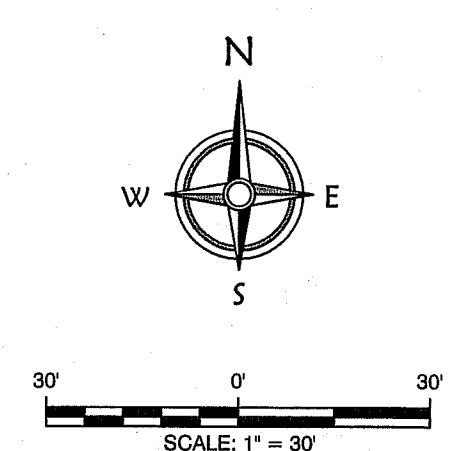


LEGEND:

- DENOTES 5/8" DIAMETER BY 30 INCH LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON
- ⊗ DENOTES 1-1/8" BRASS DISC WITH A WASHER STAMPED "COMPASS L.S." SET ON
- DENOTES MONUMENT FOUND AS NOTED
- R1 DEED FROM JOSEPH F. GADKE TO SOUTHERN PACIFIC COMPANY, BOOK 290, PAGE 221
- R2 CLACKAMAS COUNTY CIRCUIT COURT JUDGMENT IN OCTOBER, 1869, OREGON CENTRAL RAILROAD COMPANY VERSUS LUKE COMER AND F N BLANCHET (OBTAINED FROM UNION PACIFIC RAILROAD)
- P1 "OREGON CITY", PLAT NO. 2
- P2 MAP OF THE SURVEY OF LOTS WITHIN THE LIMITS OF THE OREGON CITY CLAIM, PLAT NO. 122
- S1 SN 2013-036



RECORD OF SURVEY

**SITUATED IN LOTS 1 AND 8, BLOCK 22, "OREGON CITY" (PLAT NO. 2)
IN THE NE 1/4 OF SECTION 31. T.2S., R.2E., W.M.
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON**

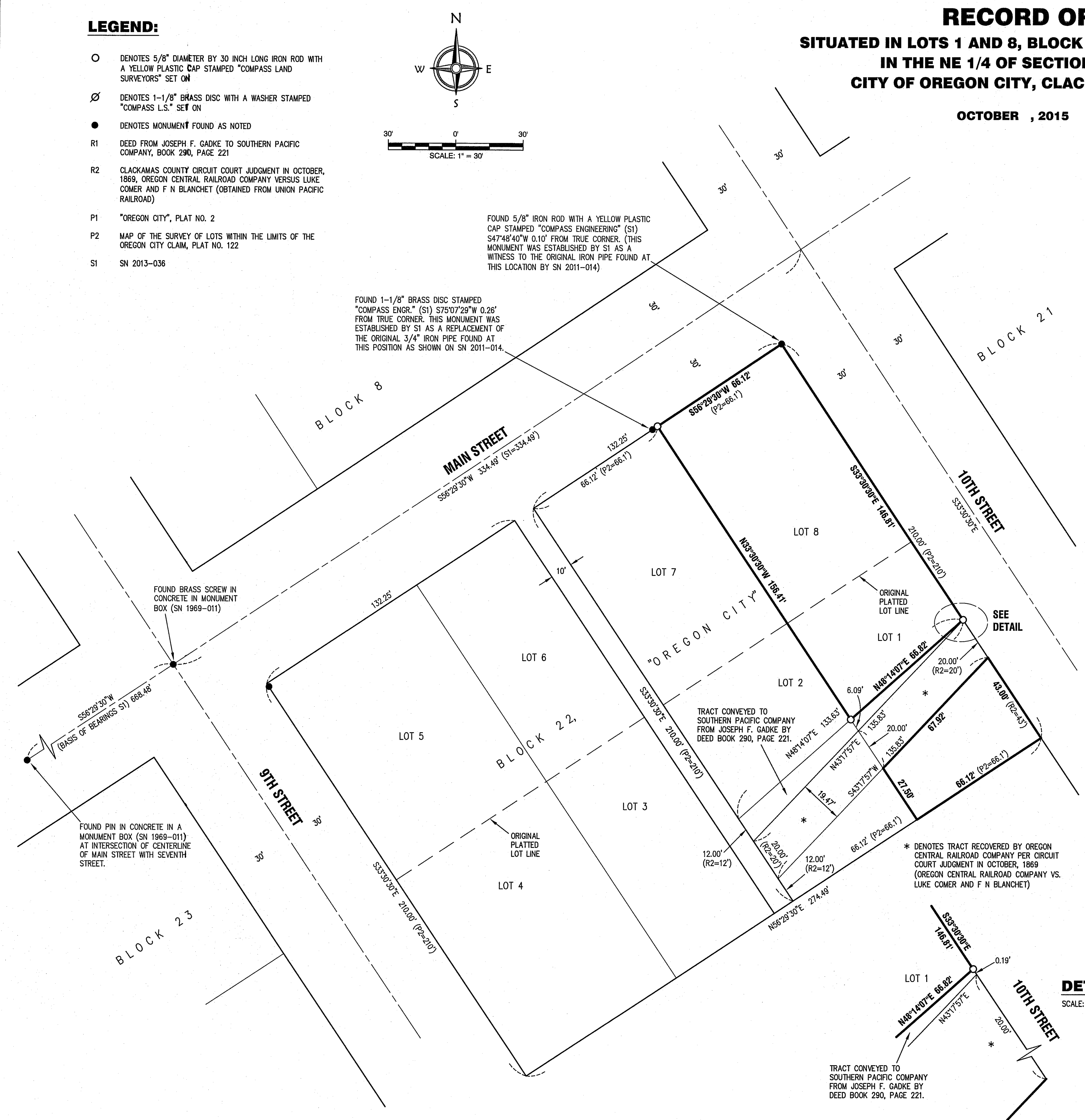
OCTOBER , 2015 SCALE: 1" = 30'

Clackamas County Surveyor

Received _____
Accepted for filing _____
Survey Number _____

NARRATIVE:

1. CLIENT: CITY OF OREGON CITY
P.O. BOX 3040
OREGON CITY, OREGON 97045-0304
2. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO MONUMENT THAT PORTION OF THE SUBJECT PROPERTY WHICH LIES TO THE NORTHWEST OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD. THE VESTING DEED FOR THE SUBJECT PROPERTY IS BARGAIN AND SALE DEED TO CITY OF OREGON CITY URBAN RENEWAL AGENCY RECORDED AS DOCUMENT NUMBER 2001-088835, CLACKAMAS COUNTY DEED RECORDS. IT IS IMPORTANT TO NOTE THAT THE VESTING DEED DESCRIBES THE SUBJECT PROPERTY, IN PART, AS FOLLOWS: "ALL OF LOT 1, BLOCK 22, OREGON CITY, IN THE CITY OF OREGON CITY, COUNTY OF CLACKAMAS AND STATE OF OREGON, EXCEPTING THE RIGHT OF WAY OF THE OREGON CENTRAL RAILROAD CO. AND THE ROAD KNOWN AS SINGER HILL ROAD".
3. BASIS OF BEARINGS: THE CENTERLINE OF MAIN STREET (DEFINED BY A FOUND PIN IN CONCRETE IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE CENTERLINE OF SEVENTH STREET, AND A FOUND BRASS SCREW IN CONCRETE IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE CENTERLINE OF NINTH STREET), SHOWN AS SOUTH 56°29'30" WEST ON SN 2013-036, CLACKAMAS COUNTY SURVEY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
4. BLOCK 22 IS PART OF THE ORIGINAL PLAT OF OREGON CITY WHICH WAS SURVEYED BY JESSE APPELGATE IN THE SPRING OF 1844. THE PLAT OF OREGON CITY STATES THAT ALL STREETS IN THIS AREA ARE 60 FEET WIDE AND CROSS EACH OTHER AT RIGHT ANGLES. IT ALSO STATES THAT ALL LOTS IN THE PART OF THE TOWN SURVEYED BY JESSE APPELGATE ARE AT LEAST 66 FEET BY 100 FEET. A SUBSEQUENT REPLAT OF PORTIONS OF THE PLAT OF OREGON CITY ENTITLED "MAP OF THE SURVEY OF LOTS WITHIN THE LIMITS OF THE OREGON CITY CLAIM" WAS SUBSEQUENTLY RECORDED AS PLAT NUMBER 122. THIS REPLAT SHOWS THE DIMENSIONS OF THE LOTS WITHIN THIS BLOCK AS BEING 66.1 FEET BY 105 FEET. UTILIZING THIS INFORMATION, I FIRST PROCEEDED WITH THIS SURVEY BY FIRST RECOVERING PREVIOUS CONTROL FROM SN 2013-036, WHICH I PERFORMED IN JANUARY, 2013, TO ESTABLISH THE INTERSECTION OF THE CENTERLINES OF NINTH STREET AND MAIN STREET AND THE INTERSECTION OF THE CENTERLINES OF TENTH AND MAIN STREET. FROM THESE POSITIONS, I ESTABLISHED THE BOUNDARY LINES FOR BLOCK 22 USING RECORD STREET WIDTHS OF 60 FEET AND PERPENDICULAR DIRECTIONS, AND HOLDING THE RECORD DEPTH OF THE BLOCK AT 220 FEET AS PER PLAT NUMBER 122. WITH THE OVERALL BLOCK BOUNDARY LINES BEING THUS ESTABLISHED, I THEN ESTABLISHED THE 10 FOOT ALLEY MIDWAY IN THE BLOCK. THE SOUTHWESTERLY LINE OF LOTS 1 AND 8 WAS THEN ESTABLISHED MIDWAY BETWEEN THE NORTHEASTERLY LINE OF BLOCK 22 AND THE NORTHEASTERLY LINE OF THE 10 FOOT ALLEY RUNNING THROUGH BLOCK 22. THE RESULTING DISTANCE FOR THE WIDTH OF LOTS 1 AND 8 AND FOR LOTS 2 AND 7 IS 66.12 FEET WHICH COMPARES FAVORABLY WITH RECORD DIMENSIONS SHOWN ON PLAT NUMBER 122.
5. THE RAILROAD RIGHT OF WAY RUNNING THROUGH LOT 1 HAS BEEN OPERATED BY DIFFERENT ENTITIES OVER THE YEARS. INITIAL DOCUMENTS REFER TO THE OREGON CENTRAL RAILROAD COMPANY WITH SUBSEQUENT REFERENCES BEING MADE TO THE OREGON AND CALIFORNIA RAILROAD, SOUTHERN PACIFIC COMPANY WITH THE RAILROAD RIGHT OF WAY TODAY BEING OWNED AND OPERATED BY THE UNION PACIFIC RAILROAD COMPANY. PROPERTY OWNED BY THE RAILROAD RUNNING THROUGH LOT 1 STEMS FROM TWO DIFFERENT DOCUMENTS. IN OCTOBER, 1869, A DISPUTE PITTING THE OREGON CENTRAL RAILROAD COMPANY VERSUS LUKE COMER AND F N BLANCHET WAS CONCLUDED IN CLACKAMAS COUNTY CIRCUIT COURT WITH THE TRACT BEING RECOVERED BY THE OREGON CENTRAL RAILROAD AS A RESULT OF THIS DISPUTE BEING AS SHOWN ON THIS SURVEY. A RECORD OF THE CIRCUIT COURT DECISION WAS OBTAINED FROM THE UNION PACIFIC RAILROAD BUT IT DOES NOT APPEAR TO BE RECORDED IN THE COUNTY DEED RECORDS. A SECOND TRACT WAS LATER CONVEYED TO THE SOUTHERN PACIFIC COMPANY FROM JOSEPH F. GADKE BY DEED RECORDED IN 1942 IN BOOK 290, PAGE 221, CLACKAMAS COUNTY DEED RECORDS. THE SOUTH LINE OF THE GADKE DEED IS COINCIDENT WITH THE NORTHWESTERLY LINE OF THE TRACT AWARDED TO THE OREGON CENTRAL RAILROAD BY THE CIRCUIT COURT IN 1869. (IT IS WORTH NOTING THAT THE GADKE DEED DESCRIBES THE NORTHWESTERLY LINE OF THE TRACT WHICH IT CONVEYED TO THE SOUTHERN PACIFIC COMPANY BY BEARING AND DISTANCE BUT ALSO CALLS THIS LINE AS "BEING PARALLEL TO AND 1.0 FEET DISTANT SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF THE GRANTOR'S BUILDING AND ITS SOUTHWESTERLY EXTENSION". RESEARCH IN THE CITY RECORDS DID NOT YIELD ANY INFORMATION THAT WOULD PROVIDE A DEFINITIVE LOCATION FOR THE GRANTOR'S BUILDING REFERRED TO IN THE GADKE DEED. FOR THIS REASON, I HAVE HELD THE RECORD DIMENSIONAL CALLS IN THE GADKE DEED TO CONTROL THE LOCATION OF THE BOUNDARY LINES OF THE TRACT IT CONVEYED, MY FEELING BEING THAT THIS APPROACH RELIES UPON THE BEST EVIDENCE AVAILABLE TODAY AS TO THE INTENDED LOCATION OF THIS LINE. IN DISCUSSIONS WITH RIGHT OF WAY STAFF AT THE UNION PACIFIC RAILROAD THEY HAVE INDICATED THAT THEY DO NOT HAVE ANY RECORDS INDICATING THAT THE RAILROAD HAS ANY OTHER INTEREST IN LOT 1 OTHER THAN THROUGH THESE TWO DOCUMENTS.
6. NOTE RE: SINGER HILL ROAD.



DETAIL
SCALE: 1" = 2'

Preliminary Only 10/2/15

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1978
DON DEVLAMINCK
1634

DATE OF SIGNATURE: _____
EXPIRES 12/31/2015

Survey prepared by:
Compass Land Surveyors
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Milwaukie, Oregon 97222
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7583 Bnd.dwg