

BLUE RIVER RETRACEMENT BOUNDARY SURVEY

FOR
LANE COUNTY OREGON
NW 1/4 SEC. 28, T 16 S, R 4 E W.M.
BLUE RIVER, LANE COUNTY, OREGON
NOVEMBER 10, 2023

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. 46123

FILING DATE 22 Nov 2023

C

REFERENCES

1. BLUE RIVER CITY BOOK 2, PAGE 36 LANE COUNTY OREGON PLAT RECORDS
2. SPARKS' ADDITION TO BLUE RIVER CITY BOOK 3, PAGE 37 LANE COUNTY OREGON PLAT RECORDS
3. C.S.F. NO. 34343 GULE 1997
4. C.S.F. NO. 35657 ROBERTS 1999
5. C.S.F. NO. 44128 OAKES 2017
6. C.S.F. NO. 45008 OAKES 2020
7. C.S.F. NO. 20083 RANDALL 1976
8. C.S.F. NO. 40252 WOODS 2007
9. C.S.F. NO. 45863 ROWE 2022
10. C.S.F. NO. 36698 CHRISTENSEN 2000
11. O.D.O.T. DRAWING 9B-5-9 DATED 1968 (rev.2002)
12. LANE COUNTY ROAD NO. 990 MASTER ROAD FILE
13. C.S.F. NO. 12140 VAALER 1961
14. C.S.F. NO. 20739 R.L. BROWN 1977
15. C.S.F. NO. 45637 ROWE 2022
33. WARRANTY DEED RECORDED AUGUST 31, 2005 RECP. NO. 2005-068795 LANE COUNTY OREGON DEEDS AND RECORDS

ROAD VACATIONS

- △ VACATION ORDER RECORDED APRIL 4, 1962 RECEPTION NO. 65644 LANE COUNTY OREGON DEEDS AND RECORDS
- ▽ VACATION ORDER RECORDED IN COMMISSIONER'S JOURNAL NO. 87, PAGE 542 LANE COUNTY OREGON DEEDS AND RECORDS
- ◇ VACATION ORDER RECORDED AUGUST 4, 1955 RECEPTION NO. 65577 LANE COUNTY OREGON DEEDS AND RECORDS

SEE

PAGE 4

PAGE 2

LEGEND

- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- FOUND 3.5" F.H.A. BRASS DISC IN CONCRETE CYLINDER
- FOUND 1.5" ALUMINUM CAP STAMPED "O.S.H.D. R/W."
- FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "ROWE LS 2519"
- FOUND MAG. NAIL WITH BRASS WASHER STAMPED "ROWE LS 2519"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC."
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "GULE PLS 472"
- FOUND 1.5" BRASS DISK IN CONCRETE CYLINDER STAMPED "LS 2603"
- FOUND 5/8" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "FNF"
- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 2105"
- SET 2.5" MAG NAIL WITH A STAINLESS STEEL WASHER STAMPED "LS 2105"
- COMPUTED POINT. NO MONUMENT FOUND OR SET.
- () * DATA OF RECORD WITH AN ENDNOTE CORRESPONDING TO A REFERENCE NUMBER SHOWN HEREON. MEASURED DIMENSIONS EQUAL RECORD DIMENSIONS UNLESS OTHERWISE SHOWN.
- N.T.S. DIMENSION SHOWN NOT TO SCALE
- DENOTES LINE NOT TO SCALE
- *— FENCE LINE
- FD. FOUND

FD. MONUMENT TABLE

- | | |
|---|-----------------------------------------------------------------------------|
| A | FD. MONUMENT AS NOTED N 19°07'21" E 0.53' (N.T.S.) |
| B | FD. MONUMENT AS NOTED S 32°05'23" E 0.13' (N.T.S.) |
| C | FD. MONUMENT AS NOTED S 70°42'17" E 0.14' (N.T.S.) |
| D | FD. MONUMENT AS NOTED S 7°10'12" E 0.09' (N.T.S.) |
| E | FD. MONUMENT AS NOTED S 32°06'40" E 0.11' (N.T.S.) |
| F | FD. MONUMENT AS NOTED S 32°01'09" E 0.18' (N.T.S.) |
| G | FD. MONUMENT AS NOTED S 89°54'32" E 0.29' (N.T.S.) |
| H | FD. MONUMENT AS NOTED N 57°55'18" E 0.09' (N.T.S.) |
| J | FD. 5/8" REBAR IN CONCRETE CYLINDER (DISTURBED) N 9°07'26" W 0.38' (N.T.S.) |
| K | FD. 1/2" IRON PIPE N 32°04'42" W 0.10' (N.T.S.) |
| L | FD. MONUMENT AS NOTED N 58°47'53" E 0.39' (N.T.S.) |
| T | FD. MONUMENT AS NOTED S 47°44'35" W 1.36' (N.T.S.) |
| U | FD. MONUMENT AS NOTED N 27°09'05" W 0.05' (N.T.S.) |

C.R. NO. 990
CL. CURVE DATA
(8° C.R.)^{1/2}
(Δ = 56°23')^{1/2}

CL. COUNTY
RD. NO. 990

PAGE 3

CL CURVE DATA

(4° C.L.)¹¹
(I_a = 49°43')¹¹
(I_b = 916.75')¹¹
(500' Spirals)¹¹
(S = 10')¹¹
(α = 0.8)¹¹

AVERY LAND SURVEYING LLC

1140 Willagillespie Rd. Suite 43 Eugene, Oregon 97401
(541) 556-7526 • jon@averylandsurveying.com
Job No. 4920 • Dwg.4920SURV1.GXD • 10-2023

ASSESSOR'S MAP NO. 16-45-28-20
SEE PAGE 5 FOR INDIVIDUAL TAX LOTS

PLOTTER: CANON iPF605
INK: CANON ipf102mbk
MEDIA: "PIXELLE" RIJB24-36

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jonathan A. Oakes
OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105

EXPIRES: DECEMBER 31, 2024

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- C.S.F. NO. 11804 W.A. EIMSTAD 1961
- C.S.F. NO. 14596 BRITTON 1966
- WARRANTY DEED RECORDED JUNE 16, 1992 RECEP. NO. 9232696 LANE COUNTY OREGON DEEDS AND RECORDS
- WARRANTY DEED RECORDED FEBRUARY 3, 1992 RECEP. NO. 9206333 LANE COUNTY OREGON DEEDS AND RECORDS
- WARRANTY DEED RECORDED AUGUST 31, 2005 RECEP. NO. 2005-068795 LANE COUNTY OREGON DEEDS AND RECORDS
- PERSONAL REPRESENTATIVES DEED RECORDED DECEMBER 27, 2005 RECEP. NO. 2005-102180 LANE COUNTY OREGON DEEDS AND RECORDS
- WARRANTY DEED RECORDED MARCH 21, 2014 RECEP. NO. 2014-009778 LANE COUNTY OREGON DEEDS AND RECORDS

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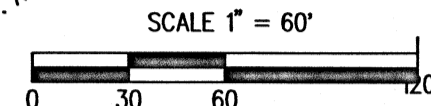
C

FD. MONUMENT TABLE

- | | |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| D FD. MONUMENT AS NOTED
S 7°10'12" E 0.09' (N.T.S.) | R FD. MAG NAIL
S 76°17'27" E 0.23' (N.T.S.)
NOT OF RECORD |
| E FD. MONUMENT AS NOTED
S 32°06'40" E 0.11' (N.T.S.) | S FD. P.K. NAIL
N 46°11'01" E 0.07' (N.T.S.) |
| F FD. MONUMENT AS NOTED
S 32°01'09" E 0.18' (N.T.S.) | U FD. R/R SPIKE
N 57°55'18" E 0.09' (N.T.S.) |
| G FD. MONUMENT AS NOTED
S 89°54'32" W 0.29' (N.T.S.) | V FD. 1/2" REBAR
S 17°16'44" E 0.20' (N.T.S.) |
| H FD. MONUMENT AS NOTED
N 57°55'18" E 0.09' (N.T.S.) | W FD. 1/2" REBAR 9" BELOW
A.C. SURFACE (BENT)
S 15°21'05" E 0.23' (N.T.S.) |
| J FD. 5/8" REBAR IN CONCRETE CYLINDER
(DISTURBED) N 9°07'26" W 0.38' (N.T.S.) | X FD. MONUMENT AS NOTED
S 32°04'00" E 10.05'
(S 32°04'00" E 10.00') ¹⁸ |
| K FD. 1/2" IRON PIPE
N 32°04'42" E 0.10' (N.T.S.) | |
| L FD. MONUMENT AS NOTED
N 58°47'53" E 0.39' (N.T.S.) | |
| M FD. MONUMENT AS NOTED
N 32°07'43" W 0.07' (N.T.S.) | |
| N FD. 1/2" IRON PIPE 12" BELOW
GRAVEL SURFACE (HELD) | |
| P FD. 1/2" IRON PIPE
N 25°13'09" E 0.34' (N.T.S.)
NOT OF RECORD | |
| Q FD. 5/8" REBAR
S 32°04'00" E 0.27' (N.T.S.)
NOT OF RECORD | |

LEGEND

- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- FOUND 3.5" F.H.A. BRASS DISC IN CONCRETE CYLINDER
- FOUND 1.5" ALUMINUM CAP STAMPED "O.S.H.D. R/W."
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- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 2105"
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- FD. FOUND



SEE

PAGE 4

SEE

PAGE 3

PAGE 1

PAGE 2 OF 7

ADDITIONAL COURSES

SEGMENT	BEARING	DIST.	RAD.	A.L.	DELTA
①	N 57°55'18" E (N 57°56'00" E) ¹⁷	20.00' (20.00') ¹⁷	---	---	TANGENT
②	N 57°55'18" E (N 57°56'00" E) ³¹	19.00' (19.00') ³¹	---	---	TANGENT
③	(S 32°04'00" E) ³¹	(50.00') ³¹	---	---	TANGENT
④	(N 57°56'00" E) ¹⁷	(19.00') ¹⁷	---	---	TANGENT
⑤	(N 32°04'00" W) ¹⁷	(50.00') ¹⁷	---	---	TANGENT
⑥	N 46°12'13" W	20.62'	---	---	TANGENT
⑦	N 46°12'13" W	20.62'	---	---	TANGENT
⑧	(S 32°04'00" E) ³²	(6.00') ³²	---	---	TANGENT
⑨	N 36°30'33" W	50.83' (328.10') ¹²	50.88'	8°53'07"	
⑩	N 48°11'00" W (S 47°53' E) ¹²	25.00'	---	---	TANGENT
⑪	S 57°54'45" W	12.78'	---	---	TANGENT
⑫	N 48°08'48" W	0.42' (328.10') ¹²	0.42'	0°04'25"	
⑬	N 32°07'42" W (N 32°04'00" W) ¹⁸	31.27' (31.14') ¹⁸	---	---	TANGENT

NOTES

- A. CORNER FALLS IN A LOG DECK. NO MONUMENT SET.

ROAD VACATIONS

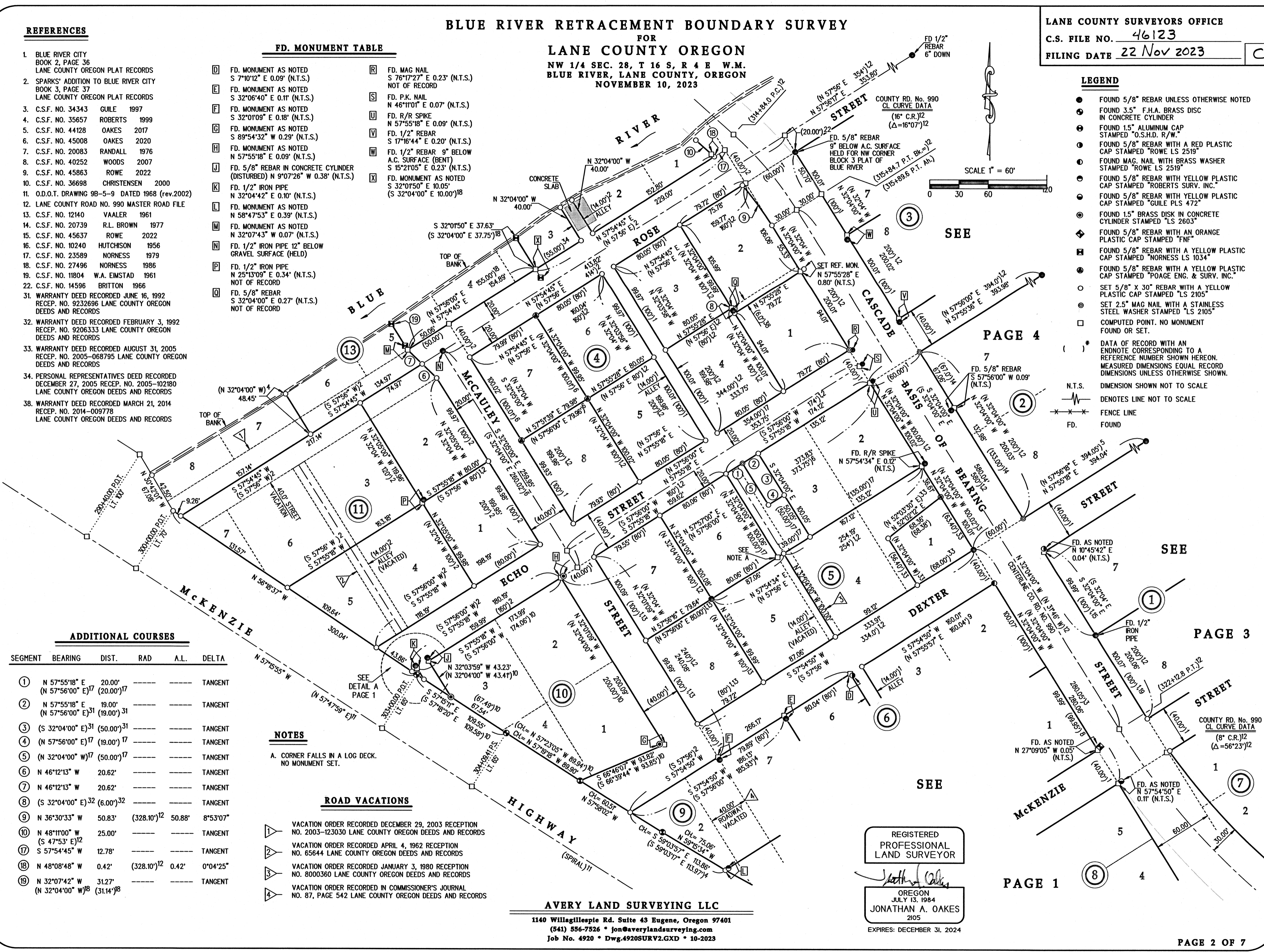
- VACATION ORDER RECORDED DECEMBER 29, 2003 RECEPTION NO. 2003-123030 LANE COUNTY OREGON DEEDS AND RECORDS
- VACATION ORDER RECORDED APRIL 4, 1962 RECEPTION NO. 65644 LANE COUNTY OREGON DEEDS AND RECORDS
- VACATION ORDER RECORDED JANUARY 3, 1980 RECEPTION NO. 8000360 LANE COUNTY OREGON DEEDS AND RECORDS
- VACATION ORDER RECORDED IN COMMISSIONER'S JOURNAL NO. 87, PAGE 542 LANE COUNTY OREGON DEEDS AND RECORDS

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JONATHAN A. OAKES
OREGON JULY 13, 1984
2105
EXPIRES: DECEMBER 31, 2024



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- C.S.F. NO. 408 QUINER 1960 (1976)
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- C.S.F. NO. 45533 W.J. EMSTAD 2021
- C.S.F. NO. 45521 MATTHEWS 2021
- C.S.F. NO. 45678 W.J. EMSTAD 2022
- C.S.F. NO. 13142 W.A. EMSTAD 1963
- WARRANTY DEED RECORDED AUGUST 31, 2005 RECP. NO. 2005-068795 LANE COUNTY OREGON DEEDS AND RECORDS
- WARRANTY DEED RECORDED MARCH 1, 2018 RECP. NO. 2018-009692 LANE COUNTY OREGON DEEDS AND RECORDS

LEGEND

- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- FOUND 3.5" F.H.A. BRASS DISK IN CONCRETE CYLINDER
- FOUND 1.5" ALUMINUM CAP STAMPED "O.S.H.D. R/W."
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- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC."
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LANE COUNTY SURVEYOR"
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LANE CO. REF. MON."
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "EMSTAD LS 1811"
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "L.B. OLSON & ASSOC. PLS 89397"
- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 2105"
- SET 2.5" MAG NAIL WITH A STAINLESS STEEL WASHER STAMPED "LS 2105"
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FD. MONUMENT TABLE

- [A] FD. MONUMENT AS NOTED N 19°01'21" E 0.53' (N.T.S.)
- [B] FD. MONUMENT AS NOTED S 32°05'23" E 0.13' (N.T.S.)
- [C] FD. MONUMENT AS NOTED S 70°42'17" E 0.14' (N.T.S.)
- [Y] FOUND AS NOTED S 57°56'00" W 0.09' (N.T.S.)
- [Z] FOUND AS NOTED N 32°05'37" W 0.06' (N.T.S.)
- [CC] FOUND AS NOTED N 10°45'42" E 0.04' (N.T.S.)
- [OO] FD. 5/8" REBAR (DISTURBED) N 44°06'08" E 0.36' (N.T.S.)
- [RR] FOUND AS NOTED N 32°06'36" W 0.10' (N.T.S.)
- [SS] FD. 5/8" REBAR, NO CAP DISTURBED BY EXCAVATION N 39°23'14" W 0.27' (N.T.S.)
- [TT] FD. 5/8" REBAR, NO CAP DISTURBED BY EXCAVATION N 64°07'48" W 0.10' (N.T.S.)
- [UU] FOUND AS NOTED N 27°09'05" W 0.05' (N.T.S.)

ADDITIONAL COURSES

SEGMENT	BEARING	DIST.	RAD.	A.L.	DELTA
(15)	S 60°50'28" E	146.69'	(746.20') ¹²	146.93'	11°16'55"
(16)	S 88°27'00" E	22.06'	---	---	TANGENT (S 88°09' E) ¹²

C.R. NO. 990
 CL CURVE DATA
 (8° C.R.)¹²
 (Δ=56°23')¹²

COUNTY RD. No. 990
 CL CURVE DATA
 (8° C.R.)¹²
 (Δ=56°23')¹²

CH= S 67°47'04" E 484.34'
 R= 686.20' A.L.= 495.00'
 Δ=41°19'52"

CL CURVE DATA

- (4° C.L.)¹¹
- (T_a = 49°43')¹¹
- (T_s = 916.75')¹¹
- (500' Spirals)¹¹
- (S = 10')¹¹
- (α = 0.8)¹¹

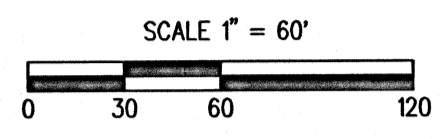
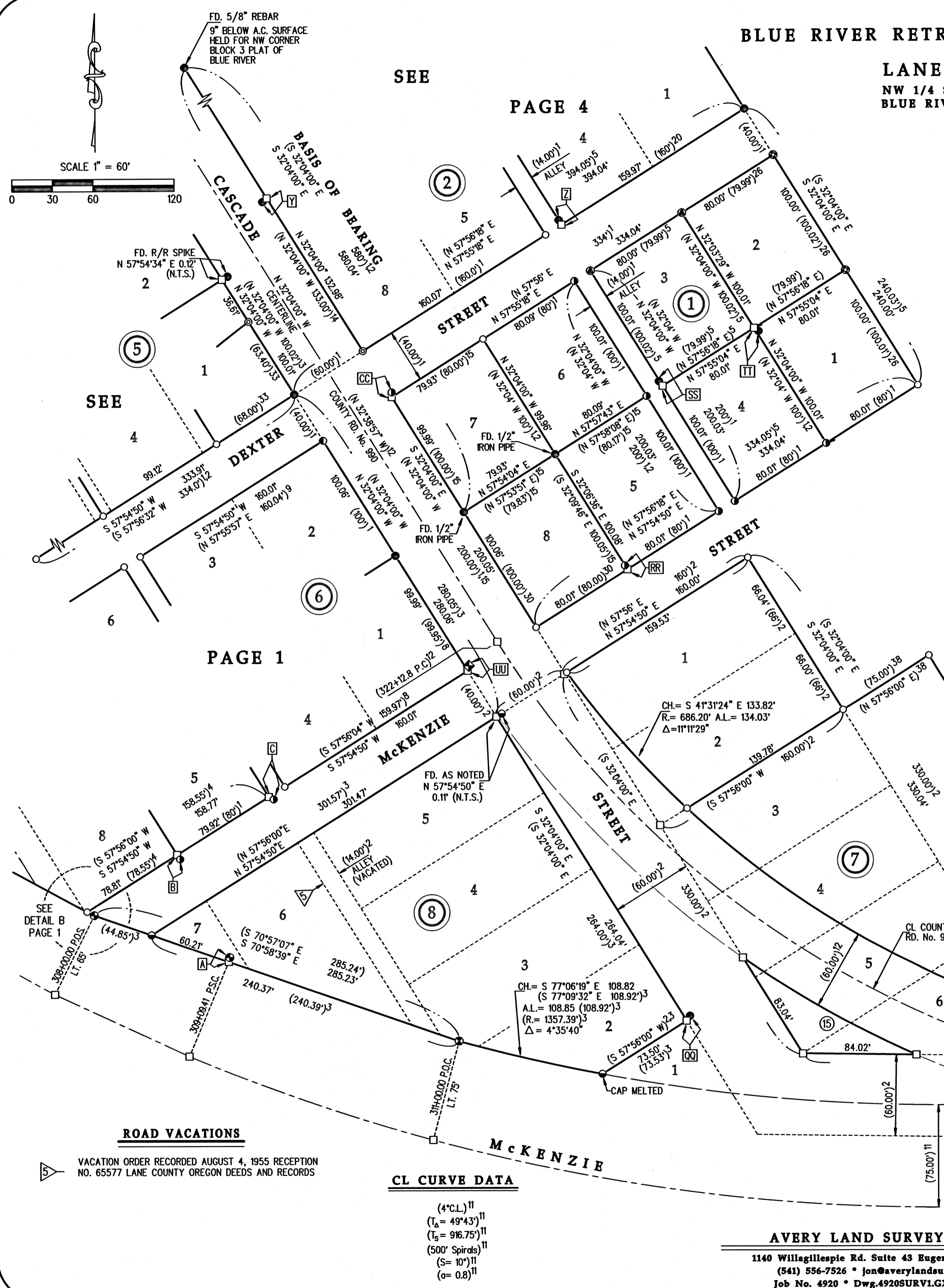
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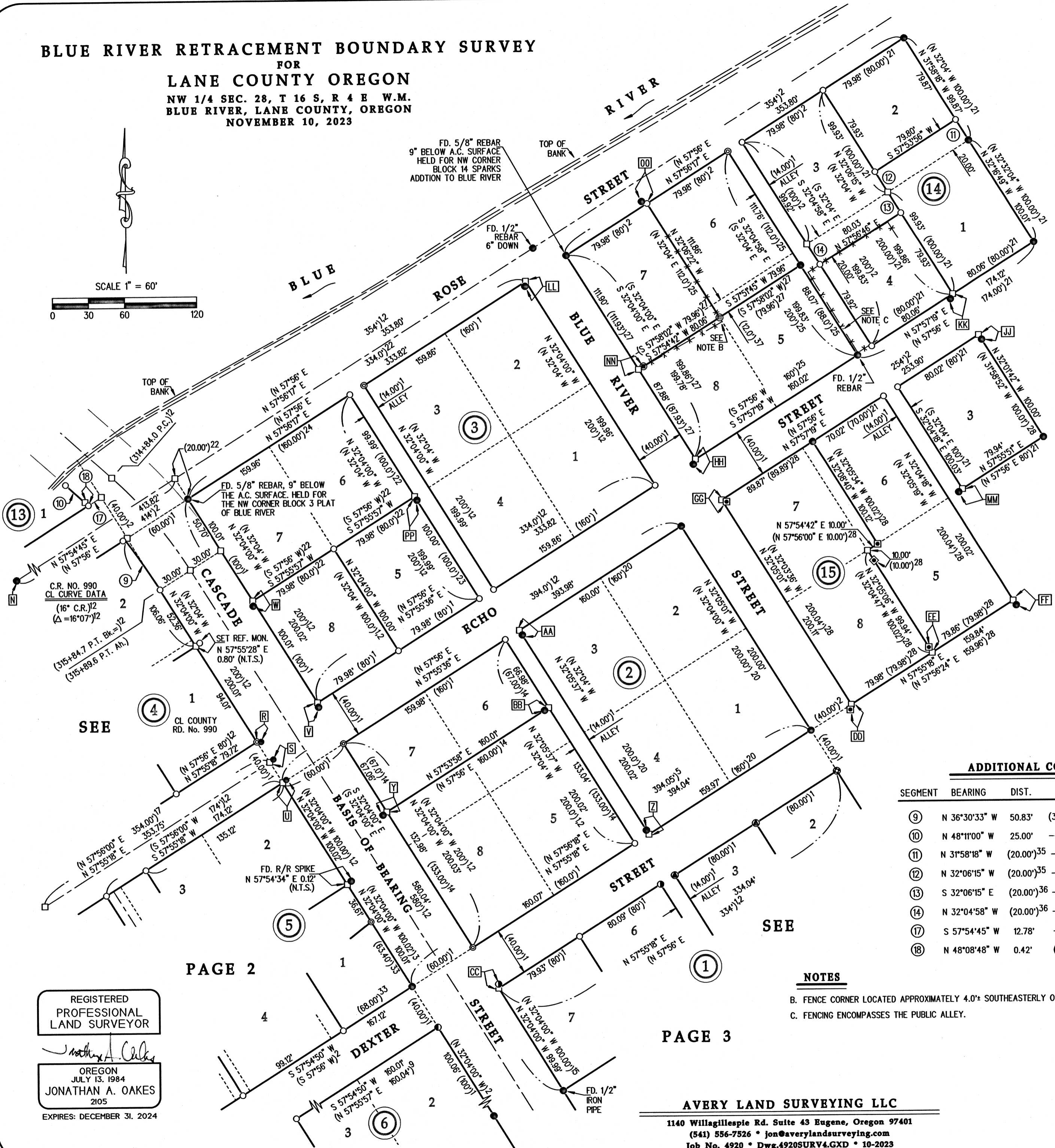
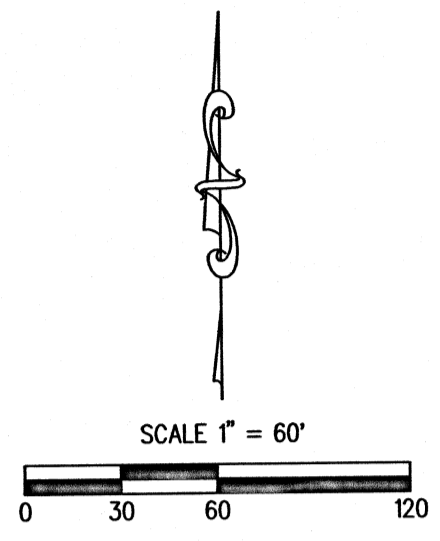
SEE
 PAGE 4

PAGE 1

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VACATION ORDER RECORDED AUGUST 4, 1955 RECEPTION NO. 65577 LANE COUNTY OREGON DEEDS AND RECORDS

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- FOUND 3.5" F.H.A. BRASS DISK IN CONCRETE CYLINDER
- ⊙ FOUND 1.5" ALUMINUM CAP STAMPED "O.S.H.D. R/W."
- ⊙ FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "ROWE LS 2519"
- ⊙ FOUND MAG. NAIL WITH BRASS WASHER STAMPED "ROWE LS 2519"
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC."
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "GUILLE PLS 472"
- ⊙ FOUND 1.5" BRASS DISK IN CONCRETE CYLINDER STAMPED "LS 2603"
- ⊙ FOUND 5/8" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "FN"
- ⊙ FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "NORNESS LS 1034"
- ⊙ FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC."
- ⊙ FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LANE COUNTY SURVEYOR"
- ⊙ FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LANE CO. REF. MON."
- ⊙ FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "EIMSTAD LS 1811"
- ⊙ FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "L.B. OLSON & ASSOC. PLS 89397"
- SET 5/8" x 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 2105"
- ⊙ SET 2.5" MAG NAIL WITH A STAINLESS STEEL WASHER STAMPED "LS 2105"
- COMPUTED POINT. NO MONUMENT FOUND OR SET.
- () * DATA OF RECORD WITH AN ENDNOTE CORRESPONDING TO A REFERENCE NUMBER SHOWN HEREON. MEASURED DIMENSIONS EQUAL RECORD DIMENSIONS UNLESS OTHERWISE SHOWN.
- N.T.S. DIMENSION SHOWN NOT TO SCALE
- DENOTES LINE NOT TO SCALE
- FENCE LINE
- FD. FOUND

ADDITIONAL COURSES

SEGMENT	BEARING	DIST.	RAD.	A.L.	DELTA
9	N 36°30'33" W	50.83'	(328.10) ¹²	50.88'	8°53'07"
10	N 48°11'00" W	25.00'	---	---	TANGENT
11	N 31°58'18" W	(20.00) ³⁵	---	---	TANGENT
12	S 32°06'15" W	(20.00) ³⁵	---	---	TANGENT
13	S 32°06'15" E	(20.00) ³⁶	---	---	TANGENT
14	N 32°04'58" W	(20.00) ³⁶	---	---	TANGENT
17	S 57°54'45" W	12.78'	---	---	TANGENT
18	N 48°08'48" W	0.42'	(328.10) ¹²	0.42'	0°04'25"

FD. MONUMENT TABLE

EE	FOUND AS NOTED N 32°05'06" W 0.08' (N.T.S.)
FF	FOUND AS NOTED N 32°04'18" W 0.08' (N.T.S.)
GG	FOUND AS NOTED S 78°38'43" E 0.07' (N.T.S.)
HH	FOUND 1/2" REBAR S 32°33'16" W 0.12' (N.T.S.) (S 69° W 0.22')
JJ	FOUND AS NOTED S 31°01'42" E 0.09' (N.T.S.)
KK	FOUND AS NOTED S 40°18'49" E 0.52' (N.T.S.) DISPLACED BY ROOT MASS
LL	FOUND AS NOTED S 11°00'44" W 0.10' (N.T.S.)
MM	FOUND AS NOTED S 57°55'51" W 0.04' (N.T.S.)
NN	FOUND AS NOTED N 57°54'42" E 0.07' (N.T.S.)
OO	FD. 1/2" REBAR (DOWN 10") N 56°26'14" E 1.15' (N.T.S.)
PP	FD. 1/2" REBAR S 32°04'00" E 0.34' (N.T.S.)
EE	FOUND AS NOTED N 32°05'06" W 0.08' (N.T.S.)
FF	FOUND AS NOTED N 32°04'18" W 0.08' (N.T.S.)
GG	FOUND AS NOTED S 78°38'43" E 0.07' (N.T.S.)
HH	FOUND 1/2" REBAR S 32°33'16" W 0.12' (N.T.S.) (S 69° W 0.22')
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NN	FOUND AS NOTED N 57°54'42" E 0.07' (N.T.S.)
OO	FD. 1/2" REBAR (DOWN 10") N 56°26'14" E 1.15' (N.T.S.)
PP	FD. 1/2" REBAR S 32°04'00" E 0.34' (N.T.S.)

NOTES

- B. FENCE CORNER LOCATED APPROXIMATELY 4.0' SOUTHEASTERLY OF THE PROPERTY CORNER.
- C. FENCING ENCOMPASSES THE PUBLIC ALLEY.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

JONATHAN A. OAKES
 2105
 EXPIRES: DECEMBER 31, 2024

PAGE 3

AVERY LAND SURVEYING LLC
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 (541) 556-7526 • jon@averylandsurveying.com
 Job No. 4920 • Dwg.4920SURV4.GXD • 10-2023

BLUE RIVER RETRACEMENT BOUNDARY SURVEY
FOR
LANE COUNTY OREGON
 NW 1/4 SEC. 28, T 16 S, R 4 E W.M.
 BLUE RIVER, LANE COUNTY, OREGON
 NOVEMBER 10, 2023

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. 46123

FILING DATE 22 Nov 2023

C

DEED REFERENCES

BLUE RIVER CITY

BLOCK 1:

- TL 6800: WARRANTY DEED RECORDED JUNE 28, 2021
RECEPTION NO. 2021-042360
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6900: WARRANTY DEED RECORDED JUNE 29, 2021
RECEPTION NO. 2021-042807
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 7000: WARRANTY DEED RECORDED FEBRUARY 24, 2003
RECEPTION NO. 2003-016215
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 7100: WARRANTY DEED RECORDED AUGUST 25, 2017
RECEPTION NO. 2017-042255
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 7200: BARGAIN AND SALE DEED RECORDED JUNE 30, 2021
RECEPTION NO. 2021-0432377
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 7201: BARGAIN AND SALE DEED RECORDED JUNE 8, 1988
RECEPTION NO. 8822692
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 7300: WARRANTY DEED RECORDED MAY 22, 1950
BOOK 415, PAGE 333
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 2:

- TL 4800: WARRANTY DEED RECORDED JANUARY 30, 2015
RECEPTION NO. 2015-003876
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4801: WARRANTY DEED RECORDED JUNE 21, 2021
RECEPTION NO. 2021-034526
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 5000: WARRANTY DEED RECORDED APRIL 7, 2009
RECEPTION NO. 2009-017720
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 3:

- TL 2500: WARRANTY DEED RECORDED JULY 12, 2016
RECEPTION NO. 2016-032987
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 2600: BARGAIN AND SALE DEED RECORDED JULY 2, 1974
RECEPTION NO. 7428515
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3600: WARRANTY DEED RECORDED NOVEMBER 1, 2005
RECEPTION NO. 2005-087178
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3601: WARRANTY DEED RECORDED OCTOBER 1, 2010
RECEPTION NO. 2010-049628
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 4:

- TL 2200: WARRANTY DEED RECORDED JULY 29, 2021
RECEPTION NO. 2021-049672
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 2201: WARRANTY DEED RECORDED NOVEMBER 14, 2017
RECEPTION NO. 2017-056289
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 2300: WARRANTY DEED RECORDED AUGUST 29, 2014
RECEPTION NO. 2014-034363
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 2400: WARRANTY DEED RECORDED MARCH 21, 2014
RECEPTION NO. 2014-009778
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3700: WARRANTY DEED RECORDED FEBRUARY 3, 1992
RECEPTION NO. 9206333
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3900: WARRANTY DEED RECORDED JULY 26, 1960
RECEPTION NO. 5588
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4000: WARRANTY DEED RECORDED JANUARY 29, 2010
RECEPTION NO. 2010-004978
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 5:

- TL 4500: BARGAIN AND SALE DEED RECORDED MARCH 5, 2021
RECEPTION NO. 2002-017348
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4600: BARGAIN AND SALE DEED RECORDED MARCH 5, 2002
RECEPTION NO. 2002-017348
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4700: BARGAIN AND SALE DEED RECORDED AUGUST 26, 2011
RECEPTION NO. 2011-038794
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4701: WARRANTY DEED RECORDED APRIL 13, 2012
RECEPTION NO. 2012-017760
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4702: WARRANTY DEED RECORDED JUNE 16, 1992
RECEPTION NO. 9232696
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 5700: WARRANTY DEED RECORDED AUGUST 31, 2005
RECEPTION NO. 2005-068795
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 5800: WARRANTY DEED RECORDED NOVEMBER 22, 2013
RECEPTION NO. 2013-060431
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6000: WARRANTY DEED RECORDED JUNE 28, 2013
RECEPTION NO. 2013-035799
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6100: WARRANTY DEED RECORDED FEBRUARY 11, 2010
RECEPTION NO. 2010-007175
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 6:

- TL 6500: QUITCLAIM DEED RECORDED FEBRUARY 9, 2021
RECEPTION NO. 2021-008993
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6501: WARRANTY DEED RECORDED AUGUST 31, 2017
RECEPTION NO. 2017-043381
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6600: WARRANTY DEED RECORDED AUGUST 6, 2021
RECEPTION NO. 2021-051561
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6700: QUITCLAIM DEED RECORDED MAY 31, 2007
RECEPTION NO. 2007-037007
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 7400: BARGAIN AND SALE DEED RECORDED DECEMBER 27, 2019
RECEPTION NO. 2019-059521
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 7:

- TL 7800: BARGAIN AND SALE DEED RECORDED MAY 25, 1994
RECEPTION NO. 2002-017348
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 7900: WARRANTY DEED RECORDED MARCH 1, 2018
RECEPTION NO. 2018-009692
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 8000: (1970) CIRCUIT COURT CASE NO. 98883.

BLOCK 8:

- TL 7700: BARGAIN AND SALE DEED RECORDED DECEMBER 27, 2019
RECEPTION NO. 2019-059521
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 10:

- TL 4300: WARRANTY DEED DEED RECORDED JUNE 13, 2001
RECEPTION NO. 2001-035869
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4400: WARRANTY DEED RECORDED JUNE 13, 2001
RECEPTION NO. 2001-035869
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6200: WARRANTY DEED RECORDED JUNE 13, 2001
RECEPTION NO. 2001-035869
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 6300: WARRANTY DEED RECORDED JUNE 13, 2001
RECEPTION NO. 2001-035869
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 11:

- TL 1900: WARRANTY DEED RECORDED OCTOBER 19, 2021
RECEPTION NO. 2021-066649
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 2000: WARRANTY DEED RECORDED OCTOBER 19, 2021
RECEPTION NO. 2021-066649
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 2100: PERSONAL REPRESENTATIVE'S DEED RECORDED OCTOBER 27, 2022
RECEPTION NO. 2022-044578
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4100: WARRANTY DEED RECORDED SEPTEMBER 13, 2021
RECEPTION NO. 2013-059230
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 4200: WARRANTY DEED RECORDED OCTOBER 19, 2021
RECEPTION NO. 2021-066649
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 13:

- TL 1200: PERSONAL REPRESENTATIVE'S DEED RECORDED DECEMBER 27, 2005
RECEPTION NO. 2005-102180
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 1300: PERSONAL REPRESENTATIVE'S DEED RECORDED DECEMBER 27, 2005
RECEPTION NO. 2005-102180
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 1500: WARRANTY DEED RECORDED MAY 28, 1993
RECEPTION NO. 9332942
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 1600: WARRANTY DEED RECORDED OCTOBER 19, 2021
RECEPTION NO. 2021-066649
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 1700: WARRANTY DEED RECORDED OCTOBER 19, 2021
RECEPTION NO. 2021-066649
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 14:

- TL 2800: WARRANTY DEED RECORDED OCTOBER 26, 2017
RECEPTION NO. 2017-053119
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 2900: WARRANTY DEED RECORDED JANUARY 25, 2019
RECEPTION NO. 2019-002960
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3000: WARRANTY DEED RECORDED APRIL 19, 2022
RECEPTION NO. 2022-017703
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3100: WARRANTY DEED RECORDED NOVEMBER 30, 2021
RECEPTION NO. 2021-074260
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3101: WARRANTY DEED RECORDED JUNE 16, 2021
RECEPTION NO. 2021-039720
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3300: WARRANTY DEED RECORDED OCTOBER 2, 2020
RECEPTION NO. 2020-056275
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3400: WARRANTY DEED RECORDED JANUARY 25, 2019
RECEPTION NO. 2019-002960
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 3500: WARRANTY DEED RECORDED DECEMBER 17, 2021
RECEPTION NO. 2021-077690
LANE COUNTY OREGON DEEDS AND RECORDS

BLOCK 15:

- TL 5100: DEED RECORDED IN 1972
VOLUME 158, PAGE 283
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 5200: DEED RECORDED IN 1972
VOLUME 158, PAGE 283
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 5300: PERSONAL REPRESENTATIVE'S DEED RECORDED AUGUST 10, 2011
RECEPTION NO. 2011-036254
LANE COUNTY OREGON DEEDS AND RECORDS
- TL 5400: PERSONAL REPRESENTATIVE'S DEED RECORDED AUGUST 10, 2011
RECEPTION NO. 2011-036254
LANE COUNTY OREGON DEEDS AND RECORDS

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jonathan A. Oakes
 OREGON
 JULY 13, 1984
 JONATHAN A. OAKES
 2105

EXPIRES: DECEMBER 31, 2024

BLUE RIVER RETRACEMENT BOUNDARY SURVEY
 FOR
LANE COUNTY OREGON
 NW 1/4 SEC. 28, T 16 S, R 4 E W.M.
 BLUE RIVER, LANE COUNTY, OREGON
 NOVEMBER 10, 2023

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. 46123

FILING DATE 22 Nov 2023

C

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LANE COUNTY IN CONJUNCTION WITH THE DISASTER RELIEF EFFORTS ASSISTING IN THE RECOVERY OF THE TOWN OF BLUE RIVER AFTER THE DEVASTATION CAUSED BY THE HOLIDAY FARM FIRE OF 2020.

THE BASIS OF BEARING IS DEFINED BY THE EASTERLY MARGIN OF CASCADE STREET PER THE PLAT OF SPARKS' ADDITION TO BLUE RIVER CITY AS PLATTED AND RECORDED IN BOOK 3, PAGE 37 OF THE LANE COUNTY OREGON PLAT RECORDS. SAID EASTERLY MARGIN ALSO BEING COINCIDENTAL WITH THE EASTERLY MARGIN OF COUNTY ROAD NO. 990 AS SAID COUNTY ROAD ABUTS THE WESTERLY BOUNDARY OF BLOCKS 1, 2 AND 3 IN THE PLAT OF BLUE RIVER CITY AS PLATTED AND RECORDED IN BOOK 2, PAGE 36 LANE COUNTY OREGON PLAT RECORDS. THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING THE POSITION OF THE 5/8" REBAR FOUND 9 INCHES BELOW THE ROAD SURFACE AND ACCEPTED AS BEING ON THE EAST MARGIN OF CASCADE STREET AND MARKING THE NORTHWESTERLY CORNER OF BLOCK 3 OF THE SAID PLAT OF BLUE RIVER CITY, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND 1/2" IRON PIPE ACCEPTED AS BEING ON THE EASTERLY MARGIN OF CASCADE STREET AND MARKING THE NORTHWESTERLY CORNER OF LOT 8, BLOCK 1 OF THE SAID PLAT OF BLUE RIVER CITY.

THE BASIS OF BEARING, AND ITS SOUTHERLY PROJECTION DEFINES THE WESTERLY BOUNDARY OF BLOCKS 1, 2, AND 3 IN THE SAID PLAT OF BLUE RIVER AND BLOCK 7 IN THE SAID PLAT OF SPARKS' ADDITION.

A LINE PARALLEL TO AND 60.0 FEET WESTERLY OF THE BASIS OF BEARING DEFINES THE WESTERLY MARGIN OF CASCADE STREET.

THE WESTERLY MARGIN OF CASCADE STREET DEFINES THE EASTERLY BOUNDARY OF BLOCKS 4, 5 AND 6 IN SAID PLAT OF BLUE RIVER CITY AND BLOCK 8 IN THE PLAT OF SPARKS' ADDITION.

THE ALIGNMENT FOR COUNTY ROAD NO. 990 THROUGH THE TOWN OF BLUE RIVER WAS ESTABLISHED BY HOLDING RECORD DATA PER THE MASTER ROAD FILE AS MEASURED FROM THE FOUND 5/8" REBAR HELD AS THE NORTHWESTERLY CORNER OF BLOCK 3 OF THE PLAT OF BLUE RIVER CITY, TOGETHER WITH THE BASIS OF BEARING USED HEREIN.

THE WESTERLY BOUNDARY OF BLOCKS 8, 9, 10, 11 AND 13 IN THE SAID PLAT OF SPARKS' ADDITION TO BLUE RIVER CITY IS DEFINED BY THE EASTERLY BOUNDARY OF THE RELOCATED STATE HWY NO. 126 (MCKENZIE HIGHWAY). THE RECORD GEOMETRY FOR THE ALIGNMENT OF THE CENTERLINE AND THE EASTERLY BOUNDARY OF THE MCKENZIE HIGHWAY WAS ROTATED AND TRANSLATED TO THE BASIS OF BEARING USED HEREON BY HOLDING THE POSITION OF THE FOUND 3.5" FEDERAL HIGHWAY ADMINISTRATION BRASS DISC SET IN CONCRETE, OPPOSITE AND 65 FEET NORTHEASTERLY OF ENGINEERS' CENTERLINE STATION 303+00 P.O.T., TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND 3.5" FEDERAL HIGHWAY ADMINISTRATION BRASS DISC SET IN CONCRETE, OPPOSITE AND 65 FEET NORTHEASTERLY OF ENGINEERS' CENTERLINE STATION 308+00 P.O.S.

BLOCK 8 THE NORTHERLY BOUNDARY OF BLOCK 8 SPARKS' ADDITION IS DEFINED BY THE SOUTH MARGIN OF MCKENZIE STREET. THE SOUTH MARGIN OF MCKENZIE STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "GULE PLS 472" ACCEPTED AS BEING ON THE SOUTHERLY MARGIN OF MCKENZIE STREET NEAR THE NORTHEAST CORNER OF LOT 5, BLOCK 8 OF THE SAID PLAT OF SPARKS' ADDITION, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "GULE PLS 472" ACCEPTED AS BEING ON THE SOUTHERLY MARGIN OF MCKENZIE STREET AND MARKING THE INTERSECTION OF THE SOUTHERLY MARGIN OF MCKENZIE STREET AND THE EASTERLY MARGIN OF THE MCKENZIE HIGHWAY PER SURVEY REFERENCE NO. 3. THE HEREIN ESTABLISHED SOUTH MARGIN OF MCKENZIE STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED WEST MARGIN OF CASCADE STREET TO DEFINE THE NORTHEASTERLY CORNER OF BLOCK 8 OF SPARKS' ADDITION. THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 8 IN SAID PLAT OF SPARKS' ADDITION WAS ESTABLISHED BY HOLDING THE RECORD BEARING PER C.S.F. NO. 34343 MEASURED NORTHEASTERLY FROM THE FOUND 5/8" REBAR ACCEPTED AS BEING ON THE EASTERLY MARGIN OF THE MCKENZIE HIGHWAY AND MARKING THE INTERSECTION OF THE SAID EASTERLY MARGIN AND THE SOUTHERLY BOUNDARY OF SAID LOT 2, BLOCK 8, AND CLOSING THAT LINE ONTO THE HEREIN ESTABLISHED WESTERLY MARGIN OF CASCADE STREET.

BLOCK 7 THE NORTHEASTERLY PROJECTION OF THE HEREIN DEFINED SOUTH MARGIN OF MCKENZIE STREET DEFINES THE NORTHERLY BOUNDARY OF BLOCK 7 OF THE SAID PLAT OF SPARKS' ADDITION. THE PROJECTION OF THE SOUTH MARGIN OF MCKENZIE STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED EASTERLY MARGIN OF CASCADE STREET. TO DEFINE THE MOST WESTERLY NORTHWEST CORNER OF SAID BLOCK 7, THE MOST NORTHERLY NORTHEAST CORNER OF SAID BLOCK 7 WAS ESTABLISHED ON THE SOUTH MARGIN OF MCKENZIE STREET AT THE RECORD DISTANCE MEASURED NORTHEASTERLY FROM THE HEREIN ESTABLISHED WESTERLY NORTHWEST CORNER OF SAID BLOCK 7. THE REMAINING BOUNDARIES OF BLOCK 7 AND THE ADDITIONAL LANDS ABUTTING THE EASTERLY BOUNDARY OF SAID BLOCK 7 WERE ESTABLISHED BY HOLDING THE RECORD DIMENSIONS PER THE SAID PLAT OF SPARKS' ADDITION IN CONJUNCTION WITH THE WARRANTY DEED RECORDED MARCH 1, 2018, RECEP. NO. 2018-009692 LANE COUNTY OREGON DEEDS AND RECORDS. THE SIDE LINES OF THE LOTS WITHIN BLOCK 7 WERE THEN CLOSED ONTO THE HEREIN ESTABLISHED EASTERLY MARGIN OF COUNTY RD. NO. 990 TO DEFINE THAT PORTION OF SAID BLOCK 7 LYING NORTHERLY OF COUNTY ROAD NO. 990.

BLOCK 6 A LINE PARALLEL TO AND 40 FEET NORTHERLY OF THE HEREIN ESTABLISHED SOUTHERLY MARGIN OF MCKENZIE STREET DEFINES THE NORTHERLY MARGIN OF MCKENZIE STREET AND THE SOUTHERLY BOUNDARY OF BLOCK 6 OF SAID PLAT OF BLUE RIVER CITY. THIS NORTH MARGIN WAS CLOSED ONTO THE HEREIN ESTABLISHED WESTERLY MARGIN OF CASCADE STREET TO DEFINE THE SOUTHEASTERLY CORNER OF SAID BLOCK 6. THE NORTH MARGIN OF MCKENZIE STREET WAS PROJECTED WESTERLY AND CLOSED ONTO THE EASTERLY BOUNDARY OF THE MCKENZIE HIGHWAY TO DEFINE THE SOUTHWESTERLY CORNER OF SAID BLOCK 6. THE NORTH BOUNDARY OF BLOCK 6 IS DEFINED BY THE SOUTH MARGIN OF DEXTER STREET. THE SOUTH MARGIN OF DEXTER STREET BEING 40.0 FEET SOUTHERLY OF THE NORTH MARGIN DEXTER STREET. THE NORTH MARGIN OF DEXTER STREET WAS ESTABLISHED BY HOLDING THE MEASURED BEARING FOR THE SOUTH MARGIN OF MCKENZIE STREET AS MEASURED WESTERLY FROM THE FOUND 5/8" IRON ROD ACCEPTED AS BEING AN THE NORTH MARGIN OF DEXTER STREET AND REFERENCING THE SOUTHEAST CORNER OF LOT 1, BLOCK 5 OF SAID PLAT OF BLUE RIVER CITY. A LINE PARALLEL TO AND 40.0 FEET SOUTHERLY OF THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET WAS CLOSED ONTO A LINE PARALLEL TO AND 60.0 FEET WESTERLY OF THE HEREIN ESTABLISHED EAST MARGIN OF CASCADE STREET TO DEFINE THE NORTHEAST CORNER OF SAID BLOCK 6. A LINE RUNNING WESTERLY FROM THE SO ESTABLISHED NORTHEAST CORNER OF BLOCK 6, PARALLEL TO AND 40.0 FEET SOUTHERLY OF THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET DEFINES THE NORTH BOUNDARY SAID BLOCK 6. MCCAULEY STREET BETWEEN BLOCK 6 OF THE PLAT OF BLUE RIVER CITY AND BLOCK 9 OF THE PLAT OF SPARKS' ADDITION HAS NOW BEEN VACATED AS NOTED HEREON. THEREFORE, THE HEREIN ESTABLISHED NORTH BOUNDARY OF BLOCK 6 WAS PROJECTED WESTERLY AND CLOSED ONTO THE HEREIN ESTABLISHED EASTERLY MARGIN OF THE MCKENZIE HIGHWAY TO DEFINE THAT PORTION OF BLOCK 9 OF SAID SPARKS' ADDITION LYING EASTERLY OF THE MCKENZIE HIGHWAY. THE ALLEY IN SAID BLOCK 6 WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "FMF", ACCEPTED AS BEING ON THE EASTERLY MARGIN OF THE ALLEY AND MARKING THE NORTHWEST CORNER OF LOT 4 IN SAID BLOCK 6. THE RECORD BEARING PER THE PLAT OF SPARKS' ADDITION WAS THEN PROJECTED NORTHERLY AND SOUTHERLY FROM THIS FOUND REBAR AND CLOSED ONTO THE SOUTH MARGIN OF DEXTER STREET AND THE NORTH MARGIN OF MCKENZIE STREET TO DEFINE THE EAST MARGIN OF THE ALLEY THROUGH SAID BLOCK 6. A LINE PARALLEL TO AND 14.0 FEET WESTERLY OF THE SO DEFINED EAST MARGIN WAS CLOSED ONTO THE SOUTH MARGIN OF DEXTER STREET AND THE NORTH MARGIN OF MCKENZIE STREET TO DEFINE THE WEST MARGIN OF THE ALLEY THROUGH LOT SAID BLOCK 6. A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC." WAS ACCEPTED AS BEING IN THE EAST BOUNDARY OF LOT 5 IN SAID BLOCK 6 A LINE RUNNING SOUTHERLY FROM THIS POINT, THROUGH A FOUND 5/8" REBAR STAMPED (CONT.)

..... "ROWE LS2519" WAS CLOSED ONTO THE HEREIN ESTABLISHED NORTH MARGIN OF MCKENZIE STREET TO DEFINE THE SOUTHWEST CORNER OF LOT 5, BLOCK 6. A LINE RUNNING NORTHERLY FROM THE FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC.", THROUGH A FOUND 5/8" REBAR WAS CLOSED ONTO THE SOUTH MARGIN OF DEXTER STREET TO DEFINE THE NORTHWEST CORNER OF LOT 6, BLOCK 6 IN SAID PLAT OF BLUE RIVER CITY.

BLOCK 5 THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET DEFINES THE SOUTH BOUNDARY OF BLOCK 5 IN SAID PLAT OF BLUE RIVER CITY. THE NORTH BOUNDARY OF DEXTER STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED WEST MARGIN OF CASCADE STREET TO DEFINE THE SOUTHEAST CORNER OF SAID BLOCK 5. SAID SOUTHEAST CORNER BEING REFERENCED BY A 5/8" REBAR. THE NORTH BOUNDARY OF SAID BLOCK 5 IS DEFINED BY THE SOUTH MARGIN OF ECHO STREET. THE SOUTH MARGIN OF ECHO STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND RAILROAD SPIKE ACCEPTED AS BEING ON THE SOUTH MARGIN OF ECHO STREET AND NEAR THE NORTHEAST CORNER OF LOT 2 IN SAID BLOCK 5, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND 1-1/2" BRASS DISK IN A 4" CONCRETE CYLINDER ACCEPTED AS BEING ON THE SOUTH MARGIN OF ECHO STREET AND NEAR THE NORTHEAST CORNER OF LOT 2, BLOCK 10 OF SAID PLAT OF SPARKS' ADDITION. THE SO ESTABLISHED SOUTH MARGIN OF ECHO STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED WEST MARGIN OF CASCADE STREET TO DEFINE THE NORTHEAST CORNER OF SAID BLOCK 5. THE WESTERLY BOUNDARY OF SAID BLOCK 5 IS DEFINED BY THE EASTERLY MARGIN OF MCCAULEY STREET. THE NORTHWEST CORNER OF SAID BLOCK 5 WAS ESTABLISHED ON THE SOUTH MARGIN OF ECHO STREET AT THE RECORD DISTANCE OF 39.91 FEET (PER SURVEY REFERENCE NO. 6) MEASURED EASTERLY FROM THE FOUND 1-1/2" BRASS DISK NEAR THE NORTHEAST CORNER OF LOT 2, BLOCK 10 OF THE SAID PLAT OF SPARKS' ADDITION. THE EAST MARGIN OF MCCAULEY STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE HEREIN ESTABLISHED NORTHWEST CORNER OF SAID BLOCK 5 AND THE LINE ESTABLISHED BETWEEN THE SAID NORTHWEST CORNER OF BLOCK 5 AND A FOUND 5/8" REBAR NEAR THE SOUTH MARGIN OF DEXTER STREET AND ACCEPTED AS BEING ON THE EAST MARGIN OF MCCAULEY STREET AS SET IN SURVEY REFERENCE NO. 7. THE HEREIN ESTABLISHED EAST MARGIN OF MCCAULEY STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET TO DEFINE THE SOUTHWEST CORNER OF BLOCK 5 OF SAID PLAT OF BLUE RIVER CITY. A 5/8" REBAR, PRESUMABLY SET IN C.S.F. NO. 20083, WAS RECOVERED AND HELD AS THE NORTHEAST CORNER OF LOT 8, BLOCK 5 PLAT OF BLUE RIVER CITY. THE RECORD BEARING PER THE PLAT OF SPARKS' ADDITION WAS MEASURED NORTHERLY FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 5 AND CLOSED ONTO THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET TO DEFINE THE NORTHEAST CORNER OF LOT 7, BLOCK 5, AND SOUTHERLY TO CLOSE ONTO THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET TO DEFINE THE SOUTHEAST CORNER OF LOT 8, BLOCK 5. THE LOT CORNERS FRONTING ON DEXTER STREET IN BLOCK 5 WERE THEN ESTABLISHED BY THE PRORATION METHOD MEASURED BETWEEN THE HEREIN ESTABLISHED SOUTHEAST CORNER OF SAID BLOCK 5 AND THE HEREIN ESTABLISHED SOUTHEAST CORNER OF LOT 8, BLOCK 5. SIMILARLY, THE LOTS FRONTING ECHO STREET IN BLOCK 5 WERE ESTABLISHED BY THE PRORATION METHOD MEASURED BETWEEN THE HEREIN ESTABLISHED NORTHEAST CORNER OF SAID BLOCK 5 AND THE HEREIN ESTABLISHED NORTHEAST CORNER OF LOT 7, BLOCK 5. THE LINE SEPARATING THE NORTHERN TIER OF LOTS FROM THE SOUTHERN TIER OF LOTS WITHIN SAID BLOCK 5 WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT 8, BLOCK 5 TOGETHER WITH THE LINE ESTABLISHED BETWEEN THIS LAST DESCRIBED POINT AND A FOUND RAILROAD SPIKE NEAR THE NORTHEAST CORNER OF LOT 1, BLOCK 5. THIS LINE WAS CLOSED ONTO THE HEREIN ESTABLISHED WEST MARGIN OF CASCADE STREET TO DEFINE THE NORTHEAST CORNER OF LOT 1, BLOCK 5. THE REMAINING PROPERTIES WITHIN BLOCK 5 WERE THEN ESTABLISHED BY HOLDING RECORD DIMENSIONS AS MEASURED FROM THE LOT CORNERS IN BLOCK 5 ESTABLISHED HEREIN.

BLOCK 4 THE SOUTH BOUNDARY OF BLOCK 4 IS DEFINED BY THE NORTH MARGIN OF ECHO STREET. THE NORTH MARGIN OF ECHO STREET WAS ESTABLISHED 40.0 FEET NORTHERLY OF THE HEREIN ESTABLISHED SOUTH MARGIN OF CASCADE STREET TO DEFINE THE SOUTHEAST CORNER OF BLOCK 4 OF THE PLAT OF BLUE RIVER CITY. THE NORTH BOUNDARY OF SAID BLOCK 4 IS DEFINED BY THE SOUTH MARGIN OF ROSE STREET. SAID SOUTH MARGIN BEING 20.0 FEET SOUTHERLY OF THE CENTERLINE OF ROSE STREET. THE CENTERLINE OF ROSE STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE 1/2" IRON PIPE FOUND 12 INCHES BELOW THE GRAVEL SURFACE AND HELD TO DEFINE THE CENTERLINE INTERSECTION OF ROSE STREET AND MCCAULEY STREET, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND A POINT NORTH 32°04'00" WEST 20.0 FEET FROM THE 5/8" REBAR ACCEPTED AS MARKING THE NORTHWEST CORNER OF BLOCK 3 OF THE PLAT OF BLUE RIVER CITY. A LINE PARALLEL AND 20.0 FEET SOUTHEASTERLY OF THE CENTERLINE OF ROSE STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED WEST MARGIN OF CASCADE STREET TO DEFINE THE NORTHEAST CORNER SAID BLOCK 4. THE WEST BOUNDARY OF SAID BLOCK 4 IS DEFINED BY THE EAST MARGIN OF MCCAULEY STREET. THE EAST MARGIN OF MCCAULEY STREET BEING 20 FEET EASTERLY OF THE CENTERLINE OF MCCAULEY STREET. THE CENTERLINE OF MCCAULEY STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE 1/2" IRON PIPE FOUND 12" BELOW THE GRAVEL SURFACE AND ACCEPTED AS MARKING THE CENTERLINE INTERSECTION OF MCCAULEY STREET AND ROSE STREET, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND A POINT THAT BEARS SOUTH 57°55'18" WEST 20.0 FEET FROM THE NORTHWEST CORNER OF BLOCK 5 OF SAID PLAT OF BLUE RIVER CITY. A LINE PARALLEL TO AND 20 FEET EASTERLY OF THE CENTERLINE OF MCCAULEY STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED SOUTH MARGIN OF ROSE STREET TO DEFINE THE NORTHWEST CORNER OF BLOCK 4 OF THE PLAT OF BLUE RIVER CITY. SIMILARLY, A LINE PARALLEL TO AND 20.0 FEET EASTERLY OF THE CENTERLINE OF MCCAULEY STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED NORTH MARGIN OF ECHO STREET TO DEFINE THE SOUTHWEST CORNER OF SAID BLOCK 4. A FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC." WAS ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT 8 IN SAID BLOCK 4. A LINE RUNNING THE RECORD BEARING PER THE PLAT OF SPARKS' ADDITION MEASURED NORTHERLY FROM THE 5/8" REBAR ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT 8, BLOCK 4 WAS CLOSED ONTO THE HEREIN ESTABLISHED SOUTH MARGIN OF ROSE STREET TO DEFINE THE NORTHEAST CORNER OF LOT 7, BLOCK 4 OF THE PLAT OF BLUE RIVER, WHERE WE RECOVERED AND HELD A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC." SIMILARLY A LINE RUNNING THE RECORD BEARING PER THE PLAT OF SPARKS' ADDITION MEASURED SOUTHERLY FROM THE 5/8" REBAR ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT 8, BLOCK 4 WAS CLOSED ONTO THE HEREIN ESTABLISHED NORTH MARGIN OF ECHO STREET TO DEFINE THE SOUTHEAST CORNER OF LOT 8, OF SAID BLOCK 4. A 5/8" REBAR WAS HELD AS BEING ON THE WESTERLY BOUNDARY OF LOT 1, BLOCK 4 OF THE PLAT OF BLUE RIVER CITY. A LINE RUNNING THE RECORD BEARING PER THE PLAT OF SPARKS' ADDITION MEASURED NORTHERLY FROM THIS FOUND 5/8" REBAR WAS CLOSED ONTO THE HEREIN ESTABLISHED SOUTH MARGIN OF ROSE STREET TO DEFINE THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 4. A LINE RUNNING SOUTHERLY, THE PLAT RECORD BEARING FROM THIS SAME FOUND 5/8" REBAR WAS CLOSED ONTO THE HEREIN ESTABLISHED NORTH MARGIN OF ECHO STREET TO DEFINE THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 4. THE REMAINING LOTS CORNERS IN BLOCK 4 FRONTING ON ECHO STREET WERE ESTABLISHED BY PRORATION BETWEEN THE NORTHEAST CORNER OF LOT 7, BLOCK 4 AND THE NORTHWEST CORNER OF LOT 2, BLOCK 4. THE DIVISION LINE SEPARATING THE NORTHERN AND SOUTHERN TIER OF LOTS WITHIN BLOCK 4 WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC." ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT 8 BLOCK 4, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE MIDDPOINT OF THE EAST BOUNDARY OF SAID BLOCK 4. SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 4. THE NORTH 6.0 FEET OF SAID LOT 1, BLOCK 4 WAS THEN ADDED TO LOT 2 BLOCK 4 PER SURVEY REFERENCE NO. 38. THE EASTERLY BOUNDARY OF LOT 2, BLOCK 4 WAS THEN AMENDED TO REFLECT THE WESTERLY MARGIN OF COUNTY ROAD NO. 990. SAID WESTERLY MARGIN BEING 30.0 FEET WESTERLY OF THE HEREIN ESTABLISHED CENTERLINE OF COUNTY ROAD NO. 990. (CONT.)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jonathan A. Oakes

OREGON
 JULY 13, 1984
 JONATHAN A. OAKES
 2105

EXPIRES: DECEMBER 31, 2024

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 Job No. 4920 • Dwg.4920SURV1.GXD • 10-2023

BLUE RIVER RETRACEMENT BOUNDARY SURVEY
 FOR
LANE COUNTY OREGON
 NW 1/4 SEC. 28, T 16 S, R 4 E W.M.
 BLUE RIVER, LANE COUNTY, OREGON
 NOVEMBER 10, 2023

LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. 46123
 FILING DATE 22 Nov 2023 **C**

NARRATIVE (...CONT.)

BLOCK 13 THE SOUTH BOUNDARY OF BLOCK 13 OF THE SAID PLAT OF SPARKS' ADDITION IS DEFINED BY THE NORTH MARGIN OF ROSE STREET. SAID NORTH MARGIN WAS ESTABLISHED 20.0 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE HEREIN ESTABLISHED CENTERLINE OF ROSE STREET IN BLOCK 4 OF THE PLAT OF BLUE RIVER CITY. THE NORTH MARGIN OF ROSE STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED WESTERLY MARGIN OF CASCADE STREET TO DEFINE THE SOUTHEAST CORNER OF SAID BLOCK 13. THE BOUNDARIES OF THE REMAINING LOTS WITHIN SAID BLOCK 13 WERE ESTABLISHED BY HOLDING RECORD DATA PER THE SAID PLAT OF SPARKS' ADDITION, IN CONJUNCTION WITH FOUND MONUMENTATION ASSOCIATED WITH SURVEY REFERENCE NO. 18. THE SIDE LINES OF THOSE LOTS UNDER DIFFERENT OWNERSHIP IN BLOCK 13 THAT ARE AFFECTED BY THE VACATION OF A PORTION OF ROSE STREET WERE EXTENDED SOUTHERLY TO INTERSECT THE WESTERLY PROJECTION OF THE HEREIN ESTABLISHED CENTERLINE OF ROSE STREET TO IDENTIFY THE PORTIONS OF THE VACATED ROSE STREET RIGHT OF WAY THAT WOULD INURE TO THOSE LOTS. THE EASTERLY BOUNDARY OF LOT 1, BLOCK 13 WAS THEN AMENDED TO REFLECT THE WESTERLY MARGIN OF COUNTY ROAD NO. 990. SAID WESTERLY MARGIN BEING 30.0 FEET WESTERLY OF THE HEREIN ESTABLISHED CENTERLINE OF COUNTY ROAD NO. 990.

BLOCK 10 THE SOUTHEAST CORNER OF BLOCK 10 OF THE SAID PLAT OF SPARKS' ADDITION WAS ESTABLISHED 40.0 FEET WESTERLY OF THE HEREIN ESTABLISHED EAST MARGIN OF MCCAULEY STREET IN BLOCK 5 OF THE SAID PLAT OF BLUE RIVER CITY AND 40.0 FEET NORTHERLY OF THE HEREIN ESTABLISHED SOUTH MARGIN OF DEXTER STREET IS SAID BLOCK 5. THE NORTHEAST CORNER OF SAID BLOCK 9 WAS ESTABLISHED 40.0 FEET WESTERLY OF THE HEREIN ESTABLISHED EAST MARGIN OF MCCAULEY STREET AND ON THE WESTERLY PROJECTION OF THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET. THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET WAS PROJECTED WESTERLY TO THE EASTERLY MARGIN OF THE MCKENZIE HIGHWAY FROM THE SO ESTABLISHED NORTHEAST CORNER OF SAID BLOCK 10 TO DEFINE THE NORTH BOUNDARY OF SAID BLOCK 10. THE REMAINING LOTS WITHIN BLOCK 10 WERE ESTABLISHED BY THE PRORATION METHOD IN CONJUNCTION WITH THE FOUND MONUMENTATION FROM SURVEY REFERENCE NOS. 10 AND 11.

BLOCK 11 THE SOUTHEAST CORNER OF BLOCK 11 OF THE SAID PLAT OF SPARKS' ADDITION WAS ESTABLISHED 40.0 FEET WESTERLY OF THE HEREIN ESTABLISHED EAST MARGIN OF MCCAULEY STREET IN BLOCK 4 OF THE SAID PLAT OF BLUE RIVER CITY AND 40.0 FEET NORTHERLY OF THE SOUTH MARGIN OF ECHO STREET IN BLOCK 5 OF THE PLAT OF BLUE RIVER CITY. A LINE RUNNING WESTERLY, PARALLEL TO THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET IN SAID BLOCK 5, MEASURED FROM THE SO ESTABLISHED SOUTHEAST CORNER OF SAID BLOCK 11, TO THE EASTERLY MARGIN OF MCKENZIE HIGHWAY DEFINES THE SOUTH BOUNDARY OF BLOCK 11 OF THE SAID PLAT OF SPARKS' ADDITION. THE NORTHEAST CORNER OF SAID BLOCK 11 WAS ESTABLISHED 40.0 FEET WESTERLY OF THE EAST MARGIN OF MCCAULEY STREET IN BLOCK 4 OF THE PLAT OF BLUE RIVER CITY AND 20 FEET SOUTHERLY OF THE HEREIN ESTABLISHED CENTERLINE OF ROSE STREET IN SAID BLOCK 4. A LINE RUNNING WESTERLY, PARALLEL TO THE HEREIN ESTABLISHED CENTERLINE OF ROSE STREET IN SAID BLOCK 4, FROM THE SO ESTABLISHED NORTHEAST CORNER OF SAID BLOCK 11 TO THE EASTERLY BOUNDARY OF THE MCKENZIE HIGHWAY DEFINES THE NORTHERN BOUNDARY OF BLOCK 11 OF THE SAID PLAT OF SPARKS' ADDITION. THE REMAINING LOTS WITHIN SAID BLOCK 11 WERE ESTABLISHED BY THE PRORATION METHOD. SIMILAR TO BLOCK 13, THE SIDE LINES OF THOSE LOTS UNDER DIFFERENT OWNERSHIP IN BLOCK 11 THAT ARE AFFECTED BY THE VACATION OF A PORTION OF ROSE STREET WERE EXTENDED NORTHERLY TO INTERSECT THE WESTERLY PROJECTION OF THE HEREIN ESTABLISHED CENTERLINE OF ROSE STREET TO IDENTIFY THE PORTIONS OF THE VACATED ROSE STREET RIGHT OF WAY THAT WOULD INURE TO THOSE LOTS.

BLOCK 14 A 5/8" REBAR WAS FOUND 9" BELOW THE PAVED SURFACE AND HELD TO DEFINE THE NORTHWEST CORNER OF BLOCK 14 OF THE SAID PLAT OF SPARKS' ADDITION. THE SOUTH MARGIN OF ROSE STREET DEFINES THE NORTH BOUNDARY OF SAID BLOCK 14. THE SOUTH MARGIN OF ROSE STREET WAS ESTABLISHED AS A LINE RUNNING EASTERLY, PARALLEL TO THE CENTERLINE OF ROSE STREET, AS MEASURED FROM THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE NORTHWEST CORNER OF SAID BLOCK 14. THE CENTERLINE OF ROSE STREET WAS ESTABLISHED BY A POINT ON THE CENTERLINE OF ROSE STREET BEING NORTH 32°04'00" WEST 20.00 FEET FROM THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE NORTHWEST CORNER OF BLOCK 3 IN THE SAID PLAT OF BLUE RIVER CITY, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND A FOUND 1/2" REBAR ACCEPTED AS BEING ON THE CENTERLINE OF ROSE STREET AND PRESUMABLY SET IN SURVEY REFERENCE NO. 24. A FOUND 5/8" REBAR WAS ACCEPTED AS BEING ON THE SOUTH MARGIN OF ROSE STREET AND MARKING THE NORTHEAST CORNER OF SAID BLOCK 14. THE SOUTH BOUNDARY OF SAID BLOCK 14 IS DEFINED BY THE NORTH MARGIN OF ECHO STREET. A FOUND 5/8" REBAR WAS ACCEPTED AS BEING ON THE NORTH MARGIN OF ECHO STREET AND MARKING THE SOUTHEAST CORNER OF SAID BLOCK 14. THE NORTH MARGIN OF ECHO STREET WAS ESTABLISHED BY A LINE RUNNING WESTERLY FROM THE FOUND 5/8" REBAR ACCEPTED AS THE SOUTHEAST CORNER OF SAID BLOCK 14, AND THROUGH A FOUND 1/2" REBAR ACCEPTED AS BEING ON THE NORTH MARGIN OF ECHO STREET AND MARKING THE SOUTHEAST CORNER OF LOT 5, IN SAID BLOCK 14. THE NORTH MARGIN OF ECHO STREET WAS CLOSED ONTO THE EAST MARGIN OF BLUE RIVER STREET TO DEFINE THE SOUTHWEST CORNER OF SAID BLOCK 14. THE EAST MARGIN OF BLUE RIVER STREET WAS ESTABLISHED BY HOLDING THE RECORD BEARING PER THE PLAT OF SPARKS' ADDITION MEASURED SOUTHERLY FROM THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE NORTHWEST CORNER OF SAID BLOCK 14. THOSE LOT CORNERS IN SAID BLOCK 14 FRONTING ON ROSE STREET WERE ESTABLISHED BY THE PRORATION METHOD. SIMILARLY, THE LOT CORNERS IN BLOCK 14 FRONTING ON ECHO STREET WERE ESTABLISHED BY THE PRORATION METHOD BETWEEN THE FOUND LOT CORNERS DEFINING THE NORTH MARGIN OF ECHO STREET. THE REMAINING LOT CORNERS IN SAID BLOCK 14 WERE ESTABLISHED BY HOLDING RECORD DATA PER SURVEY REFERENCE NOS. 35 & 36 IN CONJUNCTION WITH THE FOUND SURVEY MONUMENTATION FROM SURVEY REFERENCE NOS. 25 & 27.

BLOCK 3 A 5/8" REBAR WAS FOUND 9" BELOW THE PAVED SURFACE AND HELD TO DEFINE THE NORTHWEST CORNER OF BLOCK 3 OF THE SAID PLAT OF BLUE RIVER CITY. THE SOUTH MARGIN OF ROSE STREET DEFINES THE NORTH BOUNDARY OF SAID BLOCK 3. THE SOUTH MARGIN OF ROSE STREET WAS ESTABLISHED AS A LINE RUNNING EASTERLY, PARALLEL TO THE CENTERLINE OF ROSE STREET, AS MEASURED FROM THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE NORTHWEST CORNER OF SAID BLOCK 3. THE CENTERLINE OF ROSE STREET WAS ESTABLISHED BY A POINT ON THE CENTERLINE OF ROSE STREET BEING NORTH 32°04'00" WEST 20.00 FEET FROM THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE NORTHWEST CORNER OF BLOCK 3 IN THE SAID PLAT OF BLUE RIVER CITY, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND A FOUND 1/2" REBAR ACCEPTED AS BEING ON THE CENTERLINE OF ROSE STREET AND PRESUMABLY SET IN SURVEY REFERENCE NO. 24. THE SO DEFINED SOUTH MARGIN OF ROSE STREET WAS CLOSED ONTO THE WEST MARGIN OF BLUE RIVER STREET TO DEFINE THE NORTHEAST CORNER OF SAID BLOCK 3. THE WEST MARGIN OF BLUE RIVER STREET BEING 40.0 FEET WESTERLY OF THE HEREIN ESTABLISHED EAST MARGIN OF BLUE RIVER STREET. THE SOUTH BOUNDARY OF BLOCK 3 OF THE SAID PLAT OF BLUE RIVER CITY IS DEFINED BY THE NORTH MARGIN OF ECHO STREET. THE NORTH MARGIN OF ECHO STREET BEING 40.0 FEET NORTHERLY OF THE SOUTH MARGIN OF ECHO STREET. THE SOUTH MARGIN OF ECHO STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR ACCEPTED AS BEING ON THE SOUTH MARGIN OF ECHO STREET AND MARKING THE NORTHEAST CORNER OF BLOCK 2 IN SAID PLAT OF BLUE RIVER CITY, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND RAILROAD SPIKE ACCEPTED AS BEING ON THE SOUTH MARGIN OF ECHO STREET NEAR THE NORTHEAST CORNER OF BLOCK 5 IN THE SAID PLAT OF BLUE RIVER CITY. A LINE PARALLEL TO AND 40.0 FEET NORTHERLY OF THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET WAS INTERSECTED WITH A LINE PARALLEL TO AND 40.0 FEET WESTERLY OF THE HEREIN ESTABLISHED EAST MARGIN OF BLUE RIVER STREET TO DEFINE THE SOUTHEAST CORNER OF BLOCK 3 IN SAID PLAT OF BLUE RIVER CITY. A LINE PARALLEL TO AND 40.0 FEET NORTHERLY ... (CONT.)

.... OF THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET WAS INTERSECTED WITH THE HEREIN ESTABLISHED EAST MARGIN OF CASCADE STREET TO DEFINE THE SOUTHWEST CORNER OF SAID BLOCK 3. A 1/2" REBAR WAS RECOVERED NEAR THE NORTHEAST CORNER OF LOT 5, BLOCK 3 OF THE PLAT OF BLUE RIVER CITY AND ACCEPTED AS BEING ON THE WESTERLY MARGIN OF THE 14' ALLEY RUNNING NORTH/SOUTH THROUGH SAID BLOCK 3. THE RECORD BEARING FOR THE WEST MARGIN OF THE 14' ALLEY IN SAID BLOCK 3 PER THE SAID PLAT OF SPARKS' ADDITION WAS PROJECTED NORTHERLY FROM THIS 1/2" REBAR TO INTERSECT THE HEREIN ESTABLISHED SOUTH MARGIN OF ROSE STREET TO DEFINE THE NORTHEAST CORNER OF LOT 6, BLOCK 3 OF SAID PLAT OF BLUE RIVER CITY STREET. SIMILARLY, THE RECORD BEARING WAS PROJECTED SOUTHERLY FROM THE FOUND 1/2" REBAR TO INTERSECT WITH THE HEREIN ESTABLISHED NORTH MARGIN OF ECHO STREET TO DEFINE THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 3. A LINE PARALLEL TO AND 14.0' EASTERLY OF THE SO ESTABLISHED WEST MARGIN OF THE 14.0' ALLEY DEFINES THE EAST MARGIN OF THE 14.0' ALLEY. THIS LINE WAS CLOSED ONTO THE HEREIN ESTABLISHED SOUTH MARGIN OF ROSE STREET TO DEFINE THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK 3, AND CLOSED ONTO THE HEREIN ESTABLISHED NORTH MARGIN OF ECHO STREET TO DEFINE THE SOUTHWEST CORNER OF LOT 4, BLOCK 3 OF THE SAID PLAT OF BLUE RIVER CITY. THE REMAINING LOT CORNERS WITHIN BLOCK 3 WERE ESTABLISHED BY THE PRORATION METHOD.

BLOCK 2 THE NORTH BOUNDARY OF BLOCK 2 IN THE SAID PLAT OF BLUE RIVER CITY IS DEFINED BY THE SOUTH MARGIN OF ECHO STREET. THE SOUTH MARGIN OF ECHO STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR ACCEPTED AS BEING ON THE SOUTH MARGIN OF ECHO STREET AND MARKING THE NORTHEAST CORNER OF BLOCK 2 IN SAID PLAT OF BLUE RIVER CITY, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND RAILROAD SPIKE ACCEPTED AS BEING ON THE SOUTH MARGIN OF ECHO STREET NEAR THE NORTHEAST CORNER OF BLOCK 5 IN THE SAID PLAT OF BLUE RIVER CITY. THE SOUTH MARGIN OF ECHO STREET WAS CLOSED ONTO THE HEREIN ESTABLISHED EAST MARGIN OF CASCADE STREET TO DEFINE THE NORTHWEST CORNER OF BLOCK 2 OF THE PLAT OF BLUE RIVER CITY. THE SOUTH BOUNDARY OF SAID BLOCK 2 IS DEFINED BY THE NORTH MARGIN OF DEXTER STREET. THE NORTH MARGIN OF DEXTER STREET WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE SOUTHEAST CORNER OF BLOCK 2 OF THE SAID PLAT OF BLUE RIVER CITY, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND A FOUND 5/8" REBAR ACCEPTED AS BEING ON THE NORTH MARGIN OF DEXTER STREET AND MARKING THE SOUTHEAST CORNER OF BLOCK 5 OF THE SAID PLAT OF BLUE RIVER CITY. THE SO ESTABLISHED NORTH MARGIN WAS CLOSED ONTO THE HEREIN ESTABLISHED EAST MARGIN OF CASCADE STREET TO DEFINE THE SOUTHWEST CORNER OF SAID BLOCK 2. A 5/8" REBAR WAS RECOVERED NEAR THE SOUTHWEST CORNER OF LOT 4, BLOCK 2 AND WAS ACCEPTED AS BEING ON THE EASTERLY MARGIN OF THE NORTH/SOUTH ALLEY WITHIN SAID BLOCK 2. A 5/8" REBAR WAS RECOVERED NEAR THE NORTHWEST CORNER OF LOT 3, BLOCK 2 AND WAS HELD AS ALSO BEING ON THE EAST MARGIN OF THE ALLEY IN SAID BLOCK 2. THE LINE ESTABLISHED BETWEEN THESE TWO 5/8" REBARS WAS PROJECTED NORTHERLY TO THE SOUTHERLY MARGIN OF ECHO STREET AND SOUTHERLY TO THE NORTHERLY MARGIN OF DEXTER STREET TO DEFINE THE NORTHWEST CORNER OF LOT 3, BLOCK 2 AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, RESPECTIVELY. A LINE PARALLEL TO AND 14.0' WESTERLY OF THE EAST MARGIN OF THE ALLEY IN SAID BLOCK 2 DEFINES THE WEST MARGIN OF SAID ALLEY. THE SO DEFINED WESTERLY MARGIN WAS INTERSECTED WITH THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET TO DEFINE THE NORTHEAST CORNER OF LOT 6, BLOCK 2. THE WEST MARGIN OF THE ALLEY WAS INTERSECTED WITH THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET TO DEFINE THE SOUTHEAST CORNER OF LOT 5, BLOCK 2 OF THE SAID PLAT OF BLUE RIVER CITY. THE REMAINING PROPERTY BOUNDARIES WITHIN BLOCK 2 WERE ESTABLISHED BASED ON RECORD DATA FROM THE CONVEYING INSTRUMENT, IN CONJUNCTION WITH FOUND MONUMENTATION PRESUMABLY SET IN SURVEY REFERENCE NO. 14.

BLOCK 1 THE NORTH BOUNDARY OF BLOCK 1 OF THE SAID PLAT OF BLUE RIVER CITY IS DEFINED BY THE SOUTH MARGIN OF DEXTER STREET. A LINE PARALLEL TO AND 40.0 FEET SOUTHERLY OF THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET IN BLOCK 2 OF THE SAID PLAT OF BLUE RIVER CITY WAS INTERSECTED WITH THE HEREIN ESTABLISHED EAST MARGIN OF CASCADE STREET TO DEFINE THE NORTHWEST CORNER OF BLOCK 1 OF THE SAID PLAT OF BLUE RIVER CITY. THE NORTHEAST CORNER OF SAID BLOCK 1 WAS ESTABLISHED SOUTH 32°04'00" WEST 40.00 FEET FROM THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE SOUTHEAST CORNER OF BLOCK 2 OF THE SAID PLAT OF BLUE RIVER CITY. THIS RECORD BEARING WAS PROJECTED SOUTHERLY TO INTERSECT THE NORTH MARGIN OF MCKENZIE STREET TO DEFINE THE SOUTHEAST CORNER OF BLOCK 1 OF THE SAID PLAT OF BLUE RIVER CITY. THE SOUTH BOUNDARY OF SAID BLOCK 1 IS DEFINED BY THE NORTH MARGIN OF MCKENZIE STREET. A LINE PARALLEL TO AND 40.0 FEET NORTHERLY OF THE HEREIN ESTABLISHED SOUTH MARGIN OF MCKENZIE STREET IN BLOCK 7 WAS INTERSECTED WITH THE HEREIN ESTABLISHED EAST MARGIN OF CASCADE STREET TO DEFINE THE SOUTHWEST CORNER OF BLOCK 1 IN THE SAID PLAT OF BLUE RIVER CITY. THE REMAINING LOTS WITHIN SAID BLOCK 1 WERE ESTABLISHED PER RECORD DATA IN CONJUNCTION WITH FOUND MONUMENTATION PER SURVEY REFERENCE NOS. 5, 15, 26 & 30.

BLOCK 15 THE NORTH BOUNDARY OF BLOCK 15 IN THE SAID PLAT OF SPARKS' ADDITION IS DEFINED BY THE SOUTH MARGIN OF ECHO STREET. A LINE PARALLEL TO AND 40.0 FEET SOUTHERLY OF THE HEREIN ESTABLISHED NORTH MARGIN OF ECHO STREET IN BLOCK 14 OF SAID PLAT OF SPARKS' ADDITION ESTABLISHES THE SOUTH MARGIN OF ECHO STREET AND THE NORTH BOUNDARY OF BLOCK 15 IN SAID PLAT OF SPARKS' ADDITION. THE WEST BOUNDARY OF SAID BLOCK 15 IS DEFINED BY THE EAST MARGIN OF BLUE RIVER STREET. A LINE PARALLEL TO AND 40.0 FEET EASTERLY OF THE HEREIN ESTABLISHED WEST MARGIN OF BLUE RIVER DRIVE IN BLOCK 2 OF THE SAID PLAT OF BLUE RIVER CITY WAS INTERSECTED WITH THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET TO DEFINE THE NORTHWEST CORNER OF SAID BLOCK 15. THE SOUTH BOUNDARY OF BLOCK 15 WAS ESTABLISHED ON THE EASTERLY PROJECTION OF THE HEREIN ESTABLISHED NORTH MARGIN OF DEXTER STREET IN BLOCK 2 OF SAID PLAT OF BLUE RIVER. THE HEREIN ESTABLISHED SOUTH BOUNDARY OF SAID BLOCK 15 WAS INTERSECTED WITH THE HEREIN ESTABLISHED EAST MARGIN OF BLUE RIVER STREET TO DEFINE THE SOUTHWEST CORNER OF BLOCK 15 OF THE SAID PLAT OF SPARKS' ADDITION. A 5/8" REBAR WAS RECOVERED AND HELD TO DEFINE THE SOUTHEAST CORNER OF LOT 3, IN SAID BLOCK 15. A 5/8" REBAR WAS RECOVERED NEAR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 15 AND HELD TO DEFINE THE EASTERLY BOUNDARY OF SAID LOT 3, BLOCK 15. THE SO ESTABLISHED EAST BOUNDARY WAS INTERSECTED WITH THE HEREIN ESTABLISHED SOUTH MARGIN OF ECHO STREET TO DEFINE THE NORTHEAST CORNER OF SAID BLOCK 15. THE REMAINING LOT CORNERS IN SAID BLOCK 15 FRONTING ON ECHO STREET WERE ESTABLISHED BY THE PRORATION METHOD. A 5/8" REBAR WAS RECOVERED AND HELD AS BEING THE EASTERLY EXTENTS OF LOT 5, BLOCK 15 OF THE SAID PLAT OF SPARKS' ADDITION. A LINE BETWEEN THE LAST DESCRIBED POINT AND THE HEREIN ESTABLISHED NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 15 DEFINES THE WESTERLY MARGIN OF THE NORTH/SOUTH ALLEY IN SAID BLOCK 15. THE SO ESTABLISHED WESTERLY MARGIN WAS INTERSECTED WITH THE HEREIN ESTABLISHED SOUTH BOUNDARY OF BLOCK 15 OF SAID PLAT OF SPARKS' ADDITION TO DEFINE THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 15. A LINE PARALLEL TO AND 14.0 FEET EASTERLY OF THE HEREIN ESTABLISHED WEST MARGIN OF THE ALLEY IN SAID BLOCK 15 ESTABLISHES THE EAST MARGIN OF SAID ALLEY. THE REMAINING LOT CORNERS IN BLOCK 15 OF THE SAID PLAT OF SPARKS' ADDITION WERE ESTABLISHED FROM FOUND MONUMENTATION PER SURVEY REFERENCE NOS. 21 AND 28 IN CONJUNCTION WITH THE MARGINS OF THE STREETS AND ALLEYS ESTABLISHED HEREIN.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jonathan A. Oakes
 OREGON
 JULY 13, 1984
 JONATHAN A. OAKES
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EXPIRES: DECEMBER 31, 2024

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