

NARRATIVE

to accompany Map of Survey
in Blocks 3 & 4, New Bridge Townsite Addition
to New Bridge, Oregon

Survey performed by Hanley Engineering for Marvin Burgraff, landowner, to establish certain property corners in Blocks 3 and 4, New Bridge Townsite Addition, New Bridge, Oregon.

PROCEDURE:

A thorough search was made for existing monumentation of which none was found. Therefore, survey ties were made to fence lines and corners which have been perpetuated through the years to indicate ownership. Analysis of these ties resulted in choosing the fence corner at the northeast corner of lot 12, Block 1 and the southeast corner of lot 11, Block 4 as the basis of monumentation. These lot corners are platted as being 460 feet apart with the survey ties indicating 460.73 feet. The bearing between the two was held for alignment and the fence corner at the southeast corner of lot 11, Block 4 held for a true corner. From this definition, the street intersections along Main Street were re-established with 5/8" x 30" rebars driven 1 inch below the roadway surface. Next, the property corners in Block 3 and Block 4 were established with 5/8" x 30" rebars as shown on the accompanying plat.

DISCUSSION:

The monumentation in Block 4 conforms very closely to existing fences considering that the alley apparently was not vacated prior to fence construction.

The monumentation in Block 3 required an interpretation of the intent of the deeds previously recorded as the record distances do not conform to the platted geometry of the block. This interpretation was based on the following:

First, using the platted distance of 46.5 feet for the north line of lot 1, Block 2 and the platted distance of 187 feet for the south line of lot 3, Block 3, the north line of lot 1, Block 3 is 145.68 feet with the deed record distance of 142 feet.

Next, the proportioned distance for the north line of lot 2, Block 3 is calculated at 159.45 feet. The west 40 feet of this lot was deeded out leaving 119.45 feet on the north boundary whereas the deed record called for a distance of 117 feet. Further, in writing deeds for parcels in lots 2 and 3, the divergence of the east and west lines from being parallel was ignored.

Therefore, it was decided for the purposes of this survey that the intent of record was to transfer property from west to east and let the distances be what they may on the east boundary. The particular parcel of concern in the southeast corner of lot 2 was monumented at 140 feet east of the west line and may not be the actual property line depending on resolution of the wording in the deeds.