

Oregon Cadastral Map System

A comprehensive explanation of the system approved by the 1953 Legislative Assembly (HB 232) with special attention to the:

- Concepts and Standards (Volume 1)
- Technical and Cartographic Procedures (Volume 2)
- Maintenance Process (Volume 3)
- Highways and the Law of Dedication (Volume 4)
- Mapping Riparian Lands (Volume 5)

Concepts and Standards

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Introduction

Contents.....	ii
List of Illustrations	xv
Introduction	xxi
Preface.....	xxiii
Introduction	xxv
Control	xxv
Minimum Map Requirements	xxv
Map Features.....	xxvi
Appendix A.....	xxix
Reliability Codes	xxix

1—Cadastrals and Cadastral Maps

Introduction.....	1-3
History, 1859-1951	1-3
The Pre-reappraisal Map Systems.....	1-4
The Reappraisal Mapping Program	1-5
General Map Standards	1-6
General (1953).....	1-6
Technical	1-6
Endnotes	1-10

2—Graphic Standards

Introduction.....	2-3
Cadastral Graphic Standards.....	2-3
Map Specifications	2-4
Geometric Control.....	2-4
Mathematical Base	2-4
Geographic Base	2-4
Standard Meridian	2-4
Basic Land Unit	2-4
Standard Linear System of Measure.....	2-4
Standard Map Areas and Boundaries	2-5
Map Scales.....	2-5
Map Sizes.....	2-5

Graphic Standards.....	2-5
Map Heading and Title.....	2-5
The Map Number	2-6
Map Positioning	2-7
Map Lines	2-8
Cartographic Map Symbols	2-9
Standard Line—Boundaries.....	2-9
Standard Line—Supplementary Lines.....	2-9
Standard Line—Riparian Boundaries	2-10
Standard Line—Right-of-Way Boundaries.....	2-10
Standard Line—Easements.....	2-11
Map Arrows	2-13
Circles.....	2-14
U.S. Rectangular Survey Lines and Information	2-14
Subdivision Data	2-17
Information on Public Rights of Way	2-17
Railroad Right-of-Way Data	2-17
Map Information on Transmission Line Easements	2-18
Bodies of Water Information.....	2-18
Deed and Survey Information.....	2-18
Map Boundaries	2-18
Index Maps.....	2-18
Measurements.....	2-19
Cancelled Parcel Numbers.....	2-19
Tracing.....	2-19
Lettering on Tracings	2-19
Patented Mining Claims.....	2-21
Summary	2-21
Pen sizes.....	2-20
Mechanical Lettering Guide	2-20
Endnotes	2-21

3—The Standard Tax Lot Number

Introduction	3-3
Components of the Standard Tax Lot Number	3-4
Standard Map Number	3-4
Four Quadrants of the U.S. Rectangular Survey System	3-6
Relationship of Standard Map Scale to the Standard Map Number	3-7
Special Map Numbering Instructions	3-8
Tax Lot Number Employing a Parcel Number	3-11
What Constitutes a Parcel	3-11
Assigning Parcel Numbers	3-12
Segregation Parcel Number	3-14
Consolidation of Parcels	3-15
Ninety-Nine Parcel Numbers	3-15
Special Interest Numbers	3-16
Improvement-only	3-16
Mineral Rights	3-17
Undivided Interests	3-17
Subsurface Ownerships	3-18
Mapping the Condominium	3-18
Unit Ownership Numbers For Condominiums	3-18
Common Areas	3-19
Planned Community	3-19
Real Property to be Tax-Lotted	3-20
Easements	3-21
Beach Lands Seaward of Vegetation Line	3-21
Endnotes	3-21

4—Direction

Direction	4-3
Horizontal Direction	4-3
Angular Measure	4-3
The Sexagesimal System	4-3
The Centesimal System	4-3

The Mil System	4-3
The Radian System	4-3
The Point System	4-4
The Cardinal and Intercardinal System	4-4
Meridians	4-4
Geodetic Meridian	4-4
Grid Meridian	4-4
Magnetic Meridian	4-4
Magnetic Declination	4-4
Local Attraction	4-5
Azimuth	4-6
True Azimuth	4-6
Grid Azimuth	4-6
Magnetic Azimuths	4-6
Quadrants	4-6
Bearings	4-7
Deflection Angles	4-7
Plotting Angles & Bearings	4-8
The Drafting Machine	4-8
The Drafting Machine Protractor	4-9
Verniers	4-10
Problems & Errors	4-11

5—U.S. Rectangular Survey System

Introduction	5-3
Brief History	5-3
Navigable Waters	5-3
Swamp and Overflowed Lands	5-3
System of Rectangular Surveys	5-4
General Scheme	5-4
Principal Meridian	5-4
Base Line	5-5
Standard Parallels	5-5
Guide Meridians	5-5
Township Extent	5-5

Latitudinal Boundaries.....	5-5
Partially Surveyed Exteriors.....	5-6
Rectangular Limits.....	5-7
Defective Township Exteriors.....	5-8
Subdivision of Townships.....	5-8
Meridianal Section Lines.....	5-8
Latitudinal Section Lines.....	5-8
Accumulated Error.....	5-9
Summary.....	5-9
Closing Section Lines.....	5-9
Subdivision of Sections.....	5-9
Subdivision by Protraction.....	5-10
Subdivision of Sections into ¼ Sections.....	5-12
Subdivision of Fractional Sections.....	5-12
Subdivision of Quarter Sections.....	5-12
Subdivision of Fractional Sections.....	5-12
Summary.....	5-14
Meandering.....	5-14
Rivers.....	5-14
Lakes.....	5-14
Islands.....	5-14
Resurveys in Brief.....	5-14
Dependent Resurveys.....	5-14
Independent Resurvey.....	5-14
Retracement.....	5-15
Jurisdiction.....	5-15
Bona Fide Rights of Claimants.....	5-15
Special Surveys of the U.S.....	5-15
Tract or Lot Surveys.....	5-15
Subdivision of Sections—Special.....	5-15
Metes and Bounds Surveys.....	5-15
Townsite Surveys.....	5-15
Small Tract Surveys.....	5-16
Mineral Segregation Surveys.....	5-16
Mine Surveys.....	5-16
B.L.M. Policy on Area Computation.....	5-16
Areas of Lots on Resurvey Plats.....	5-19

Mineral Surveys.....	5-20
Annotations.....	5-20
Endnotes.....	5-22

6—Surveys and Surveying

Introduction.....	6-3
Surveying.....	6-3
Geodetic Surveys.....	6-4
Plane Surveys.....	6-4
Types of Surveys.....	6-4
Cadastral Surveys.....	6-4
Construction Surveys.....	6-4
Engineering Surveys.....	6-4
Topographic Surveys.....	6-4
Route Surveys.....	6-4
Underground Surveys.....	6-5
Aerial Surveys.....	6-5
Geological Surveys.....	6-5
Control Surveys.....	6-5
Triangulation.....	6-5
Trilateration.....	6-6
Traverse.....	6-6
Vertical Control.....	6-6
Surveying Equipment.....	6-6
Accessories.....	6-10
Fundamental Survey Operations.....	6-11
Field Work.....	6-11
Office Work.....	6-11
Field Notes.....	6-11
Horizontal & Vertical Angles.....	6-12
Meridians.....	6-12
Magnetic Declination.....	6-13
Isogonic Lines.....	6-13
Azimuth.....	6-13
Forward and Back Azimuth.....	6-13
Bearings.....	6-13
Orders of Accuracy.....	6-13

Bench Marks.....	6-15	Ground Control	6-28
Monuments.....	6-15	Photoplotting Instruments.....	6-28
Witness Corner	6-16	Mechanical Phototriangulation.....	6-29
Reference Monument.....	6-16	Photographic, Interpretation	6-29
Witness Point	6-16	Survey Computations.....	6-29
Marking Lines Between Corners.....	6-16	Latitude and Departure.....	6-30
Survey Measurements.....	6-17	Balancing the Traverse.....	6-31
Taping	6-17	Probable Distance, Probable Error, Degree of Accuracy Computations.....	6-31
Determining Direction.....	6-17	Conclusion.....	6-32
Stadia Measurement	6-18	County Surveyors	6-33
Stadia Constant.....	6-19		
Stadia Distance	6-19		
Instrument Constant.....	6-19		
Formula for Inclined Sights	6-20		
Traversing.....	6-21		
Classification of Traverses.....	6-21		
Closed Traverses.....	6-21		
Open Traverses	6-21		
Traverse Taping Stations	6-21		
Horizontal Location of Detail	6-22		
How Detail is Located	6-22		
Topographic Surveys.....	6-23		
Leveling	6-23		
Survey Precision & Accuracy.....	6-24		
Mistakes or Blunders in Surveys	6-24		
Sources of Errors.....	6-24		
Types of Errors.....	6-24		
Discrepancies in Surveys.....	6-24		
Resultant Error.....	6-24		
Residual Error	6-25		
Theory of Probability	6-25		
Most Probable Value	6-25		
Adjustment of Weighted Observations.....	6-25		
Probable Error.....	6-26		
Degree of Accuracy	6-27		
Photogrammetry & Surveying	6-27		
Orthophotos	6-28		

7—Map Projections and Coordinates

Introduction.....	7-3
Significant Dates of State Plane Coordinate Development.....	7-3
Legal Status of the Oregon Coordinate System	7-3
Map Projection	7-5
Conformal Map Projections	7-6
Equal-Area Map Projections	7-6
Azimuthal Projections	7-6
Other Map Projections.....	7-6
Universal Transverse Mercator	7-7
Lambert Conformal.....	7-7
Clarke's Spheroid	7-10
Coordinate Principles.....	7-10
The Oregon Coordinate System	7-11
The Rectangular Grid	7-12
Local Coordinates	7-13
Endnotes	7-13

8—Route Surveys

Introduction.....	8-3
Steps Used in Establishing a Route	8-3
Highway Surveys	8-5

Highway Strip Maps.....	8-5
Highway Centerline Stationing	8-7
Problem Stationing.....	8-7
Equation Stations.....	8-9
Computing P.I. to P.I. Values.....	8-11
Property Line Stationing	8-11
Stationing—Short Centerline Distances.....	8-12
Summary—Station Computations.....	8-12
Highway Curves	8-12
The Circular Curve.....	8-12
The Simple Curve.....	8-13
Plotting the Route.....	8-16
Plotting The Simple Curve.....	8-17
Plotting Large Radius Curves	8-18
Curve Right-of-Way Line Variations	8-20
Compound Circular Curves	8-22
Reverse Circular Curves.....	8-23
Simple Curves in Reverse	8-24
The Standard Highway Spiral.....	8-25
Plotting The Standard Highway Spiral.....	8-31
Spiral Segments	8-34
Spirals of Unequal Length	8-35
Compound Spirals	8-37
Solution of the Three-Spiral Curve ¹⁸	8-39
Exercise - Three Spiral Curve	8-46
Right-of-Way Lines of the Standard Highway Spiral.....	8-49
Railroad Surveys	8-49
Railroad Right-of-Way and Track Maps.....	8-49
Railroad Centerline Stationing.....	8-52
Railroad Curves	8-52
The Railroad Taper Curve.....	8-52
Plotting the Standard Railroad Taper.....	8-55
Semi-Tangent with Unequal Tapers	8-57
Compound Railroad Curves.....	8-57
Railroad Station Maps	8-58
Transmission Line Route Maps	8-58
Miscellaneous Route Surveys.....	8-58

9—Map Computations

Introduction	9-3
Check Your Computations.....	9-3
Common Sources of Errors	9-3
Tables Of Values.....	9-4
Interpolation	9-4
Significant Figures.....	9-5
Adding Significant Figures to Existing Numbers.....	9-6
Adding Zeros that are Not Significant Figures..	9-6
Rounding Significant Figures.....	9-6
Order of Mathematical Operations	9-7
Extracting Square Roots	9-7
The Triangle	9-7
The Right Triangle in Cartography	9-8
Angles of Triangles.....	9-9
Functions of Right Triangles.....	9-10
Using Trigonometry to Solve for Missing Cadastral Measurements	9-12
Sine of an Angle.....	9-12
Cosine of an Angle	9-13
Functions of Angles Greater Than 90°	9-14
Sine of an Angle.....	9-15
Cosine of an Angle	9-15
Tangent of an Angle	9-16
Graph of the Tangent	9-16
Composite Circle Diagram.....	9-16
Cofunctions and Complementary Angles.....	9-17
Simple Trigonometric Identities.....	9-17
Oblique Triangles—The Law of Sines and Law of Cosines	9-18
The Law of Sines.....	9-18
The Law of Cosines.....	9-19
The Inverse Trigonometric Functions	9-20
Relations Among the Inverse Functions	9-21
Factorial Sign	9-22

Balancing Angles	9-22	Riparian Rights	10-8
Using the Arbitrary Method of Closure	9-24	Riparian Uplands	10-8
Closing a Polygon by Choosing a Probable Angle of Error	9-24	Littoral Lands and Rights	10-8
Balancing Angles by Method of Averages	9-24	Laws of the United States	10-8
Computation of Latitude and Departure	9-25	Navigable Waters	10-9
Using Latitude and Departure to Check for Mathematical Closure	9-25	Definition of Navigability	10-9
Traverse Closure	9-25	Navigability to be Determined by Division of State Lands	10-9
The Arbitrary Method	9-26	Statutory Provisions	10-10
The Transit Rule Method	9-26	Meander Lines Not the Criteria for Navigability	10-10
Compass Rule Method	9-27	Special Notes	10-10
Other Adjustment Methods	9-28	Special Statutory Provisions	10-10
Computing Areas	9-28	Submerged and Submersible Lands	10-11
Area of Rectangular Polygons	9-28	Statutory Provisions	10-11
Area of Parallelograms	9-28	The Estuaries	10-12
Area of Triangles	9-29	Waters of This State	10-12
Area of a Quadrilateral	9-30	Tidal Lands and Tidelands	10-12
Area by D.M.D.	9-30	Statutory Provisions	10-13
Total Latitude & Departure	9-31	Oyster Plantations on Public Lands and Private Lands	10-15
Area by Coordinates	9-32	Tidal Levels vs. Sea Levels	10-15
Computing Coordinates	9-32	Port Powers in Bays and Rivers	10-15
Determining Theta	9-34	When Littoral Rights are Separated from the Upland Owner	10-16
Determining Feet Per 1' of θ	9-36	The Astoria Quitclaim Act	10-17
Transforming Oregon Coordinates to Geodetic Coordinates	9-36	Mapping the Estuaries	10-19
Transforming Geodetic Coordinates into Oregon Coordinates	9-36	Figure 10-5 (See hard copy)	10-20
Determining the Scale Ratio of an Aerial Photo	9-37	Division of State Lands Charts	10-21
		Validating Statutes	10-21

10—Riparian Boundaries and Rights

Introduction	10-3	The Ocean Shore	10-21
The Riparian Problems	10-3	Ocean Shore Meander Line	10-23
The Public Trust Doctrine	10-5	Miscellaneous Statutory Provisions	10-23
The Role of the County Assessor Regarding Riparian Ownership and Riparian Rights	10-5	Rivers	10-23
		Navigable Rivers or Streams	10-23
		Left Bank and Right Bank Defined	10-24
		Mouth of River Defined	10-24
		Nonnavigable Rivers and Streams	10-24

Thread of Stream Defined	10-24
Meander, Meanders, Meander Line, Meandering, Meander Line Traverse	10-24
1869 Rules for Surveying Meanders	10-25
Excerpts from 1973 U.S.B.L.M. Regulations on Meanders	10-26
Mapping Navigable Rivers or Streams	10-26
Islands	10-27
Submerged Lands and New Lands of Reservoirs.....	10-27
Lakes, Marshes and Swamps	10-28
Statutory Provisions—Lakes	10-29
Swamp and Overflowed Lands	10-30
Lateral Changes in Bodies of Water and Their Banks	10-30
Avulsion—Revulsion	10-31
Land Gained by Accretion	10-32
Artificial Additions to Riparian Lands.....	10-33
Erosion	10-33
Dereliction—Reliction.....	10-33
Delineation of Riparian Boundaries	10-34
Median Line	10-34
Salient Points—B.L.M. Method	10-34
Definition Between Meander Lines	10-35
Cadastral Procedure.....	10-35
Partition Lines.....	10-35
Cadastral Procedures—Apportionment	10-37
Meandered Lakes	10-38
State and County Boundaries.....	10-39
Miscellaneous Provisions.....	10-40
Accretion Prior to Entry	10-40
Avulsion—B.L.M. Instructions	10-40
Erroneously Omitted Areas	10-40
Submersible and Swamp Lands.....	10-41
Rights of Way for Railroads	10-41
Confirmation of Title to Swamp and Overflow Lands	10-41
Release of Claims Under Pre-1947 Deeds Reserving Right-of-Way	10-41

Miscellaneous Validating Statutes	10-41
Columbia River Gorge.....	10-42
Willamette Greenway	10-42
Ferries.....	10-42
Fort Stevens—Clatsop Spit	10-42
Scenic Waterways—Scenic Easements	10-42
Water Rights.....	10-43
Ditches, Canals and Flumes.....	10-43
Summation.....	10-43
References.....	10-43
Suggested Reading	10-44
1980 Annotations	10-45
Endnotes	10-49

11—Cartographic Drafting

Introduction.....	11-3
Equipment and Supplies	11-3
Drafting Medium	11-3
Tapes for Drafting	11-4
Engineering Drafting Machine.....	11-4
Metal Straightedges	11-6
Drawing Ink	11-6
Drafting Pens	11-6
Drafting Pencils and Leads.....	11-7
Erasing Equipment.....	11-7
Scales	11-8
Drafting Instruments	11-14
The Hand Protractor	11-15
French Curves	11-17
Railroad or Highway Curves	11-17
Ship and Engineer Curves	11-17
Triangles.....	11-18
Stereoscopes	11-18
The Polar Planimeter	11-19
Mechanical Lettering	11-22
Lettering Set Operation	11-22

Lettering	11-24
Letter and Number Proportions.....	11-24
Stability	11-24
Uniformity.....	11-24
Freehand Letter Formation.....	11-24
Some Geometrical Solutions Used in Cartographic Drafting	11-28
Postulates.....	11-28
Basic Problems	11-28
Bisecting a Line.....	11-28
Bisecting an Arc	11-28
Bisecting an Angle.....	11-29
Drawing a Line Through a Given Point Parallel to a Given Line	11-29
To Divide a Line Into a Given Number of Equal Parts	11-30
Erecting a Perpendicular to a Line from a Given Point	11-30
Erecting a Perpendicular to a Line at a Given Point	11-30
To Draw a Circle of Given Radius Tangent To a Given Line and Passing Through a Given Point.....	11-30
To Draw a Circle Through Three Given Points.....	11-31
Drawing a Tangent To a Circle at a Given, Point On the Circle.....	11-31
Drawing Two Tangents to a Circle from a Given Point.....	11-31
To Round Off a Right Angle With an Arc of a Given Radius.....	11-32
To Draw an Arc of a Given Radius Tangent to a Line and a Circle	11-32
To Draw an Arc of Given Radius Tangent to Two Circles	11-32
DRAFTING THE FINISHED TRACING	11-33
Tracing Medium	11-33
Positioning the Map Boundary on the Tracing	11-33
Proper Tracing Sequence.....	11-33
Endnotes	11-34

12—Map Compilation & Construction

Introduction	12-3
Definitions	12-3
Development of Map Control	12-4
Map Compilation	12-5
Reference Sources.....	12-5
Product & Information Sources	12-8
Analyzation of Data.....	12-11
Explanation—Horizontal Control Elements. Analytical Bridging.....	12-11
Map Construction	12-18
Map Scale.....	12-18
Plotting The Coordinate Grid.....	12-18
Plotting The Control Points	12-18
Completing Map Control.....	12-20
Map Lift-off	12-20
Map Finalization	12-20
Map Detailing	12-20
Final Drawing	12-21
Special Notes	12-21

13—Maintenance of the Cadastral Map System

Introduction	13-3
Definitions	13-4
Outline of Maintenance Activities	13-5
Cadastral Map Upgrading.....	13-6
Use of Surveys to Update and Upgrade Cadastral Maps	13-7
Surveys vs Deeds	13-7
Surveys of New Parcels.....	13-10
Route Surveys	13-10
Rectangular Surveys	13-10
Use of Maverick Survey	13-10
Subdivisions	13-11

Property Tax Law Annotations	13-13
Approval - ORS 92.100	13-14
Unit Ownerships—Condominiums	13-14
Assessor’s Responsibilities	13-14
Miscellaneous Provisions	13-14
Property Tax Law Annotations	13-15
Unit Ownership Plat Requirements	13-15
Note on the Word “Declaration”	13-20
Floor Plans	13-20
Deeds	13-20
Chain-of-Title	13-21
Recorded & Unrecorded Deeds.....	13-21
Recording Statutes of Interest.....	13-22
Conveyances- Laws	13-23
Deed Descriptions- Laws	13-23
Warranty Deeds	13-24
Special Warranty Deeds	13-24
Bargain and Sale Deeds	13-24
Quitclaim Deeds	13-25
Memorandum of Real Estate Agreements & ORS 311.280	13-25
Street and Alley Vacations	13-27
Reversionary Rights.....	13-27
Street Intersections	13-31
Special Note:	13-31
Abutting Property Owned by Public Agency ...	13-32
Alleys	13-32
How Are Lots Affected By Street or Alley Vacations?	13-32
Vacation of Subdivision.....	13-33
Easements For Road Purposes.....	13-33
Land Reserved in Deeds as Public Roads.....	13-34
Dedicated Streets Not Yet Open to Public Travel	13-35
Laws Pertaining to County Roads—Road Widths.....	13-35
County Roads Established by Prescription.....	13-36
Example-General Maintenance Procedures	13-36

Tax Lot Records.....	13-39
Supplemental Instructions	13-39
Special Note	13-39
1980 Annotations	13-45
Final Determinations on Boundary Suits to be Filed With Assessor	13-45
Taxes on Real Property Subject to Eminent Domain Proceedings	13-45
Dedicated Public Roads, Alleys, Ways and Highways	13-45
Recording Deeds	13-45
Conveyances, Deeds, Descriptions	13-45
Construing a Description	13-46
Name of Owner on Assessment Roll.....	13-47
Taxing District Boundary Filing and Approval - ORS 308.225.....	13-47
Subdivision Vacations.....	13-48

Chapter 14

Highways and the Law of Dedication	14-v
Preface	14-vii
Introduction	14-1
Overview	14-2
Precedent and the Common Law	14-2
Evolution of the Law of Dedication	14-3
Territorial Land Laws	14-3
How Highways are Established	14-5

15—Dedication

Dedication	15-3
The Public; Public Use.....	15-3
Common Law Dedications	15-4
Number of Sales Required	15-7
Intent	15-7
Parrish v. Stephens	15-11
Oregon City v. Oregon	

Land for Public Road Purposes.....	16-21
Acquisition of Certain Real Property as Provided for in Procedures for Legalization of County Roads.....	16-21
Market Roads/Ways of Public Easement.....	16-21
County Throughways.....	16-22
Forest Roads.....	16-22
Disincorporation of a City.....	16-22
Use of City Streets by a County.....	16-22
City Jurisdiction Over Public Ways; Acquisition of Right of Way; Powers Over City Ways; Transfer of Jurisdiction County Roads to City; Special Laws.....	16-23
County Market Roads Within Cities.....	16-23
Powers of Cities Relating to Roads and Highways.....	16-24
Transferring Jurisdiction Over County Roads Within Cities.....	16-24
Special Laws for Amity, Monmouth, Myrtle Point and Salem.....	16-25
The Extinguishment of Public Ways.....	16-25
Bostwick v. Hosier.....	16-25
Martin v. Klamath County.....	16-26
Hohnbaum v. City of Woodburn.....	16-28
Vacation Statutes.....	16-28
Vacation of County Property.....	16-31
Undeveloped Subdivision.....	16-34
Re-platting.....	16-35
Vacation Problems.....	16-36
Problem 1: Siegenthaler v. N. Tillamook San.....	16-36
Problem 2: Does the Deed Convey the Fee? Or Merely an Easement?.....	16-37
Problem 3: The Park Avenue Case.....	16-46
Problem 4: Abutting Property of the Dedicator.....	16-47
Problem 5: Variation of Problem.....	16-48
Problem 6: Apportionment of a Vacated Road..	16-48
Problem 7: Apportionment of a Vacated Street With Property Lines Intersecting Right of Way Side Lines at an Angle.....	16-50

Problem 8: Apportionment of a Vacated Street with Property Lines Intersecting Curved Right of Way Side Lines.....	16-54
Problem 9: The Debatable Solution.....	16-55
Problem 10: Three-Way Intersection.....	16-56
Problem 11: Vacation of One Intersecting Street.....	16-57
Problem 12: How Are Lots Affected by Street and Alley Vacations?.....	16-58
Problem 13: Conveyance of Street Before or After Its Vacation.....	16-58
Problem 14: Is Repealed Statute, in Effect After Establishment of Public Way, Self-Executing? Re 1860 and 1864 Laws.....	16-59
Problem 15: Can City or County Annex a Condition Subsequent of Ordinance Vacating Street? If Such Condition Void, Is Vacation Invalidated?.....	16-61
Other Vacation Problems.....	16-63

17—Public Ways by Subscription

Bayard v. Standard Oil Co.....	17-4
Wallowa County v. Wade.....	17-7
Parrott v. Stewart.....	17-9
City of Clatskanie v. McDonald.....	17-11
Macleay Estate Co. v. Curry County.....	17-13
Sweet et al v. Irrigation Canal Co. (Reference only).....	17-14
Huggett et ux v. Moran et ux.....	17-14
Hay v. Stephens (1972).....	17-16
City of Ashland v. Hardesty (1975).....	17-17
Endnotes.....	17-20

18—Miscellaneous

The Widths of Public Ways.....	18-3
Latourette v. County Court.....	18-5
Sweet et al v. Irrigation Canal Co.'s.....	18-7
Miscellaneous Rules and Principles of Law-Road Widths.....	18-15

City of Eugene v. Garrett ⁴⁴	18-15
Alteration of County Roads-Case Study, Re Procedural -Problems.....	18-17
Abandonment of a Public Easement.....	18-24
Dedicated Parks,Public Squares, Etc.	18-24
Endnotes	18-25

Appendices

Standards for Digital Cadastral Maps

Appendix A: Reliability Codes	xxv
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Appendix A. (Vol. 1) Annotations	A-1
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Appendix B: Oregon Revised Statutes	B-1
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Appendix C: Court Cases	C-1
--------------------------------------	------------

The Oregon Supreme Court.....	C-1
Oregon Court of Appeals	C-1
Oregon Tax Court	C-2
Circuit Courts.....	C-2
District Courts.....	C-2
County Courts	C-2
Justice Courts	C-2
Notes	C-3
Court citations	C-3
Oregon Supreme Court	C-3
Citations: Supreme Courts of Other States.....	C-3
Citations: Oregon Court of Appeals	C-4
Citations: Federal Cases	C-4
Law publications	C-4
Oregon Revised Statutes	C-4
Periodicals	C-4
ORS References.....	C-7

Appendix D: Location of the Willamette

Meridian and the Oregon Base Line	D-1
--	------------

Appendix E: Abbreviations	E-1
--	------------

Mathematical Symbols and Abbreviations.....	E-5
Curve & Spiral Curve Nomenclature.....	E-6
Basic Spiral Formulas	E-7
Spiral Curve Elements	E-9

Miscellaneous Formula	E-12
Trigonometric Functions – Oblique Triangles	E-14
The Rectangular Survey in Oregon	E-15
Zones of the Lambert Projection	E-16
Sixteenth Corner Numbering System	E-17
Index to Labeling Aliquot Parts of a one quarter-quarter section.....	E-18
Marking of Interior 1/4 Corners and all 16 corners.....	E-19
Traverse Computation Sheet	E-20
Coordinate Sheet	E-21
Subdivision of a Section	E-22
Divisions of Quarter & Quarter Quarter-Sections	E-24
Fractional Section Due to Water	E-25
Establishing Townships.....	E-27
Establishing Sections.....	E-28
Index of Oregon’s Navigable Waterways As of January 1, 1977.....	E-29
Tidal and Sea Level Elevations and Definitions	E-33
General Estuary Profile	E-34

Tables.....	E-37
--------------------	-------------

1. Conversion Factors	E-39
2. Tables of Measurements	E-40
3. Metric Tables	E-41
4. Metric Conversion Tables.....	E-42
5. Metric Angular Measure	E-44
6. Rods to Feet.....	E-45
7. Chains to Feet	E-46
8. Decimals Equivalents of Fractions.....	E-47
9. Map Scale Conversions	E-48
10. Radians to Degrees, minutes & Seconds & Radians to Degrees in Decimals.....	E-49
11. Degrees, minutes Seconds to Radians	E-50
12. Compass Conversions: Cardinal to Angular.....	E-51
13. Compass Conversions: Cardinal to Bearings.....	E-52
14. Degree of Curve To Radii	E-53

15. Lambert Conformal Projection— Oregon North Zone.....	E-59	21. Corrections to Natural Scale Ratios	E-77
16. Lambert Conformal Projection— Oregon North Zone; For 1" of Longitude = 0.70918602 of theta	E-63	22. Corrections to Natural Scale Ratios	E-78
17. Lambert Conformal Projectio— Oregon South Zone	E-67	23. Probable Error Factors	E-79
18. Lambert Conformal Projection— Oregon South Zone; For 1" of Longitude = 0." .68414738 of theta	E-72	24. Conversion – Acres to Square Feet and Square Feet to Acres	E-80
19. Meridian Convergency (Six Miles long – Six Miles Apart).....	E-76	25. Right-Of-Way Acreages (Acres Per Various Widths and Lengths of Right-Of-Way)	E-85
20. Constants for Oregon— Oregon Coordinate System.....	E-76	26. Right-Of-Way Acreages (Acres per tenth of Hundred Foot Stations)	E-86
		27. Standard Highway Spiral.....	E-87
		28. Railroad Taper Tables.....	E-99

List of Illustrations

Figure	Page	Figure	Page
2-1	Showing a second divided in sections using the letter designation..... 2-5	2-35	Illustrates correct way to show points of call in a river or stream 2-17
2-2	Showing a section divided into sections using the numerical designation 2-5	2-36	..... 2-19
2-3	Showing a section divided into sections using the numerical designation 2-5	2-37	Illustrates standard freehand lettering guide ... 2-19
2-4	Showing non-standard section 2-6	2-38	..... 2-19
2-5	Illustrates correct map positioning 2-6	2-39	Illustrates correct labeling of patented mining claims 2-20
2-6	Illustrates incorrect map boundaries 2-6	2-40	Illustrates a sample of a 1"=2000' scale and "and index" map..... 2-25
2-7	..... 2-7	2-41	Illustrates a sample of a 1"=400' scale map index 2-26
2-8	..... 2-7	2-42	Illustrates a sample of a 1"=200' scale map and "and index" map 2-27
2-8A	Illustrates correct map positioning 2-7	2-43	Illustrates a sample of a 1"=200' map with nonstandard map boundary 2-28
2-8B	Illustrates incorrect map positioning 2-7	2-44	Illustrates a sample of a 1"=400' scale and "and index" map..... 2-29
2-9	Illustrates correct map number and subtitle positioning 2-7	2-45	Illustrates a sample of a 1"=400' scale map indexing a supplemental map 2-30
2-12	Illustrates correct information and layout of a transmission easement 2-11	2-46	Illustrates a sample of a 1"=20' supplemental map 2-31
2-13	Illustrates correct railroad symbols..... 2-11	2-47	Illustrates a sample of a partial 1"=400' scale map..... 2-32
2-14	Illustrates correct vegetation line symbol 2-12	2-48	Illustrates a sample of a 1"=2000' split by a county line 2-33
2-15	Illustrates correct zoning district boundary line.. 2-13	2-49	Illustrates a sample of a 1"=800' scale map of mining claims..... 2-34
2-16	Illustrates correct symbols for code lines, subdivision lines, triangulation stations, bench marks, found corners and coordinate points.... 2-13	2-50	Illustrates a sample of a 1"=2000' scale map 2-35
2-17	Illustrates correct and incorrect map arrows 2-13	2-51	Illustrates a sample of a correctly drawn 1"=100' scale map 2-36
2-18	Illustrates different types of acceptable arrows ... 2-13	2-52	Illustrates a sample of a 1"=2000' scale map with confusing water boundary 2-37
2-19	Illustrates correct arrow placement..... 2-13	2-53	Illustrates a sample of a 1"=2000' scale map with patterning highlighting water boundaries..... 2-38
2-20	Illustrates arrow to indicate direction of stream or river flow 2-13	2-54	Illustrates a sample of a 1"=100' scale map requiring a detail map..... 2-39
2-33	Illustrates correct manner of locating highway survey data 2-14	2-55	Illustrates a sample of a 1"=40' detail map..... 2-40
2-22	Illustrates correct use of arrows to reference monuments and specific corners 2-14	3-1	Illustrates the township and range network..... 3-2
2-23	Illustrates correct way to show found section corners 2-15	3-2	Illustrates a one-township quadrangle..... 3-2
2-24	Illustrates correct way to show section corners in surveyed public lands 2-15	3-3	Illustrates a township subdivided into sections 3-3
2-25	Illustrates correct labeling of corners 2-15	3-4	Illustrates a section subdivided into sections 3-3
2-26	Illustrates correct labeling of meander corners ... 2-15	3-5	Illustrates a section divided into sections 3-3
2-27	Illustrates correct labeling of interior D.L.C. Corners 2-15	3-6	Illustrates a section divided into sections and sections 3-3
2-28	Illustrates correct labeling of D. L. C. corners . 2-16	3-7	Illustrates the Willamette Meridian and Oregon base line 3-4
2-29	Illustrates correct dimensioning and labeling of abutting D.L.C.'S 2-16	3-8	Illustrates letter designations for the four quarters of a section 3-5
2-30	Illustrates correct labeling of D.L.C. boundary lines..... 2-16	3-9	Illustrates letter designations for the four quarters of a quarter section 3-5
2-31	Illustrates an optional D.L.C. listing for individual maps 2-16		
2-32	Illustrates correct lot number placement..... 2-16		
2-34	Illustrates correct way to show points of call in a street or road 2-16		

Figure	Page	Figure	Page
3-10	Illustrates letter designations for sections and sections 3-5	4-8	..... 4-6
3-11	Illustrates standard townships and ranges 3-6	4-9	..... 4-6
3-12	Illustrates irregular townships and ranges 3-6	4-10	..... 4-7
3-13	Illustrates letter designation for section of an elongated section 3-7	4-11	..... 4-7
3-14	Illustrates letter designation for sections of an elongated section 3-7	4-12	..... 4-7
3-15	Illustrates the incorrect letter designation- of section of an elongated section 3-7	4-13	..... 4-8
3-16	Illustrates the correct letter designations of the same section of an elongated section 3-8	4-14	..... 4-8
3-17	Illustrates examples of standard tax lot numbers in various counties 3-8	4-15	..... 4-9
3-18	Illustrates the correct numerical designations of the four quarters of a section 3-9	5-1	..... 5-2
3-19	Illustrates the correct numerical designations of sections of a section 3-9	5-2	..... 5-3
3-20	Illustrates proper parcel number sequence 3-10	5-3	..... 5-4
3-21	Illustrates an optional parcel number sequence in subdivision 3-10	5-4	..... 5-4
3-22	Illustrates an optional parcel number sequence ... 3-11	5-5	..... 5-5
3-23	Illustrates the preferred parcel number sequence in subdivision 3-11	5-62	..... 5-5
3-24	Illustrates proper parcel flow on a 1" 400' scale map 3-11	5-72	..... 5-5
3-25	Illustrates proper parcel flow on a 1"=2000' scale map 3-12	5-82	..... 5-5
3-26	Illustrates the proper use of a "ninety-nine" parcel number 3-12	5-9	..... 5-7
3-27	Illustrates the proper placement of an "improvement only" parcel number 3-13	5-12	..... 5-8
3-28	Illustrates the proper placement of an "improvement only" parcel number 3-14	5-11	..... 5-8
3-29	Illustrates the proper placement of an "improvement only" parcel within a railroad right of way 3-14	5-10	..... 5-8
3-30	Illustrates the proper placement of an "undivided interest" parcel number 3-15	5-13	..... 5-9
3-31	Illustrates the proper use of a "subsurface ownership" parcel number 3-16	5-15	..... 5-10
3-32	Illustrates the proper use of a "subsurface ownership" parcel number of segregated parcel 3-16	5-14	..... 5-10
3-33	Illustrates the proper way to assign parcel numbers to condominium units 3-16	5-16	..... 5-11
4-1	..... 4-2	5-17	..... 5-14
4-2	..... 4-3	5-18	..... 5-14
4-3	..... 4-3	5-19	..... 5-16
4-4	..... 4-4	6-1	..... 6-1
4-5	..... 4-4	6-2	..... 6-2
4-6	..... 4-5	6-3	..... 6-3
4-7	..... 4-5	6-4	..... 6-4
		6-5	..... 6-5
		6-6	..... 6-5
		6-7	..... 6-5
		6-8	..... 6-5
		6-9	..... 6-6
		6-10	..... 6-7
		6-11	..... 6-7
		6-12	..... 6-7
		6-13	..... 6-7
		6-16	..... 6-10
		6-17	..... 6-11
		6-18	..... 6-12
		6-19	..... 6-13
		6-20	..... 6-14
		6-21	..... 6-14
		6-22	..... 6-16
		6-23	..... 6-17

Figure	Page	Figure	Page
6-24	6-17	8-21	8-20
6-25	6-18	8-23	8-21
6-26	6-18	8-24	8-22
6-27	6-18	8-25	8-22
6-28	6-19	8-26	8-25
6-29	6-20	8-27	8-26
6-30	6-20	8-28	8-27
6-31	6-20	8-29	8-28
6-32	6-21	8-30	8-28
6-33	6-21	8-31	8-28
6-34	6-21	8-32	8-29
6-35	6-22	8-33	8-29
6-36	6-27	8-34	8-30
6-37	6-28	8-35	8-30
6-38	6-28	8-36	8-31
6-39	6-29	8-37	8-32
6-40	6-29	8-38	8-33
6-41	6-30	8-39	8-34
7-2	7-5	8-40	8-36
7-3	7-5	8-41	8-38
7-4	7-6	8-43	8-41
7-5	7-6	8-44	8-42
7-6	7-6	8-45	8-43
7-8	7-7	8-46	8-44
7-7	7-7	8-47	8-45
7-9	7-8	8-48	8-46
7-10	7-9	8-50	8-48
7-13	7-11	8-51	8-49
8-1	8-2	8-52	8-50
8-2	8-4	8-53	8-50
8-3	8-5	8-54	8-51
8-4	8-6	8-55	8-51
8-5	8-8	8-56	8-52
8-6	8-10	8-57	8-54
8-7	8-11	9-1	9-2
8-9	8-13	9-2	9-2
8-10	8-14	9-3	9-3
8-11	8-15	9-4	9-6
8-12	8-15	9-7	9-7
8-13	8-15	9-8	9-7
8-14	8-15	9-9	9-9
8-15	8-16	9-10	9-9
8-16	8-17	9-11	9-9
8-17	8-18	9-12	9-9
8-18	8-18	9-13	9-10
8-19	8-19	9-15	9-11
8-20	8-19	9-16	9-12
8-22	8-20	9-17	9-13

Figure	Page	Figure	Page
9-18	9-13	10-19	10-37
9-19	9-13	10-20	10-43
9-20	9-14	11-1	11-3
9-21	9-14	11-2	11-3
9-22	9-14	11-3	11-4
9-23	9-15	11-4	11-4
9-24	9-16	11-5	11-5
9-25	9-17	11-7	11-6
9-26	9-18	11-6	11-6
9-27	9-18	11-8	11-8
9-29	9-20	11-9	11-9
9-30	9-20	11-10	11-9
9-32	9-21	11-11	11-9
9-33	9-23	11-13	11-9
9-34	9-24	11-15	11-9
9-36	9-25	11-14	11-9
9-35	9-25	11-12	11-9
9-37	9-26	11-17	11-10
9-38	9-26	11-16	11-10
9-39	9-27	11-18	11-11
9-40	9-27	11-19	11-12
9-41	9-27	11-20	11-12
9-42	9-28	11-21	11-13
9-43	9-28	11-22	11-14
9-44	9-28	11-25	11-15
9-45	9-28	11-23	11-15
9-46	9-29	11-24	11-15
9-47	9-29	11-26	11-15
9-48	9-29	11-29	11-16
9-51	9-32	11-28	11-16
9-52	9-34	11-27	11-16
9-53	9-36	11-30	11-16
10-2	10-12	11-31	11-17
10-3	10-16	11-33	11-19
10-4	10-17	11-32	11-19
10-6	10-20	11-34	11-21
10-7	10-21	11-35	11-21
10-8	10-29	11-36	11-23
10-9	10-30	11-37	11-23
10-10	10-32	11-38	11-24
10-11	10-34	11-41	11-25
10-12	10-34	11-40	11-25
10-13	10-35	11-39	11-25
10-15	10-36	11-42	11-27
10-14	10-36	11-43	11-27
10-16	10-37	11-44	11-27
10-18	10-37	11-45	11-27
10-17	10-37	11-46	11-28

Figure	Page	Figure	Page
11-47	11-28	13-28	13-41
11-49	11-29	13-29	13-42
11-50	11-29	15-1 Facsimile of McLoughlin Map (except for notations).....	15-15
11-48	11-29	15-2 Order of Transactions Involving Subject Property (Broadway St.).....	15-19
11-51	11-29	15-3 City of Salem V. Merritt Truax, 70 Or App 138, 1984.....	15-39
11-52	11-30	16-1 City Owned Property, Tract B of R. Truscott's First Addition	16-8
11-54	11-30	16-2 Siegenthaler V. N. Tillamook San., 26 Or App 611, 8-30-1973	16-35
11-53	11-30	16-3 Unlawful Distribution of Vacated Street	16-44
11-56	11-31	16-4 Zimmerman Land Prior to Subdivision	16-45
11-55	11-31	16-5 Zimmerman's First Addition	16-45
122	12-10	16-6 Zimmerman's Second Addition	16-45
12-5	12-14	16-7 Correct Apportionment of Vacated County Road.....	16-47
12-6	12-15	16-8 Incorrect Apportionment of Vacated County Road.....	16-47
12-7	12-17	16-9 Property Lines Intersecting Monroe Street	16-48
13-1	13-6	16-10 Detail of SW Line Parcel 900	16-49
13-2	13-7	16-11 Correct Apportionment of Vacated County Road ... 16-49	16-49
13-3	13-9	16-12 Apportioning Fee in Vacated Public Way Re: Curved Right-of-way.....	16-50
13-4	13-10	16-13 Problem No. 9.....	16-50
13-6	13-14	16-14 Right Angle Rule Applied on Curve of a Right-of-way.....	16-51
13-6	13-15	16-15 First Solution to Problem No. 9	16-53
13-7	13-16	16-16 Debatable (Alternate) Solution to Problem No. 9.....	16-53
13-7	13-17	16-17 Application of Principle Number Seventy-Eight	16-54
13-8	13-23	16-18 Three-Way Intersection	16-55
13-10	13-26	16-19 Problem No. 11	16-55
13-11	13-26	16-20 Indicates Original and Only Lot Corners.....	16-55
13-12	13-26	16-21 Jenkin's Street.....	16-56
13-18 A.....	13-28	18-1 Sweet ET. Al. v. Irrigation Canal Co, 198 Or. 166, 254 p2d 700.....	18-7
13-18 B.....	13-28		
13-19	13-29		
13-18 C.....	13-29		
13-20	13-29		
13-21	13-29		
13-22	13-30		
13-23	13-31		
13-24	13-36		
13-25	13-38		
13-26	13-39		
13-27	13-40		

INTRODUCTION

This manual has four goals. The first is to prepare a base for understanding the concepts and standards of the State Standard Cadastral Map System. The second, prompted by numerous requests from county assessors, is to provide the technical fundamentals of cadastral cartography for the training of new cartographers. The third goal is to provide necessary but often hard to find cadastral, legal and cartographic reference material in one readily accessible volume: reference material such as conversion tables, geodetic tables, critical formulae, riparian charts, abbreviations, glossary of terms.

The fourth goal is to provide a balanced picture of the science and art of cadastral cartography; to show that this branch of mapping extends far beyond what has often been misconstrued as a mere drafting task. Cadastral cartography is an intellectual activity that requires a working knowledge of the fundamentals of a host of sciences and related professional activities, rather than merely an exercise of reading deeds and drawing lines.

Cadastral cartography is the oldest form of mapping known to modern man, dating back to approximately 4000 B.C. Today, it dominates the cartographic world – not necessarily in a scholarly sense, but in sheer volume of maps produced. Yet, very little has been published about cadastral cartography. That which has been published is so narrow in scope (dealing primarily with map format and content) as to render it useless as far as the technical elements of cadastral cartography are concerned.

This manual does not contain everything one would need to know about cadastral cartography. Rather, it is a base of information for identifying and understanding problems, and for making intelligent decisions on how to handle those problems. Basics alone will not suffice as a means of mastering the intricacies of cadastral cartography. We recommend extensive study of the sciences and professions related to this branch of cartography: higher mathematics, surveying, boundary control and legal principles, photogrammetry, computer-assisted graphics, real estate, real property law, micrographics, general cartography, geodesy, geography and ad valorem taxation. The bibliography provided in the manual will guide you to many excellent books on many of these subjects.

The first part of the manual, through Chapter 3, deals primarily with concepts and standards of the State Standard Cadastral Map System. The remaining chapters deal with methods and procedures.

The cadastral map has always been a mainstay of property taxation and a critical element of governmental land data systems. Chapter 1 provides background information on the development of cadastral cartography, and the development of the State Standard Cadastral Map System.

Chapter 2 discusses cadastral map standards, which have been developed over a period of 23 years. Some standards were not incorporated in the county map systems developed in the early stages of the state-wide mapping program, but new maps being added to the system should conform to the standards. If this is done systematically, the county map system eventually will become standard.

Chapter 3 deals with the standard tax lot number. Like the map standards, tax lot number requirements have changed slightly since their inception.

One of the most difficult problems confronting new cartographers, and some map users, is understanding the elements of direction. Chapter 4 outlines the fundamentals of the six major systems of angular measure. It discusses items such as meridians, declination, quadrants, azimuths, deflection angles, plotting angles and bearings with a drafting machine, etc.

The rectangular survey system forms the geographical base of the cadastral map system. It is used extensively as the base for deed descriptions. Chapter 5 explains most of the fundamentals of the rectangular survey, and emphasizes specific elements that have been a constant source of problems in map construction and maintenance. In addition, the chapter provides specific legal opinions that must be considered in the mapping and maintenance process.

Until a few years ago, there was little need for cartographers to be concerned about surveying. Now, the map-user community demands extreme accuracy in the geometry of the land-parcel polygons displayed on the map and this can be obtained only by utilizing surveys. Furthermore, the inclusion of the cadastral survey in the mapping process has resulted in increased map life, fewer taxpayer complaints and increased efficiency in the maintenance function. It is not essential for the cartographer to be a surveyor, but it is important to know about this science of measurements because the same science is applied in the cartographic process. Chapter 6 introduces the basics of surveying; the types of surveys; the problems encountered and methods used in making field surveys. It places special emphasis on survey precision, accuracy, and sources and types of errors. These are survey elements that cartographers should understand, but often do not. Moreover, the error and quality factors in surveying are, with few exceptions,

applicable to cadastral cartography. The chapter only touches on this complex science. The full scope of surveying, necessary to the registered surveyor, involves advanced and complex principles that extend far beyond the scopes of this publication.

The use of the state plane coordinates, as a mathematical base of the cadastral map system is a relatively new procedure – at least new to the Oregon Standard Cadastral Map System. It is a required base in all present Oregon Department of Revenue map projects – but rarely used in the counties. Chapter 7 explains the plane coordinate concept. It begins with an introduction to the development of map projections and coordinates: describes the map projection concepts (i.e., the Lambert Conic Conformal Projection, Universal Transverse Mercator Projection, etc.); explains the basic Cartesian coordinate principles; and defines the Oregon Coordinate System and related Oregon Revised Statutes.

Chapter 8 explains highway right of way surveys and their importance in establishing map control. The aim of the chapter is to assist the new cartographer in interpreting the highway route survey drawings and in plotting the highway traverse. The same principles will apply to nearly any public or private road traverse, and often to railroad. Additional information on highway curves and curve formulas may be found in the appendix.

The cartographer must be adept in the mathematics of cadastral cartography. Mathematics is seldom a problem for the journeyman, but new cartographers – especially those with only drafting experience – usually find that they have forgotten many important mathematical rules and formulas. Chapter 9 reviews the mathematical rules and procedures needed to complete cadastral computations. Special emphasis is placed on survey problems such as balancing angles; computing areas; computing coordinates; conversion to geodetic coordinates; spiral curve computations; and traverse closure. Mathematical tables not readily available at commercial outlets are included in the addendum.

The doctrine of riparian rights is deeply imbedded in Federal and Oregon law and is now surfacing as one of the more important, or valuable, property rights. Chapter 10 deals with the riparian right doctrine, one of the most debated subjects of real property law. Because of the complexity of this subject, we have gone to great lengths to document the authority for nearly

every principle contained in the chapter (this may be found in the footnotes). And, we have provided a special bibliography on riparian rights material.

Chapter 11 deals with cartographic drafting; specifically the tracing function.

Chapter 12 provides the elements of map control and a suggested step by step procedure for establishing good control. It places special emphasis on the mathematical base of the cadastral map system, the Oregon Coordinate System, and it includes a comprehensive list of sources for map control data.

Chapter 13 explores the cadastral map and record maintenance function. It defines important maintenance criteria and discusses the ramifications of each.

One problem that faces most cartographers is that of having an easy, quick reference source to the many mathematical tables needed for cadastral cartography. The appendix provides most of the tables that are either out of print, incomplete in existing text and reference books, or are hard to find. However, tables that are readily available from commercial outlets, such as tables of natural tangents, natural sine and cosines, square root, reciprocals, circumference, area of circles, exponential functions, etc., have been excluded from the appendix. The appendix also supplies a key to abbreviations that are either used on the cadastral maps, or that will be encountered in the mapping process. Also included in the appendix are math symbols, spiral formula elements of a single curve and circle, trigonometric functions, rectangular survey guides, riparian rights' charts, an index of Oregon's navigable waterways and estuaries, etc.

The glossary in this manual is designed to develop a consistency in cadastral vocabulary and to supply the general meanings of the many words and phrases used in cadastral cartography. Each definition has been checked with legal reference sources and is meant to define the majority opinion; but, it is not necessarily applicable in every case, nor will the courts always agree with some definitions – especially if the circumstances surrounding a particular case are slightly different from those on which the definition is based. Therefore, the glossary must be used with care and only for mapping purposes. Never use this information to provide legal counsel to a taxpayer. An attorney must provide that.

Assessment and Appraisal Division

Preface

The statewide cadastral map system is explained in five volumes:

- Vol. 1 Concepts and Standards
- Vol. 2. Technical and Cartographic Procedures
- Vol. 3 Maintenance Process.
- Vol. 4 Highway and the Law of Dedication.
- Vol. 5 Mapping Riparian Lands

Planned future additions are:

- Estates in Land, Title, and Deed Interpretation.
- Mapping by Computer, and Geographic Information Systems
- Photogrammetry and the Cadastral Map.

The purpose of this series is to supply tax administrators with background on the map system, map standards, technical procedures, and legal principles that must be considered in mapping the rights, title and interests in real property.

The information will be useful for training cartographers and other assessment officials. It also will be a valuable reference source for assessors, appraisers, cartographers and the map user community. Finally, it will supply a balanced picture of the science and art of cadastral cartography.

The Cartographic Unit has high hopes that the five-volume series will furnish a basis for equitable assessment and taxation of locally assessed real property. It is intended that the information presented will contribute to and promote further development of the cadastral map system.

Volume 1 deals primarily with:

- A brief history on cadastral cartography and cadastres.
- Problems leading to the legislative acts to create a uniform mapping system in Oregon.
- The philosophy of those who designed and developed the foundation of today's map standards.
- The graphic standards and map specifications.
- An explanation of the standard tax lot numbers (the parcel identifier of the system).
- The general index for the five-volume series.

Volume 2 contains the technical elements applied in cadastral cartography, such as *direction*, an element that has proven to be confusing to new cartographers and to the map-user community. The six major systems of direction (or angular measure) are outlined in **Chapter 1**. Information is included on meridian,

declination, quadrants, azimuth, deflection angles, and plotting angles and bearings with a drafting machine.

Sections, or subdivisions of sections, established by the United States Rectangular Survey granted most of the land in Oregon. Even land granted under the Donation Law was indirectly tied to the survey (as is land conveyed by reference to subdivisions that are tied to the survey). Consequently, the Rectangular Survey is the common denominator in most land records (deeds, surveys, subdivision plats, etc.). For this reason, it is the base of the map number part of the state standard tax lot number, and the base for map areas and scale.

Chapter 2 supplies those elements of the survey system that cartographers must know, and map users should know. In addition, the chapter provides those principles of law that must be considered in the mapping and map maintenance process.

"A survey does not create title; it only defines boundaries." (*U.S. v. State Investment Co.*, 264 U.S. 206, 68 L. Ed. 639; 285 F. 128-Eighth Circuit Court). "Noman's land" has become a mere figure of speech. All lands have ownership. With ownership comes rights-boundaries, surveys, and, in some situations, case law. Boundaries, more than ownership, is the objective of the mapping effort because the boundaries are what limit the extent of ownership. **Chapter 3** is presented to not only acquaint you with surveys, but to instill in the cartographer an appreciation of the problems confronting the surveyor.

Chapter 4 contains an explanation of coordinate systems, such as the Oregon State Plane Coordinate Systems. This is a key element of the standard cadastral map system because the plane coordinate system provides our map system with the ability to achieve tight, accurate mathematical control. Map projection (such as the "Lambert Conic Conformal" and the Universal Transverse Mercator Projection); plane coordinates, basic Cartesian coordinate principles, and the Oregon State Plane Coordinate System form the outline of this chapter.

The surveys of major transportation routes (oil, power, gas, as well as highway) are useful for mathematically bridging other public and private surveys. Yet the language of the route surveys is somewhat confusing to cartographers, and the spiral and compound spiral curves often seem impossible to plot. **Chapter 5** is designed to take the mystery out of the route map, and to provide solutions to the more difficult curve problems. Hopefully, this chapter will allow county cartographers to make better use of the surveys of county roads, state highways, railroad right of way, transmission lines, and pipelines.

Today's electronic calculators and computers have eliminated the burden of making manual calculations. No longer does a cartographer need to manually compute the square of any number, or wrestle with a slide rule to close a traverse.

But little things like the concept of *significant figures*, *rounding of numbers*, and *mathematical operations* remain important in cadastral cartography. Moreover, if a cartographer works in an office that does not have sophisticated electronic computation hardware, it will be necessary to know how to close a traverse, compute latitude and departure, compute the length of one or more sides of a triangle, and compute areas and coordinates.

Hopefully, **Chapter 6** will supply enough information for that cartographer to perform, at least, the basic mathematical operations.

Automatic mapping system has eliminated much of the tedious manual drafting tasks. However, some local map maintenance operation does not have such luxuries. Moreover, even with such equipment at the cartographer's disposal, it remains necessary for him or her to use drafting hardware, instruments and techniques. Consequently, it was necessary to provide some drafting basics in this publication in **Chapter 7**.

Volume 3 contains guidelines for maintaining cadastral map systems to state standards. However, it falls short of providing helpful suggestions for managing section, as well as the environmental and design criteria for a drafting room operation (which is the same for a cartographic operation). This oversight will be corrected in the future.

The objective of Volume 4 is to improve the way that the dedicated public lands and highways are being mapped and assessed, and to set the record straight on rights, title and interests in the public ways and state highways. This volume was six years in the making (about three years researching legal sources and three years in the writing). It is a comprehensive explanation of "highways and the Law of Dedication." The manual will be useful in identifying problems where legal assistance should be obtained, and it will provide an approach to resolving many of the less complex problems.

This volume contains a generous supply of case law of the Oregon Supreme Court, the principles and rules of law announced by that Court, and citations to nearly every Oregon Supreme Court case dealing with dedication, public ways, eminent domain, nuisance, user, misuser, etc., as well as many landmark cases before the high courts of other common law states.

Volume 5 deals with mapping riparian lands. This volume:

- Includes a review of the doctrine of riparian rights.
- Contains a discussion of the important rules and principles of law applicable to riparian lands and rights.
- Provides case law considering the ownership of riparian lands.
- Touches on riparian lands and the public trust doctrine.
- Offers solutions to some of the complex problems in mapping and assessing riparian lands.

The glossaries provided in this series are designed to instruct as well as define. The primary objective is to develop consistency in the language of cadastral cartography. It is not only essential to know what a term means, but how it relates to a problem or situation, how the court applies the term, and, when necessary, how the term is misused in certain cases. Each definition has been checked with legal authorities, and is usually the prevailing definition.

It is important for you to understand that everything about cadastral cartography is not contained in these five volumes. The omission of certain state of the art processes should be obvious. Aside from that omission, these publications still supply only that information necessary to construct, maintain or understand the standard cadastral maps.

Consequently, extensive study is recommended of the sciences and professions related to the this branch of cartography: trigonometry, calculus, computer sciences (specifically automated mapping and computerized geographic land data processes), advanced surveying, boundary control and legal principles, photogrammetry, real estate, real property law, and the like is recommended.

Oregon Department of Revenue

Standard for Digital Cadastral Maps

July 1, 1996

Introduction

This standard is a supplement to the *Oregon Cadastral Map System* manual (the manual) published by the Oregon Department of Revenue. It is to be used with the manual to assist in preparing maps on a computer system. It applies to maps maintained for the use of the County Assessor in appraising property and providing taxlot information to the public. Users should refer to both the manual and this standard for complete information on the creation and maintenance of their maps.

The manual was prepared to set a standard for cadastral mapping in the State of Oregon. It is based on manual mapping techniques with some reference to computer-aided mapping. This supplemental standard was created in response to the number of public bodies creating Geographic Information Systems (GIS) and having trouble conforming the output to the standards in the manual. This standard is flexible enough to allow the Assessor to work with other agencies in creating a dynamic GIS while providing the users with a standard map that will be recognizable across the state.

It is important to realize that these digital maps will see extensive use by people outside the assessor's office. It is recommended that assessors undertaking remapping or establishing a GIS work with other users of their maps to incorporate features they will need. Such features may include complete hydrography coverage, zone boundaries, etc.

Any exceptions to this standard must be approved in writing by the Cartographic Unit of the Department of Revenue. It is noted that this standard will be applied only to remapping projects that are undertaken after this standard goes into effect. Counties who are mapping manually or have projects under way as of the effective date of this standard may use this standard or continue to follow the manual. A project that involves scanning existing maps into the computer is not considered remapping.

Control

All maps will use the best geodetic control available. Control points will be identified with a Bureau of Land Management reliability code. (See Appendix A.) The codes may be included as attributes, tags, database links, or unique symbols. The more data that

can be associated with a point, the better that point will serve in the future. The reliability codes are:

Code	Control Reliability
1	1 foot or less
2	3 feet or less
3	10 feet or less
4	40 feet or less
5	100 feet or less
9	Unknown

When a county is being remapped, the maps should be built on NAD-83/91 State Plane Coordinates using international feet. This will facilitate information exchange.

Minimum Map Requirements

The following features are the minimum requirements for maps maintained for the Assessor's Office. Other data may be included as required for the work of the office in any particular county. The graphic examples show how the feature should be plotted on the map.

It should be noted that a GIS will require that each parcel form a closed polygon. Cartographers must keep this in mind when drawing the maps and assure that all line intersections are broken and that there are no gaps or overlaps. It is standard practice in digital mapping to separate all cartographic features into consistent and clearly defined layers or levels.

In an effort to accommodate other users, an attempt should be made to leave about fifty feet of the lot adjacent to the street vacant, except for bearings and distances.

Lines are specified by two weights:

weight 0 = .005"
weight 1 = .01"

The relationship between the weights is the important factor if the user's hardware makes plotting these exact weights impractical. Property boundaries are shown as solid lines. All other lines are patterned.

Text will be placed in one of three fonts. All will be standard sans-serif text. The three fonts are:



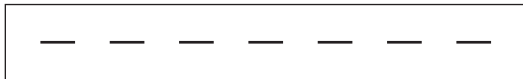
Either Hollow or Shadow font is used; they are not mixed. Text may be specified as Light, Normal, or Bold. Text sizes, where specified, are in inches on the printed map.

Map Features

Control Points which are used in creating the map are identified as to accuracy and, where possible, with the source. They are not required to be printed on the map.

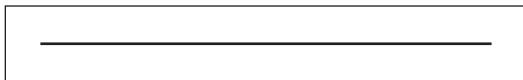
Section Lines from the Public Land Survey System are used only when needed.

Weight 1, dashed



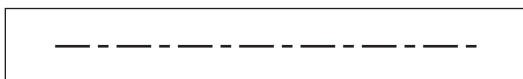
Public Road Right-of-Way Lines show the legal right-of-way independent of physical features; they always form a property boundary.

Weight 1, solid



Public Road Centerlines are kept in the file if they are used for constructing the map. It is not required that they be printed on the map.

Weight 0, Centerline Symbol



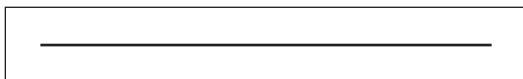
Public Road Name Text includes the legal name, the common name, previous names, and county road numbers. It is placed within the right-of-way, scaled to the street width with a maximum size of .2".

Roman, regular font



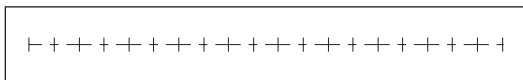
The **Railroad Right-of-Way** forms a property boundary.

Weight 1, Solid



Railroad Centerline or track is usually shown as a single symbol in the center of the right-of-way unless more detail is required, in which case individual tracks and spurs may be shown.

Weight 0



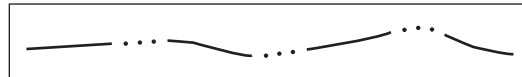
Railroad Name Text is shown within the right-of-way.

Roman, regular font



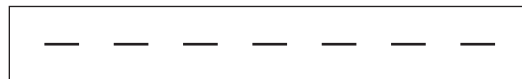
Hydrography. All waterlines, both single and double line, will be shown with a symbol similar to the USGS seasonal stream pattern. Waterlines are never used to show property boundaries. If the property boundary is the same as the waterline it must be added as a separate parcel boundary line.

Weight 1, Waterline linestyle



Meander Lines are shown if deeds or surveys reference them.

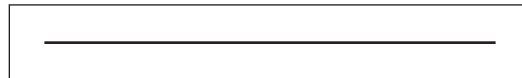
Weight 1, dashed



Hydrography Text, Italic, Regular font

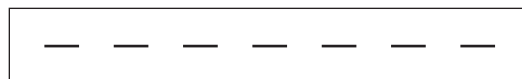


Parcel (Taxlot) Boundary Lines, Weight 1, Solid



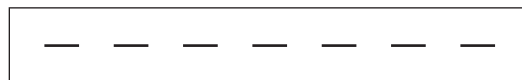
Original Lot Lines are used in subdivisions where the original lot line is not the current taxlot line.

Weight 1, dashed



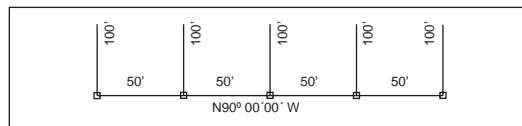
Supplemental Boundary Lines are former boundary lines other than the original lot lines that are shown because they may be referenced on deeds or surveys.

Weight 1, dashed

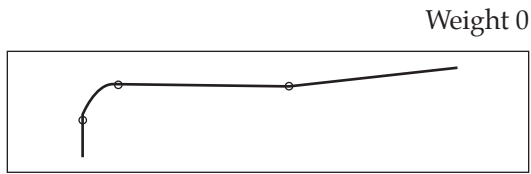


Lot Corners are .04" squares placed at each of the original lot corners in a subdivision or partition plat, parallel with the bottom of the map.

Weight 0



Tangent Points or **Direction Changes** are shown with a .05" circle.

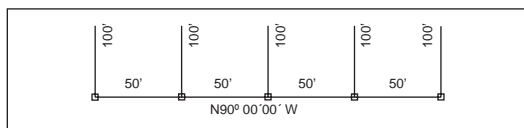


Bearing Text shows the bearing of a line and is placed parallel to the line.

Roman, Regular, .05"

Distance Text shows the length of a line and is placed parallel to the line.

Roman, Regular, .05"



Survey Numbers are placed in cooperation with the County Surveyor. If the Assessor's office is maintaining survey numbers they may refer to the manual mapping standards.

Taxlot Information consists of up to four items which are placed as a block of data parallel to the bottom of the map, and away from the street, in the following order:

Street Address is not required to be placed by the assessor's office.

Italic, Regular, .075"

Taxlot Number, Roman, Bold, .1"

Acreage is placed when required by the manual. Acreages should never be calculated from the map when it is possible to calculate them from a deed description or survey.

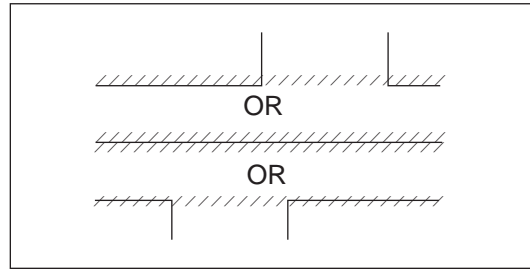
Roman, Regular, .075"

A **Centroid** may be placed as a part of this block before or after the other elements.



The **Subdivision Line** may be placed on one or both sides of the line where subdivisions meet. The ticks may be on one side of the line or across the line. This results in three acceptable placements. Subdivisions, Partition Plats, and Condominiums are treated the same way. The linestyle consists of short diagonal lines. The recommended size is .05" at a 45° angle spaced .075" apart.

Weight 0

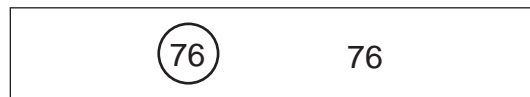


Subdivision Name is either Hollow or Shadow text, and it should be consistent throughout the county. It is sized to fit with a maximum size of .24".



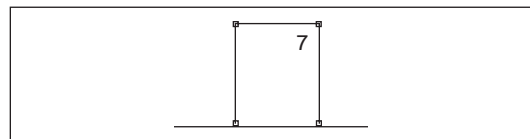
Partition Plat Names are treated the same as subdivisions. Only the number is needed to identify the partition plat. Parcels are treated the same as lots.

The **Block Number** is placed as Roman, Regular, .125", in a circle near the center of the block and parallel with the bottom of the map, or it is placed Bold without a circle.

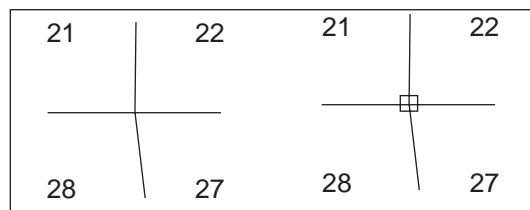


The **Lot Number** is placed once in a corner of the lot away from the street and parallel with the bottom of the map.

Roman, Regular, .08"



Section Corners are identified with .5" long weight 1 lines following the section lines. If a distinction is shown, found corners have a .1", weight 0, open box centered on the corner. Text is roman, regular, .1", placed parallel with the bottom of the map.



Approximate

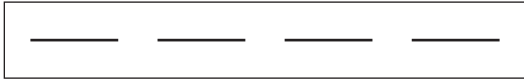
Found

Government Lot Numbers. On 2000 scale maps only the lot number and acreage is shown. On larger scale maps the word ‘LOT’ precedes the number. Acreage is shown on all maps from 2000 to 200 scale.

Roman, Regular, .08"

4	LOT 4	LOT 4
35.04	35.04	
1"=2000'	1"=800' -	1"=100'
	1"=200'	or less

D.L.C. Lines are plotted as a long (.5") dash. They are not printed where other lines follow the D.L.C.



D.L.C. Corners will be shown with a .05" circle inside a .15" circle. The inner circle will be solid if it shows a found corner.

Weight 0



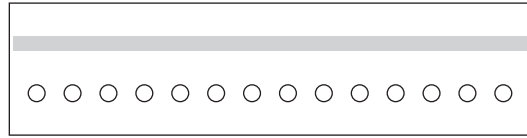
D.L.C. Text. All D.L.C. lines will be labeled so that the line or corner will be identified in each printed map.

Roman, Regular, .08"

S/L JOHN DOE D.L.C. NO. 56

Map Index Boundaries. Some means must be provided for showing adjacent maps and creating map indexes.

Code Boundary Lines will be shown with either a .1" wide light gray line or as a series of circles .1" in diameter and .1" apart.



Code Text will be shown for every code area on each map.

Roman, .5".



Map Size. Maps prepared for counter use will be on paper from 18"x20" to 18"x24". Standard scales as specified in the manual will be used.

Title Sheet design is left up to the county. The abbreviated map title must appear in the upper and lower right corners of the map. The county name and abbreviated map title must appear in the map area so that they will show when the map is reduced 50% on 8 1/2"x11" paper. The following items will appear on each map:

- County Name
- Full Map Name
- Abbreviated Map Name
- Disclaimer
- Map Scale

Appendix A

Reliability Codes

This standard uses BLM codes. The following information will help in converting from other code systems.

Bureau of Land Management control reliability code:

Code	Control Reliability	
1	1 foot or less	First order triangulation or GPS* stations (Order AA, A, B, C1)
2	3 feet or less	Second & third order triangulation stations. Doppler positions, and some GPS* values (Order C2-1, C-2-, C3)
3	10 feet or less	Photo-generated coordinates, survey ties to triangulation or GPS* stations and inertial positions
4	40 feet of less	Digitized control for 7 1/2 minute quadrangles, and resource grade resource grade GPS* receivers
5	100 feet or less	Digitized control from 15 minute quadrangles and resource collection grade GPS* receivers
9	Unknown	

*Coordinate values obtained from GPS receivers will vary in accuracy and reliability depending on the methods of data collection and post processing utilized.


National Geodetic Survey Quality Ratios for Global Positioning System (GPS) techniques:

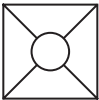
Order AA	1 pp billion
Order A	1 pp 10 million
Order B	1 pp 1million
Order C1	1 pp 100,000
Order C2-1	1 pp 50,000
Order C2-2	1 pp 20,000
Order C3	1 pp 10,000

Federal Geodetic control Subcommittee distance accuracy standards for conventional surveys:

First Order	1:100,000
Second Order, Class I	1:50,000
Second Order, Class II	1:20,000
Third Order, Class I	1:10,000
Third Order, Class II	1:5,000

RELIABILITY CODES

CODE 1
1 ft or less 

CODE 2
3 ft or less 

CODE 3
10 ft or less 

CODE 4
40 ft or less 

