

SURVEY TO LOCATE PROPERTY CORNERS

IN NE 1/4 OF SECTION II, T.26 S., R.3 W., W.M.

JANUARY, 1985

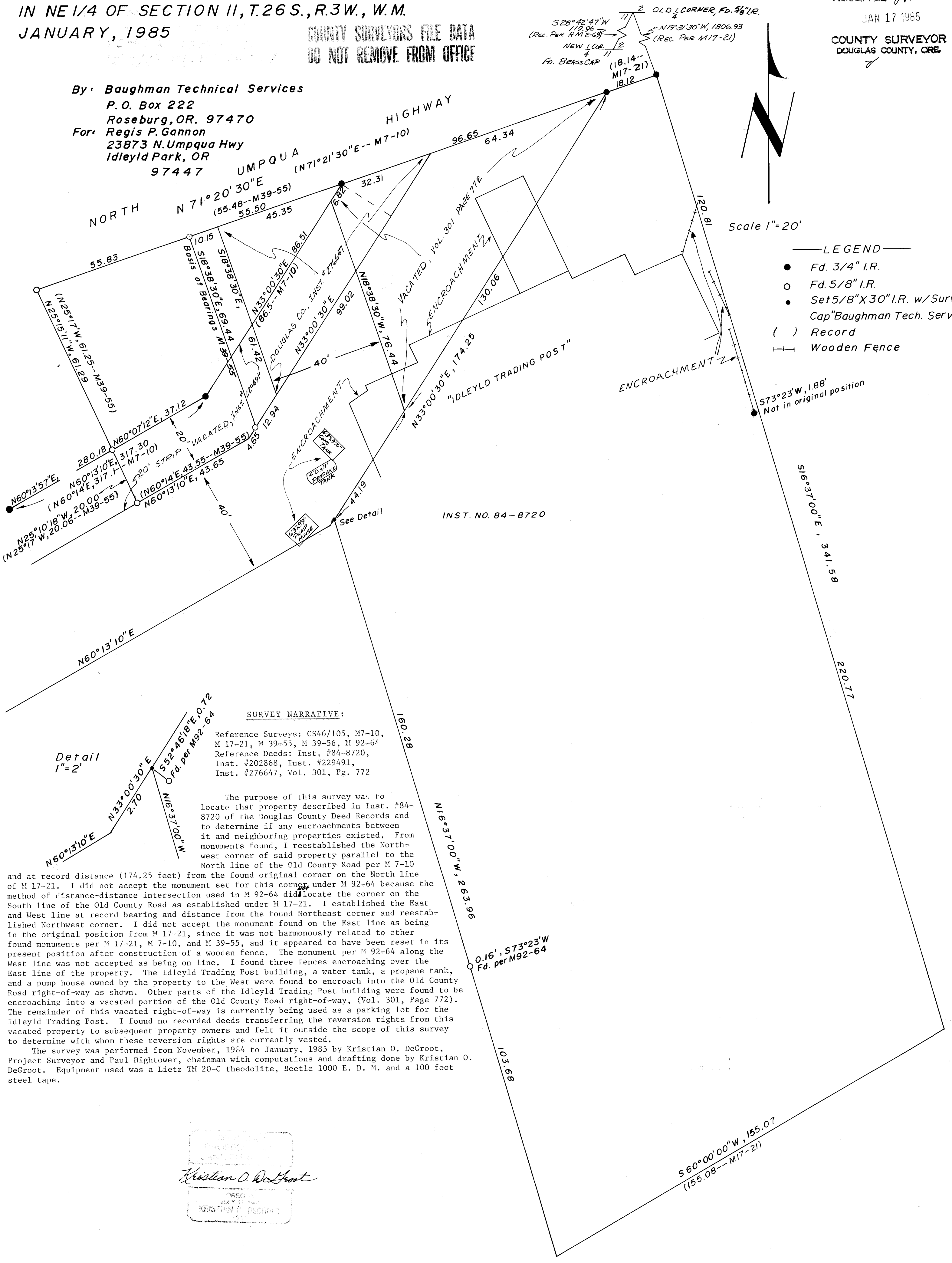
COUNTY SURVEYORS FILE DATA
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JAN 17 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

By: **Baughman Technical Services**
P. O. Box 222
Roseburg, OR. 97470
For: **Regis P. Gannon**
23873 N. Umpqua Hwy
Idleld Park, OR
97447



Scale 1"=20'

- LEGEND —
- Fd. 3/4" I.R.
 - Fd. 5/8" I.R.
 - Set 5/8" X 30" I.R. w/ Surv. Cap "Baughman Tech. Serv."
 - () Record
 - |— Wooden Fence

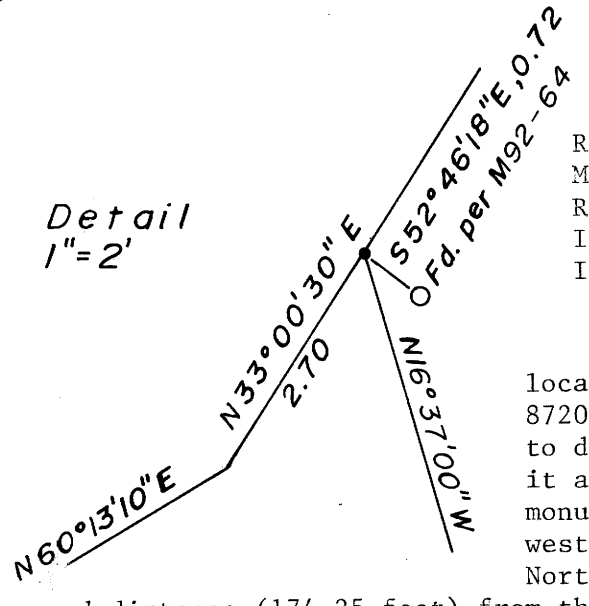
SURVEY NARRATIVE:

Reference Surveys; CS46/105, M7-10, M 17-21, M 39-55, M 39-56, M 92-64
Reference Deeds: Inst. #84-8720, Inst. #202868, Inst. #229491, Inst. #276647, Vol. 301, Pg. 772

The purpose of this survey was to locate that property described in Inst. #84-8720 of the Douglas County Deed Records and to determine if any encroachments between it and neighboring properties existed. From monuments found, I reestablished the Northwest corner of said property parallel to the North line of the Old County Road per M 7-10 and at record distance (174.25 feet) from the found original corner on the North line of M 17-21. I did not accept the monument set for this corner under M 92-64 because the method of distance-distance intersection used in M 92-64 did not locate the corner on the South line of the Old County Road as established under M 17-21. I established the East and West line at record bearing and distance from the found Northeast corner and reestablished Northwest corner. I did not accept the monument found on the East line as being in the original position from M 17-21, since it was not harmoniously related to other found monuments per M 17-21, M 7-10, and M 39-55, and it appeared to have been reset in its present position after construction of a wooden fence. The monument per M 92-64 along the West line was not accepted as being on line. I found three fences encroaching over the East line of the property. The Idleld Trading Post building, a water tank, a propane tank, and a pump house owned by the property to the West were found to encroach into the Old County Road right-of-way as shown. Other parts of the Idleld Trading Post building were found to be encroaching into a vacated portion of the Old County Road right-of-way, (Vol. 301, Page 772). The remainder of this vacated right-of-way is currently being used as a parking lot for the Idleld Trading Post. I found no recorded deeds transferring the reversion rights from this vacated property to subsequent property owners and felt it outside the scope of this survey to determine with whom these reversion rights are currently vested.

The survey was performed from November, 1984 to January, 1985 by Kristian O. DeGroot, Project Surveyor and Paul Hightower, chairman with computations and drafting done by Kristian O. DeGroot. Equipment used was a Lietz TM 20-C theodolite, Beetle 1000 E. D. M. and a 100 foot steel tape.

Detail
1"=2'



Kristian O. DeGroot
REGISTERED SURVEYOR
DOUGLAS COUNTY, ORE