

STANDARD ST. MON.
BALL P & HARVARD

58° 27' E (BEARINGS OF HARVARD PER NIELSON DEED)
HARVARD (COLES VALLEY ROAD) AVE.

N.B. COR. BLK. 2
"SUNNY ACRES"
FD 1/2" I.P.

STANDARD ST. MON.
HARVARD & UMPQUA

HARRISON STREET

"SUNNY ACRES"
DOUGLAS COUNTY PLAT BOOK
No. 7, PAGE 70.

NIELSON

ANDERSON

QUIBELL

SCHERMEZEL

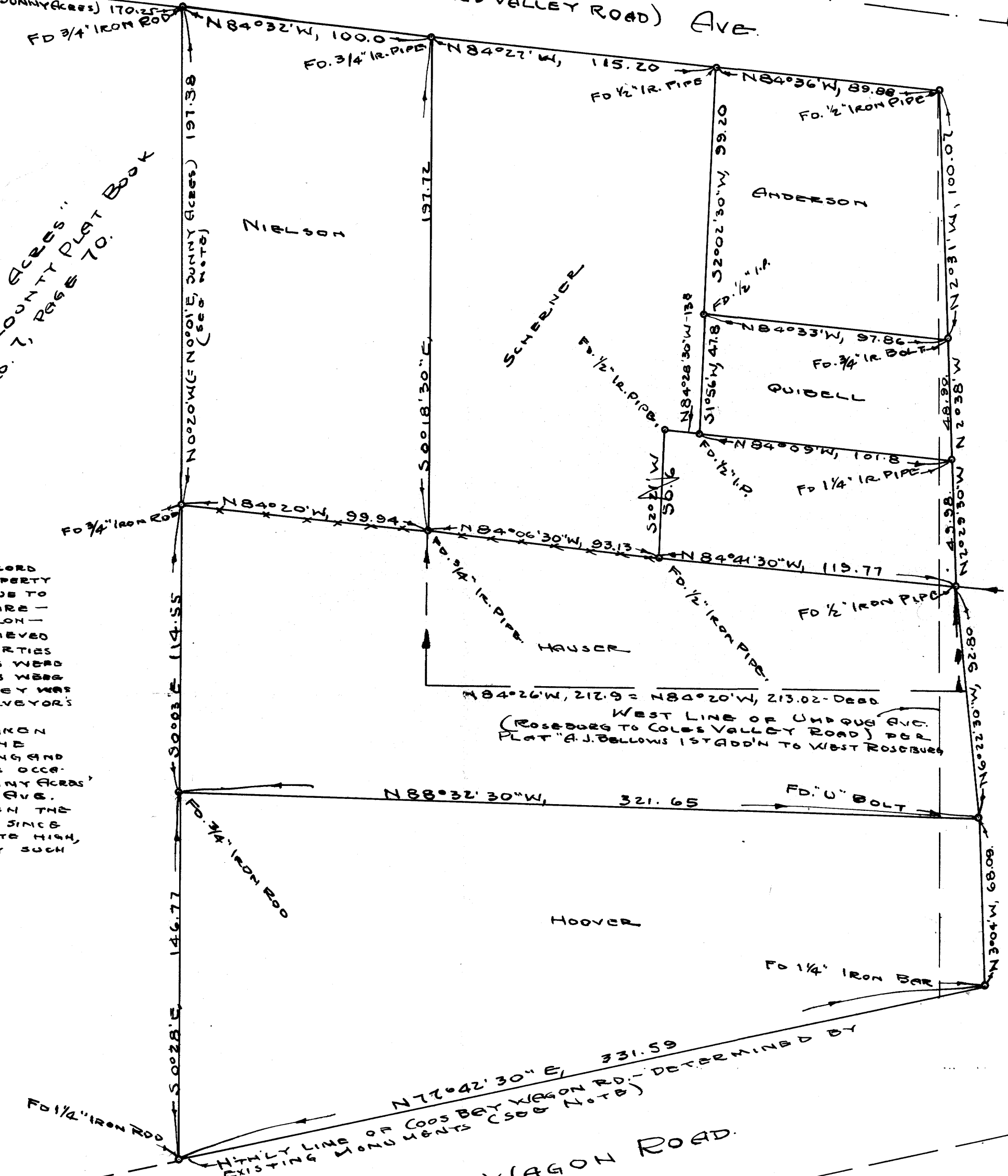
HAUSER

HOOVER

UMPQUA AVE.

NOTE: THE APPARENT VARIANCE BETWEEN THE RECORD DEEDS AND THE ACTUAL FIELD MEASUREMENTS OF THE PROPERTY THESE DEEDS WERE INTENDED TO CONVEY IS PROBABLY DUE TO THE FACT THAT THE ORIGINAL DESCRIPTIONS WERE CARELESSLY MADE, AND WITHOUT REFERENCE TO ACTUAL CONDITIONS AS THEY EXISTED ON THE GROUND. IT IS BELIEVED THAT THE INTENT WAS TO CONVEY THE VARIOUS PROPERTIES AS SHOWN ON THIS MAP, SINCE ALL PROPERTY CORNERS WERE MONUMENTED; HOWEVER, THE MONUMENTS IN SOME CASES WERE PROBABLY NOT SET BY A SURVEY, AND WHERE A SURVEY WAS MADE IT WAS NOT RECORDED IN THE COUNTY SURVEYOR'S OFFICE.

THE BASE FOR THE BEARINGS SHOWN WAS TAKEN FROM THE BEARING OF HARVARD AVE, AS GIVEN IN THE NIELSON DEED. THE EQUATION BETWEEN THAT BEARING AND THE BEARING SHOWN ON THE "SUNNY ACRES" PLAT WAS OCCASIONED BECAUSE THE DEED OF BEARINGS FOR "SUNNY ACRES" WAS TAKEN FROM THE RECORD BEARING OF BROWN AVE. NO ATTEMPT WAS MADE TO ACTUALLY ESTABLISH THE RIGHT-OF-WAY LINE OF COOS BAY WAGON ROAD SINCE THE COST OF SUCH ESTABLISHMENT WOULD BE QUITE HIGH, AND THE PURPOSE OF THIS SURVEY DID NOT JUSTIFY SUCH EXPENDITURE.



SURVEY TO RECONCILE EXISTING DEEDS
OF RECORD WITH ACTUAL OCCUPANCY
UPON THE GROUND, IN WEST ROSEBURG.
(NON-PLATTED AREA) IN SECTION 24
TWP. 27 S., R4E 6 W. WM.

GRANT AND EVANS, ENGINEERS
ROSEBURG, OREGON
SURVEYED JAN. 13-14 1953
SCALE 1" = 40'



COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

FD. I.P. & BRASS CAP. S.W.
COR. J. HUNTLEY D.L.C. No. 56,
INTERSECTION OF CENTER
LINE OF ROSEBURG TO
COLES VALLEY ROAD (PRESENT
LY MILITARY AVE. & UMPQUA
AVE.) PER PLAT "A.J. BELLOW'S
FIRST ADDITION TO WEST
ROSEBURG"