

January 10, 1969

FIELD NOTES:

Work Order #4032--Survey for Sherman Bell in the Southeast one-quarter of Section 35, Township 3 North, Range 10 East, Willamette Meridian, Hood River County, Oregon.

CREW: Verl R. Fraley, Registered Oregon Land Surveyor #183
Robert Ulrich, Chainman

DATES PERFORMED: December 18 & 23, 1968 and January 9, 1969.

WEATHER: Rain, wind & cold. Temperature 36°±.

REFERENCE: 18" x 24" Tenneson Engineering Corporation Map #4032.

On December 13, 1968, our firm was retained by Sherman Bell to establish the North, South and West lines of his property which is adjoining Avalon Way in the Southeast one-quarter of Section 35.

Before starting the field work, an investigation was made in our office and also in the County Surveyor's office for records of previous surveys in the vicinity. In our office we found a map and field notes by Tenneson Engineers dated 1953. This was a survey performed for Mr. Baldwin and Sherman Bell in which all ownerships from Avalon Way to Belmont and from Avalon Way West to the North-South center section line are shown. This survey indicated a discrepancy between the deed call distance from the South one-quarter corner of Section 35 North to the centerline of Avalon Way. (By survey was 1,248.0' and by deed was 1,230.9').

A plat of the area was made by John Leland Henderson, dated May 7, 1908, scale 2 chains = 1 inch. This map was found in the County Surveyor's office.

The survey was started by relocating the centerline of the North-South Avalon Way from numerous iron pipes and an axle on the East line. This company had previously established Avalon Way in a plat survey for Mr. Fredericks. At the point of intersection of the centerline of Avalon Way with the South line of the Jenkins D.L.C., a Southwest angle of 91°37'30" was turned by sighting to a railroad spike at 22nd Street which point has been long recognized as being on the South line of the Jenkins D.L.C.

From the point of intersection of the South line of the Jenkins D.L.C. with the centerline of Avalon, we chained 668.25' South and set a nail. About 16' opposite to the West, we found an iron pipe which had been set by County Surveyors in 1964. The distance of 668.25' coincides with I. R. Peterson deed as filed in Book 38, Page 595. We then extended the centerline of Avalon South 264' and set a nail. Opposite and 18.15 feet West, we found an iron pipe which was set in 1964 by County Surveyors. From this point we ran the North line of the Sherman Bell land, parallel with the South line of the Jenkins D.L.C. At a distance of 745.8 feet and iron rod was set for the Northwest corner. The West line of the Bell land was run parallel with the

centerline of Avalon). The South extremity of the Bell West line was established by measuring 232.32 feet Easterly along the centerline of Avalon from the 2 inch iron pipe at the intersection of said centerline with the North-South one-quarter line of Section 35. The distance of 232.32 feet was determined from the Henderson map previously referred to. From the South extremity point, the West line was run parallel to North-South Avalon to an intersection with the Bell North line. Then the distance along the North line was measured.

An iron pipe was found at the Northeast corner of a 70' x 105' tract as described in Book 58, Page 412, Hood River Records of Deeds. The East-West Avalon Way was established by chaining South 120 feet from this iron pipe, setting a nail and by sighting to the found 2 inch iron pipe on the North-South one-quarter line of Section 35. The North line of the 105 foot long lots was run parallel to this centerline.

There is quite a discrepancy in the tract originally deeded to Williams, Book 45, Page 457, in which the deed calls for 75 feet wide. From our survey this tract should be about 102 feet wide and the tract to the North should be 64 feet wide instead of 54.45 feet. These widths were determined from apparent property lines, defined by a hedge and a board fence.

Our survey indicates an 8.25 foot strip along the South line of the Baldwin tracts and Weir tract. Possibly quit claim deeds could be used to take care of the excess land.

Deed bearings were used on this survey.

Monuments found and set on this survey are shown on the attached map, W.O. #4032, which by reference is made a part of these notes.

REGISTERED
OREGON
LAND SURVEYOR

Verl R. Fraley

Verl R. Fraley, Oregon Land Surveyor #183

SEPT. 6, 1948
VERL R. FRALEY
183

CHECKED AND APPROVED:

TENNESON ENGINEERING CORPORATION

Donald J. Rohde

Donald J. Rohde, Secretary

FILED

APR 29 1969

Casper Van Elsberg
COUNTY SURVEYOR

By _____
DEPUTY

March 20, 1969

FIELD NOTES (Revised)

W.O. #4032: Survey for Sherman Bell in the Southeast one-quarter of Section 35, Township 3 North, Range 10 East, Willamette Meridian, Hood River County, Oregon.

Crew: Ver1 R. Fraley, Registered Oregon Land Surveyor #183
Robert Ulrich, Chainman

Dates Performed: Revised March 13, 1969

Weather: Fair, approximately 50°

Reference: Revised 18" x 24" Tenneson Engineering Corporation Map #4032

The purpose of these notes is to supersede field notes and a map #4032 which were filed with the Hood River County Surveyor on approximately January 10, 1969. On the first survey it was believed that the railroad spike at West 22nd Street to be on the South line of the Jenkins D.L.C., due to its location on the South edge of the pavement. But we found otherwise when we produced the line West and found it to be on the centerline of Belmont. At a point 126 feet West of the centerline of Belmont (where it turns South at a point 857 feet more or less West of Hanby Nursing Home) and 48 feet South of the centerline of East-West Belmont, we found an iron pipe which is the Southwest corner of the Jenkins D.L.C. A map prepared by John Henderson shows this corner to be 47 feet South of the said centerline. Original measure gave the distance between the Southeast and Southwest corners of the Jenkins D.L.C. as 35.00 chains, or 2,310 feet. Our measure was 2,317 feet. After properly locating the D.L.C. line, we found the difference in bearing to be 1° 11' 20".

An error was made in the interpretation of the I. R. Peterson deed. The current deed gives a North-South distance of 40.5 rods or 668.25 feet. This distance should be 660 feet as determined from the following deeds: originally the tract was owned by O. L. Stranahan. In a deed Stranahan to H. W. Chapman, recorded in Book L-206, Deed Records of Hood River County, a strip of land 8 rods wide off of a tract 40 rods long was conveyed. So the original tract was only 40 rods or 660 feet long and not 668.25 as stated in the latest deed. This extra 8.25 feet came from a deed A. K. Stranahan to J. R. Lawrence in which a distance of 32.5 rods was used, recorded in Book M, Page 599, Deed Records of Hood River, County.

We corrected the North line of the Sherman Bell tract, making this line parallel with the true South line of the Jenkins D.L.C. Also the Bell West line was corrected to conform with the Glass East line.

Bearings are true, calculated from Oregon coordinate system, North zone grid.

Monuments found and set on this survey are shown on the attached revised map W.O. #4032 which by reference is made a part of these notes.

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3N-10-35

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Carla Van Elsland
COUNTY SURVEYOR

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