONG THE E-W CENTER OF SECTION 1 LINE, THE NE CORNER OF BLOCK A IS POSITIONED.

THE WEST LINE OF FRANKLIN AVE. IS THEN POSITIONED ALONG THE LONG STANDING FENCE LINES.

FROM THE NE CORNER OF BLOCK A, S26°23'19"E ALONG THE WEST LINE OF FRANKLIN AVE., 374.53 FT, THE NE CORNER OF LOT 5, BLOCK A IS POSITIONED.

THENCE S26°23'19"E ALONG THE WEST LINE OF FRANKLIN AVE., 573.36 FT, THE SE CORNER OF LOT 6, BLOCK B IS POSITIONED.

A LINE IS RUN FROM THE SAID SE CORNER OF LOT 6, PERPENDICULAR TO FRANKLIN AVE, S63°36'41"W, 200 FT., FOR A TEMPORARY POSITION OF THE SW CORNER OF BLOCK B.

THEN AN INTERSECTION IS FOUND ON THE LINE FROM THE C-E 1/16 TO THE APPROX. SW OF BLOCK B (THE WEST LINE OF THE TOWNSITE) WITH A LINE RUN PERPENDICULAR FROM THE SAID NE CORNER OF LOT 5, BLOCK A, S63°36'41"W, 184.82' TO THE NW CORNER OF LOT 9, BLOCK A.

FROM THE SAID NW CORNER OF LOT 9, RECORD DISTANCES TO THE LOT CORNERS ARE MEASURED NORTHERLY ALONG THE WEST LINE OF THE TOWNSITE, WITH THE ERROR PLACED AT THE NORTH END OF THIS LINE.

THEN FROM THE SAID NW CORNER OF LOT 9, RECORD IS MEASURED SOUTHERLY ALONG THE SAID WEST LINE OF THE TOWNSITE TO THE SW CORNER OF BLOCK B. THIS RESULTS IN THE POSITION OF THE SW CORNER OF BLOCK B BEING RECORD DISTANCE ALONG THE WEST LINE OF THE TOWNSITE AND 200 FT. FROM THE SE CORNER OF LOT 6, BLOCK B.

BLOCKS C AND D ARE THEN POSITIONED BY FIRST DETERMINING THE POSITION OF NW CORNER OF LOT 8, BLOCK D, SAID POINT BEING N63°36'41" (PERPENDICULAR TO FRANKLIN AVE.), 66.00 FT. FROM THE ABOVE SAID NE CORNER OF LOT 5, BLOCK A. THE EAST LINE OF FRANKLIN IS RUN PARALLEL TO THE WEST LINE OF FRANKLIN AND LOT CORNERS ARE THE POSITIONED ALONG THE SAID EAST LINE AT RECORD FROM THE SAID NW CORNER OF LOT 8, BLOCK D, WITH THE ERROR PLACED AT THE NORTH END OF BLOCK D.

THE BLOCK CORNERS ARE MONUMENTED AS SHOWN HEREIN.

THE RESULTING POSITION OF THE DAYVILLE TOWNSITE THEN DEFINES THE CENTERLINE POSITION OF FRANKLIN AVE. AT THE NORTH END OF THE TOWNSITE, THE RIGHT OF WAY IS NOT DEPICTED ON THE ABOVE SAID ODOT DRAWINGS. AN 80 FT. RIGHT OF WAY IS INDICATED ON ODOT 48-25-11, TERMINATING AT ENGINEER'S P.I. STATION 196+14.0. THE DEED AS RECORDED IN BOOK 71, PAGE 148 DESCRIBES THE EASTERLY RIGHT OF WAY LINE COMMENCING AT THE EAST-VEST CENTER OF SECTION 1 LINE AND RUNNING NORTHERLY ALONG THE RIGHT OF WAY AND AROUND THE "E.L. KNOX COMPANY LOT", SHOWN AS "PROPERTY A" HEREIN. THE DEED AS RECORDED IN BOOK 88, PAGE 133, GIVES A DIRECT TIE TO THE NW CORNER OF THE SAID "E.L. KNOX COMPANY LOT" BEING 40 FT. AND AT RIGHT ANGLES TO ENGINEER'S CENTERLINE STATION 192+85.0. BY PLACING THE RIGHT OF WAY AS DESCRIBED IN BOOK 71, PAGE 148 AND ROTATED TO FIT THIS SURVEY (RECORD N29°13'W TO N30°22'32"W), AND PLACING THE NW CORNER OF THE E.L. KNOX LOT 40 FT. FROM CENTERLINE STATION 192+85.00, THE EASTERLY RIGHT OF WAY CONFORMS TO THE EXISTING FENCE LINES. THE PREVIOUS CENTERLINE ALIGNMENT FROM MAP OF SURVEY 1466 IS ADJUSTED, AS SHOWN ON THIS SURVEY, TO NEARLY CONFORM WITH THE EASTERLY RIGHT WAY LINE FROM BOOK 71, PAGE 148. THE RECORD RADIUS CURVE IS HELD AT P.I. STATION 196+20.44 AND THE CURVE AT P.I. STATION 198+66.02 IS FIT BETWEEN THE PREVIOUS CURVE AND THE TANGENT OF FRANKLIN AVE. AS INDICATED BY DEED RECORD, BOOK 88, PAGE 113, THE RIGHT OF WAY AT STATION 192+85.0 IS 40 FT. ON THE EAST SIDE. AS INDICATED IN DEED RECORD BOOK 71, PAGE 148, A 10 FT. JOG TOWARD CENTERLINE FALLS AT STATION 196+09.78. THE PREVIOUS CENTERLINE ALIGNMENT, AS ADJUSTED, IS OFFSET TO REFLECT THE SAID 40 FT. AND 30 FT. RIGHT OF WAY AS SHOWN.

THE WESTERLY RIGHT OF WAY AT THE NORTH END OF THE TOWNSITE IS DETERMINED BY LOCATING THE RECORD BOUNDARY AS DESCRIBED IN DEED INSTRUMENT 4981492, SHOWN HEREIN AS "PROPERTY B". FROM THE ABOVE SAID C-E 1/16 OF SECTION 1, DESCRIBED IN THE DEED INSTRUMENT AS THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4, THE RECORD BOUNDARY IS ROTATED TO FIT THIS SURVEY (RECORD EAST TO N88°43'05"E ON THE E-W CENTER OF SECTION 1 LINE) AND THE EASTERLY LINE OF THAT DESCRIPTION IS FOUND TO CONFORM TO THE EXISTING FENCE LINES ALONG FRANKLIN AVE. THE RECORD EASTERLY LINE IS THE PROJECTED SOUTHERLY TO INTERSECT THE E-W CENTER OF SECTION 1 LINE AND NORTHERLY TO A POINT 40 FT. PERPENDICULAR TO THE ABOVE SAID ENGINEER'S CENTERLINE STATION 196+14.0.

IN ORDER TO BEST FIT THE RECORD HIGHWAY CURVE AT THE SOUTH END OF THE TOWNSITE AS SHOWN ON ODOT DRG. NO. 88-34-7, THE P.I. POINT IS FOUND ON THE SAID CENTERLINE OF FRANKLIN AVE AT A POINT 778.00 FT. (THE RECORD TANGENT DIST.) FROM THE FOUND ODOT MONUMENTS AT ENGINEER'S STATION 220+47.50. THIS P.I. POSITION PROVIDES THE BEST RECORD CURVE LENGTH TO FIT THE SAID ODOT MONUMENTS. THE RIGHT OF WAY IS THEN POSITIONED AS SHOWN HEREIN BASED ON ODOT DRG. NO. 88-34-7.

AT THE EXISTING MONUMENT FOR THE NW CORNER OF THE TOWNSITE, THE ALUMINUM CAP IS CUT OFF OF THE PIPE AND BURIED ALONGSIDE THE PIPE. REFER TO THE CERTIFIED RECORD OF LAND CORNER MONUMENTATION FOR THIS CORNER. ALL OTHER RECOVERED MONUMENTS ARE DRIVEN BELOW THE GROUND SURFACE AND NEW PINS ARE SET AS SHOWN HEREIN.

NOTE: RIGHT OF WAY BEFORE T.S. STA. 282+92.93 REMAINS AS PER MAP OF SURVEY NO. 1466.

MONUMENT SET THIS SURVEY FOR THE C-E 1/16 SECTION 1  
MONUMENT FROM M.D.S. 1050 CAP HAS BEEN CUT OFF AND PLACED NORTH ALONGSIDE THE PIPE.

SW 1/4 SECTION 1

## REFERENCES

TOWN PLATS  
TOWN PLAT OF DAYVILLE (Caspary 1893)  
RESURVEY OF DAYVILLE (Spears 1910)

MAPS OF SURVEY  
1050  
1466

GRANT COUNTY DEED RECORDS  
BOOK 70, PAGE 575  
BOOK 71, PAGE 148  
BOOK 88, PAGE 133  
BOOK 94, PAGE 123  
INST. NO. 932434  
INST. NO. 932435  
INST. NO. 981492

ODOT STRIP MAPS  
DRG. NO. 48-25-11  
DRG. NO. 88-34-7

## LEGEND

- (Bearing/Dist) RECORD BEARING AND DISTANCE FROM SPEARS RE-PLAT OF DAYVILLE.
- \*(Bearing/Dist)\* BEARING/DIST. CALCULATED BASED ON D.D.T. COORDINATES (SEE NARRATIVE)
- FOUND MONUMENT OF RECORD.

SEE SHEETS 2 AND 3 FOR MONUMENTS SET THIS SURVEY.

SE 1/4 SECTION 1

Scale: 1"=100'

BASIS OF BEARING: THE DESIGN TANGENT BETWEEN TS STA. 289+48.02 AND TS STA 291+95.98 AS SHOWN ON GRANT COUNTY MAP OF SURVEY NO. 1466

SURVEY FOR THE CORRECTION OF GRANT COUNTY MAPS OF SURVEY NO.s 1050 & 1466 LOCATED IN THE NE 1/4 AND THE SE 1/4 OF SECTION 1, T.13S., R.26E., W.M. IN THE CITY OF DAYVILLE, GRANT COUNTY, OR.  
SURVEY COMPLETED IN JULY, 2004

Ferguson Surveying  
Engineering

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REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 18, 1968  
DOUGLAS M. FERGUSON  
848  
RENEWAL DATE: 01/01/2008

Found Brass capped monument set in concrete, stamped OREGON STATE HIGHWAY DIVISION, STA. 220+47.50

Found Brass capped monument set in concrete, stamped OREGON STATE HIGHWAY DIVISION, STA. 220+47.50

GRANT COUNTY MAP OF SURVEY #1658  
SHEET 1 OF 3