

# COUNTY SURVEYOR'S RECORD, DOUGLAS COUNTY, OREGON 211

BUSHONG & CO., PORTLAND, ORE., 87545

<p>Survey No. 3-7 Made on Sept. 1925                  In Town. 27 Range 5 Sec. Roseburg                  Made for Cal. Oregon Power Co.                  Purpose of Location of Railroad spur thru                  Kinneys Improved Plat.</p>	<p>Survey No. Made on                  In Town. Range Sec.                  Made for                  Purpose of</p>
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SEE MAP IN C.S. 39/151

FN "LL"

Survey by Eppstein-Bowker

Following is a report made to client on the results of the survey-

Roseburg, Oregon  
 sept. 12, 1925

Oregon California Power Co.

Mr. A.N. Orcutt  
 Roseburg, Oregon

A.S. Coen Property

I have made a survey of Block 8, and Block 6, Kinneys Improved Plat of the City of Roseburg, Oregon, as per your request.

Attached herewith is a tracing covering Block 8, showing the dimensions of the block and the adjoining streets. The position of The Railroad spur as located on the ground is shown on the map.

Lots Nos. 1 to 12 of Block 8 are 140 feet by 25 feet. The Drager Fruit Co. own lots 7 to 12 excepting a strip 20 feet wide on the south side. According to Mr. Creason, who sold this tract of land, and Mr. Jackson, the manager of the company, their property is supposed to extend to the clearance line of the railroad spur. Thus, according to the present property lines, the railroad company have an easement over the 17 foot strip lying directly south of the drager fruit company property. This would leave a strip 3 feet wide between the South line of the railroad right of way and the south line of Lots 1 to 12, and would locate the center line of the railroad spur 128.5 feet south of the north line of the block.

From the attached map you will note that the center line of the spur is 124.6 feet south of the north line of the block on the East line of Lot 1, and 125.7 feet south of the north line of the block on the East line of lot. 7. supposing that the spur is actually located in the center of the right of way, and allowing a clearance of 8.5 feet, or one-half of the width of the right of way, you would have a strip of land 6.9 feet wide at the East end and 5.8 feet wide at the west end.

The normal clearance line of the S.P. Railroad for a platform the height of the car door is 7.5 feet, from the center of the track. Whether this deed under consideration refers to the clearance line as given by the Railroad company or to the South line of the right of way is of course for you to decide.

Allowing a clearance of 7.5 feet from the present position of the track, the width of land under question would be shown on the map.

Also herewith is a map of Block 6, of Kinney's improved plat. The distance of the spur from the street monuments has been noted. The bearings shown are true, being obtained from a meridian, established by the U.S.G. survey. The distance from the point in the center of the track on Jackson street to the point in the center of the track on the east boundary of Block 8, is 790.3 feet. The distance from the above mentioned point in Jackson street to the intersection of the center of the track with the center line of Winchester street is 271.1 feet.

You will note that the bearings given on Kinney's Improved plat are not true bearings. However disregarding the datum of the bearings, the angular deflection of the tangent of the Railroad spur thru Blocks 7 and 8 from the center line of Jackson st should be the same. This is not the case, the deflection varying 9 minutes between the two sets of bearings. This difference in angle would give a difference of 211 feet at the East boundary of Block 8, thus if the railroad spur is in its proper position on Jackson street according to the bearings given in the description on page 323 of the abstract, the center line of the spur at the west

SECOND AVENUE SOUTH

SECOND STREET

FIRST STREET

EAST

EAST

FIRST AVENUE SOUTH

MAP OF BLOCK 8  
KINNEY'S IMPROVED PLAT  
ROSEBURG OREGON

UNION OIL CO.

I.P.

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11

12

RAILROAD ALLEY

CLEARANCE 17'

DRAGER FRUIT CO.

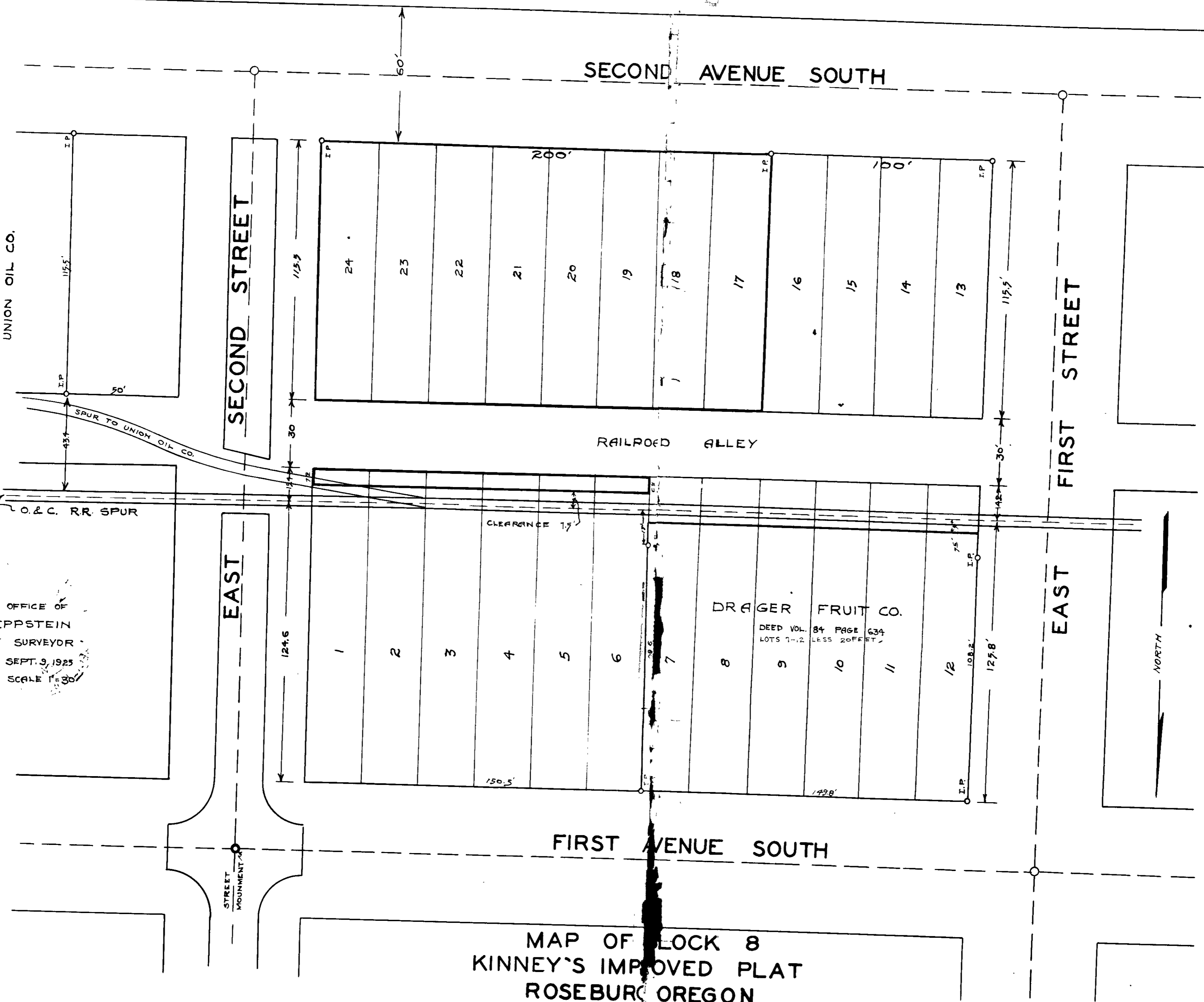
DEED VOL. 84 PAGE 634

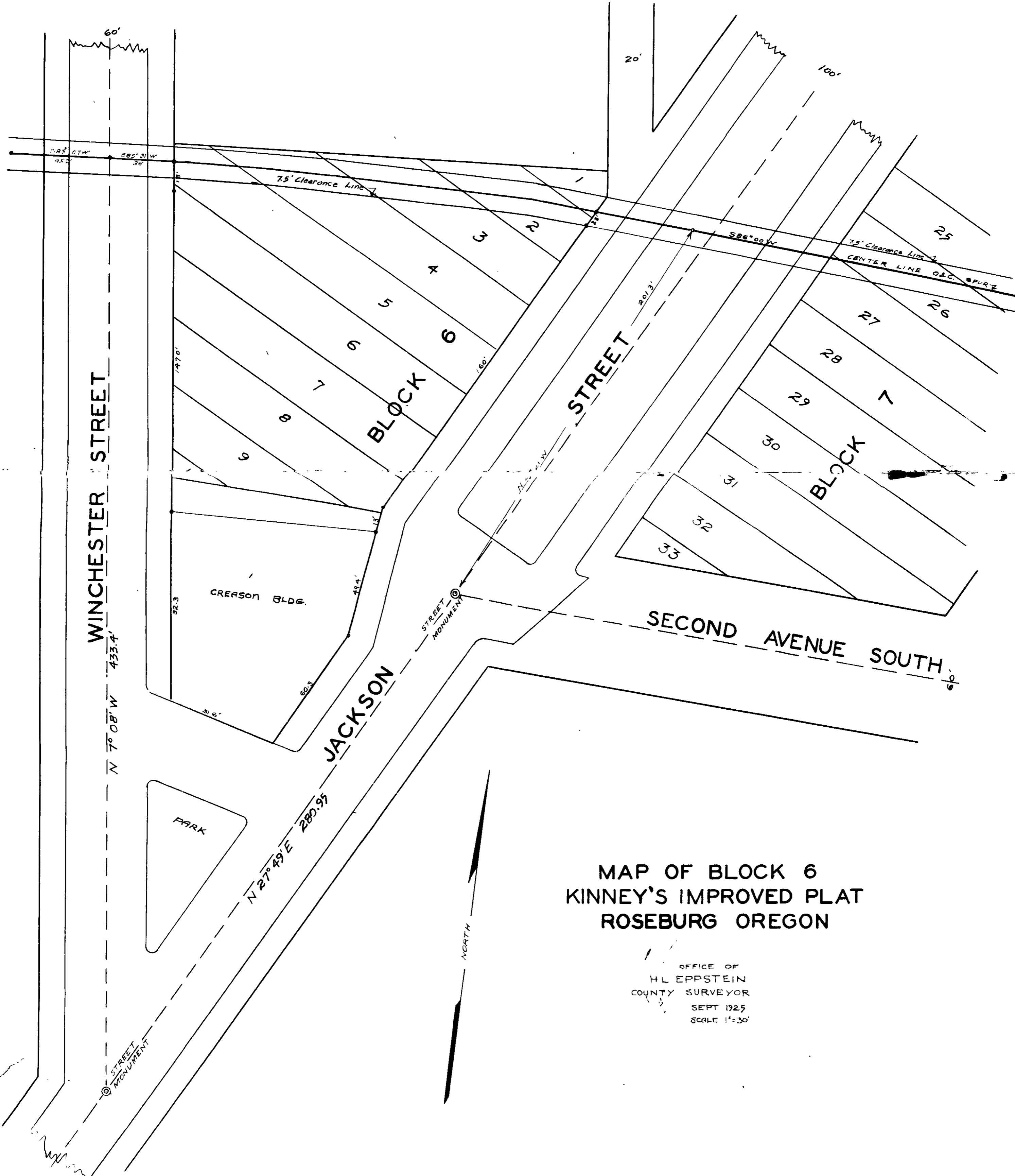
LOTS 1-12 LESS 20 FEET

OFFICE OF  
H. LEPPSTEIN  
COUNTY SURVEYOR  
SEPT. 9 1925  
SCALE 1" = 30'

STREET  
MONUMENT

NORTH





**MAP OF BLOCK 6  
KINNEY'S IMPROVED PLAT  
ROSEBURG OREGON**

OFFICE OF  
H. L. EPPSTEIN  
COUNTY SURVEYOR  
SEPT 1925  
SCALE 1"=30'