

***CURRY COUNTY
SURVEYOR'S OFFICE***

**Annual Report
Dec. 31, 2015**

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INTRODUCTION

This report is part of the continuing effort of the Curry County Surveyor's Office to provide information to the County Commissioners and the citizens of Curry County, detailing the activities of the calendar year 2015, together with the goals for the coming year.

This report is organized into three subject areas:

1. General Information about the office – contains information about budget trends, our public outreach effort and our staff.
2. General Fund activities are usually mandated by Oregon Law, which is supported by user fees and property taxes. General Fund work typically involves the review and filing of survey maps; review and approval of partition, subdivision and condominium plats; a public records research center; and assisting the public in finding information.
3. Cornerstone Preservation Fund activities are supported by a fee charged at the time of recording documents conveying an interest in real property. These activities involve maintaining, preserving and reestablishing the location of the original survey monuments that were established by the Federal Government for the settlement of Oregon. In almost all cases, these corners govern the location of all privately and public held land. In addition to preserving the ownership rights of land and assuring the integrity of land descriptions and surveys, the corners benefit the ongoing county GIS project.

It is the goal of this report to be informative while helping to create an understanding of the Office of the County Surveyor and to provide a vision for next year and beyond.

I welcome your questions and comments regarding this report or any other aspect of the County Surveyor's Office. You may direct them to Reily Smith, Curry County Surveyor, 94235 Moore Street, Suite 114, Gold Beach, Oregon, 97444 or email to smithr@co.curry.or.us, or telephone: office: 541-247-3225/ cell: 541-425-0615.

Respectfully yours,

/s/Reily H. Smith

Reily H. Smith, PLS
Curry County Surveyor

STRATEGIC PLAN

OUR MISSION:

- Provide the citizens of Curry County with professional surveying expertise, advice, and perform our duties as required by the Oregon Revised Statutes.

OUR OBJECTIVE

- To operate a quality survey records library and research facility.
- To provide the review of surveys in a professional, accurate, and timely manner.
- To provide review of developments (subdivisions, partitions and condominiums) in a professional, accurate and timely manner, serving the development community, while assuring that the property rights of the citizens of Curry County are protected.
- To remonument and protect the public land survey corners (section corners, one-quarter section corners, Donation Land Claim Corners, etc.) originally placed by the General Land Office (Federal Government).
- To assure that the staff is well trained, efficient and customer oriented in the process of carrying out our mission.
- To provide exceptional customer service and public relations.

GENERAL INFORMATION

BUDGET TRENDS:

Fees – Surveyor:

2005-06	\$38,691
2006-07	40,993
2007-08	38,224
2008-09	16,805
2009-10	23,988
2010-11	13,031
2011-12	6,685
2012-13	8,906
2013-14	10,885
2014-15	16,438

Jan. 1, 2015:	6,570	
Projected Actual:	13,140	
2015-16	14,000	(Proposed budget)

Sales – Maps:

2005-06	10,048	
2006-07	8,303	
2007-08	7,468	
2008-09	6,133	
2009-10	5,481	
2010-11	3,343	
2011-12	1,779	
2012-13	1,158	
2013-14	1,257	
Jan. 1, 2015:	1,337	
Projected Actual:	2,674	
2015-16	2,000	(Proposed budget)

Contribution to Surveyor’s Budget from Monument Preservation Fund:

2005-06	\$60,500	
2006-07	75,000	
2007-08	75,500	
2008-09	55,300	
2009-10	60,000	
2010-11	45,000	
2011-12	40,000	
2012-13	25,130	
2013-14	48,530	
2014-15	48,606	(Projected with Supplemental Budget)

Contribution to Surveyor’s Budget from Curry County General Fund:

Parenthesis indicate funds required from County General Fund – otherwise Surveyor revenue contributed to County General Fund

2005-06	(\$4,400)	
2006-07	10,512	
2007-08	8,003	
2008-09	(23,229)	
2009-10	(6,127)	
2010-11	(41,660)	
2011-12	(22,255)	
2012-13	(15,442)	
2013-14	(11,835)	
2014-15	(14,929)	
2015-16	(5,541)	(Projected Actual)
2015-16	(13,766)	(Proposed budget)

PUBLIC OUTREACH:

Public outreach has been difficult with our limited work time. The County Surveyor or Department Specialist tries to always be in the office on Tuesdays, Wednesdays and Thursdays from 9:00 am to 3:00 pm. Please call to arrange an appointment to meet at other times, if necessary.

The primary effort in 2015 has been enhancing the Surveyor's Web Page on the County Web Site. In the beginning of the year, the only link was to the Survey Index. Since then we have expanded the links to 24 places to find additional survey and general information that used to require a trip to the Gold Beach Surveyor's Office to locate.

On a normal day, we have about 2 to 5 telephone inquiries and try to provide any information the caller requests or help with how to proceed to find an answer. We have a similar number of "walk-ins" on many days. A few email inquiries each week are also attended to. Time spent with each individual averages at least 20 minutes and sometimes hours. Assistance with research, general survey inquiries, printing maps and answering questions relating to County Procedures, is provided.

SURVEYOR'S USE OF GENERAL FUNDS

PUBLIC RECORDS SYSTEM:

The existing method of indexing our public records is a very outdated manual system which consists of a paper index, which leads to a paper copy of the record and ultimately another paper copy generated for the user. We still maintain this paper record, but it has been scanned and put on line now. The same is true for the various maps and much of the other information.

We will continue to digitize as much additional information as possible with numerous back-up systems to protect this vital public information of our land records.

We have found that the process of digitizing the information naturally leads to better access & availability. It also indicates areas where work is needed to improve the record keeping systems.

DEVELOPMENT REVIEW:

The County Surveyor is mandated by Oregon Revised Statutes (ORS) Chapter 92 to review and approve subdivision, partition and condominium plats prior to the sale of the new land parcels to the public. The purpose of this review and approval is to provide reasonable assurance to the purchasers that the land divisions are free of defects relating to the actual plat and the ownership of their property.

The preparation of a plat for recording is a complex and detail oriented process. The County Surveyor's Office plat review process checks the mathematical data, the field surveying accuracy, encroachments that may have an effect on boundaries, the accurate depiction of the

existing and proposed easements, restrictions to the plat and that the boundary survey has been determined using appropriate existing monumentation and rationale.

Having a well-prepared and review plat is in the best interest of the developer, financier, title insurance company, plat surveyor, realtor, and most importantly, the purchasers and future purchasers of the parcels being created.

PLAT REVIEW:

2007	Condominium :	6
	Subdivision:	4
	Partition:	32
2008	Condominium:	4
	Subdivision:	1
2009	Condominium:	1
	Subdivision:	1
	Partition:	16
2010	Condominium:	0
	Subdivision:	0
	Partition:	23
2011	Condominium:	0
	Subdivision:	1
	Partition:	6
2012	Condominium:	0
	Subdivision:	1
	Partition:	2
2013	Condominium:	0
	Subdivision:	1
	Partition:	4
2014	Condominium:	1
	Subdivision:	0
	Partition:	7
2015	Condominium:	0
	Subdivision:	0
	Partition:	6

MAP OF SURVEY REVIEW:

(Maps of Survey include Property Line Adjustments)

The County Surveyor's Office is mandated by Oregon Revised Statutes (ORS) Chapter 209 with reviewing and filing of maps of surveys performed in the county. The purpose of these reviews is to ensure compliance with the minimum surveying standards outlined by ORS 209.250 and to create a public record.

Total number of maps reviewed:

2007 - 121
2008 - 89
2009 - 77
2010 - 54
2011 - 42
2012 - 40
2013 - 36
2014 - 50
2015 - 59

GENERAL FUND GOALS FOR 2016:

The following goals, utilizing general funds, are planned for 2016:

- Continue to assist with the development of a new and improved County GIS system, as requested.
- Continue to assist other County Departments with assistance, as our budget allows, for their surveyor needs.
- Continue to maintain reasonable turnaround times for plat and survey review work.
- Continue with public outreach efforts through involvement with customer service, professional organizations and our web site.
- Continue to maintain an experienced, well trained, pleasant, and understanding staff.
- Continue to have someone in the office for at least 18 hours each week.
- Continue to organize maps, old private & county surveyor information in the backrooms to search for and utilize this important reference data.
- Continue to organize, evaluate, utilize or properly dispose of old survey equipment in the back rooms.

PUBLIC LAND CORNER
(CORNERSTONE) PRESERVATION FUND

GENERAL:

In 1986, the Curry County Board of Commissioners approved an ordinance establishing the Public Land Corner Preservation Account, (commonly called the "Cornerstone Preservation Fund" today) to preserve and protect the location of thousands of corners (outside of National Forest Land) set by the Federal Government beginning in 1851. This fund is statutorily

dedicated and is financed by a fee of \$10 collected at the time of recording any document containing an interest in real property. Oregon Law provides that this “fund shall be used only to pay expenses incurred and authorized by the County Surveyor in the establishment, reestablishment and maintenance of corners of government surveys.”

WORK IN 2015:

Public Land Survey Corner information does little good if it is not available. Local surveyors have not suggested areas that need this kind of work, so it was felt that organizing these records would allow us to determine areas most in need of new visits and corner work. Most of the work for this funding was office work involving:

- A long file box was found, full of unfiled Corner Records. Corner records are filed for the Public Land Survey Corners when a surveyor finds one, sets one, or rehabilitates it. This Corner Record documents the monument and its accessories. These found Corner Records were all indexed, and filed.
- All of the newer Corner Records (11 big binders) were scanned and put on line.
- Six volumes of Older Corner Records were written in a ledger format by previous County Surveyors. These were reviewed, scanned and put on line along with their indexes.
- All maps & plats were scanned and put on line. Many of these maps show references to Public Land Survey Corners. Thus, a portion of this work is related these funds.
- Some unfiled maps (not of record or drawn before the recording laws) were scanned and put on line.

PUBLIC LAND CORNER FUND GOALS FOR 2016:

Much of the 2015 work was needed to proceed with the following goals:

- Determine areas of major population where corner verification and perpetuation is required. (We first had to determine what/when previous work was done.) After plotting all of this, we will be able to see what areas need work.
- The Surveyor’s Office has asked for a supplemental budget of a little over \$12,000 to finance part-time help doing/assisting in this required Public Land field work in early 2016. This work will be responding known needs. Our hope is the irregular part time people hired for this work will learn quickly and prove to be very capable to work part-time with minimal supervision.
- Older Trimble GPS equipment needs to be dusted off and determined if it can be used for some of this work.
- Geodetic Control Projects (GPS coordinates placed on many Public Land Corners) were completed between 2003 and 2008. We just had time to review this old work that looks like it was completed and only filed in the office. This work will be indexed to Corner Records, scanned and placed on line. Areas covered in these projects are township sized in Port Orford, Central (between Port Orford and Gold Beach), Gold Beach, Brookings and Harbor.
- Complete the review of unfiled maps (not of record or drawn before the recording laws) lying around the office. Scan and put on line.