

BOUNDARY SURVEY

To Establish Line of Lots 1 & 2, Blk. 10 Jones Addition to the City of Roseburg

IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 18, T27S, R5W, W.M.

Surveyed For: Joe O'Connell

Surveyed By: AA Surveying Service, Inc.
 2566 N. E. Stephens
 Roseburg, Oregon 97470
 Tele. (503) 672-2096

Scale: 1" = 40'

September, 1986

Narrative

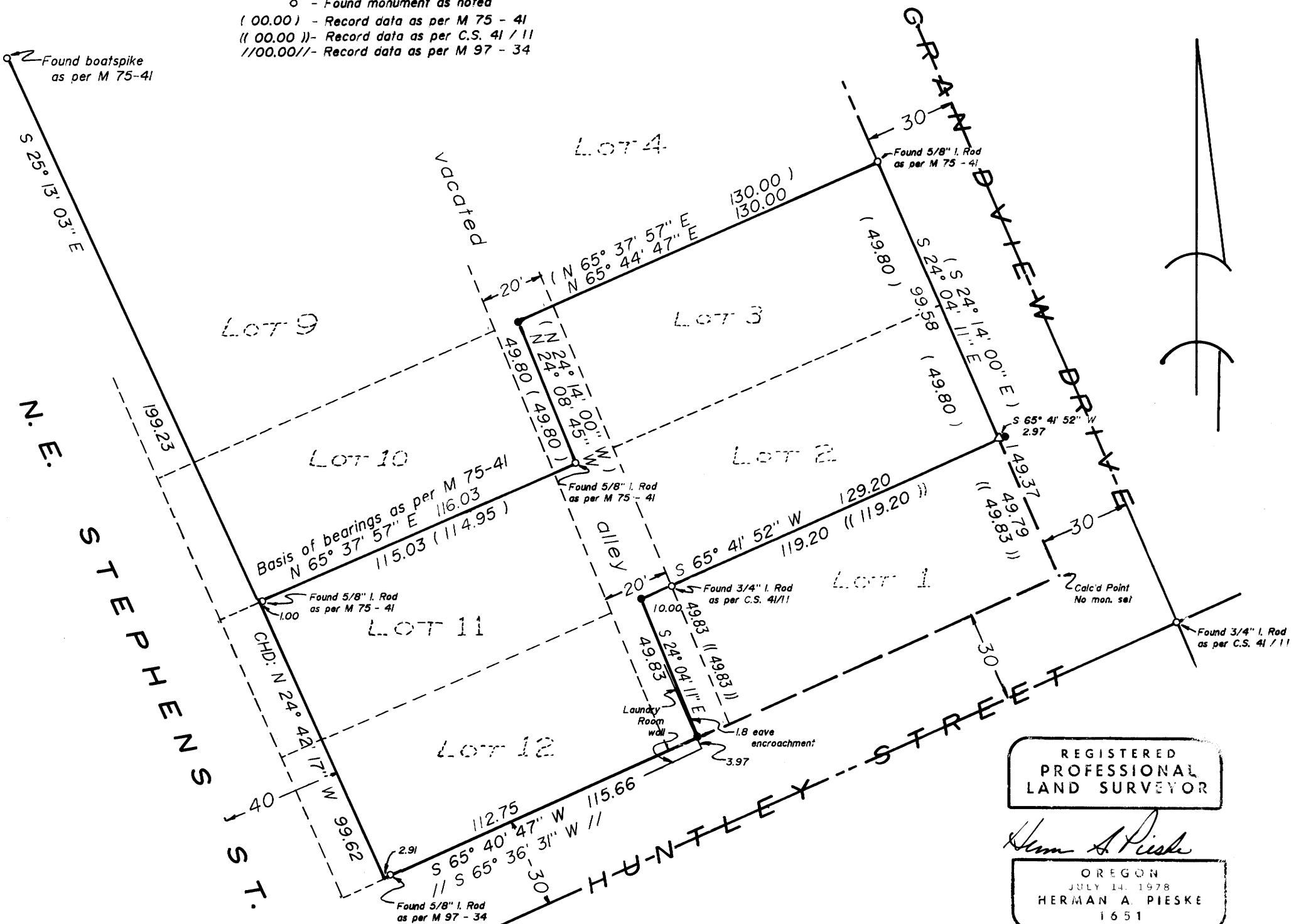
The purpose of this survey was to find or monument the property corners of lots 2 & 3, and lots 11 & 12 less the westerly 17 feet, block 10, Jones Addition to the City of Roseburg. Included is that portion of the the vacated alley. More particularly, to establish the line between lots 1 & 2, and the center of the alley between lots 1 & 2, block 10, Jones Addition.

I found record surveys in block 10, Jones Addition, to include a Grant and Evans survey of lot 1 recorded as C.S. 41/11, a Bruce Rogers survey of lots 4 - 10 recorded as M 75-41, and a Donald Benz survey of the southerly line of lot 12 recorded as M 97-34. I have found monuments from each of these surveys as shown on the annexed map. I find it impossible to properly establish the westerly line of block 10 to proportion against on the southerly line of block 10, (Due to acquired state right-of-way destroying all original monuments.). Therefore, I accept the easterly right-of-way of N. E. Stephens as surveyed and monumented on M 75-41 and M 97-34. I find that this line does not match the deed description for the westerly 17 feet of lots 11 & 12. However, I do not address this with this survey. I reset the corner set by B. Rogers on M 75-41, 10 feet westerly of the northwesterly corner of lot 3, by record distance. I find the northwest corner of lot 1 as set by Grant and Evans on C.S. 41/11 in 1952. This corner is the oldest and most reliable evidence of the northwest corner of lot 1. I set the northeast corner of lot 1 at the proportioned distance on the east line of block 10. I set the centerline of the vacated alley 10 feet from the northwest corner of lot 1 and parallel to the easterly line of block 10. I find the distances to agree closely with C.S. 41/11.

The field work was performed with a Topcon GTS-2(10" theodolite). The control traverse obtained a closure of 1 part in 42000 after angles are balanced equally. All corners were set by instrument from control points within the traverse.

LEGEND

- - Set 5/8" X 24" I. Rod w/plastic cap stamped " AA SURVEYING INC."
- △ - Chiseled " X " in top of 6" concrete retaining wall.
- - Found monument as noted
- (00.00) - Record data as per M 75 - 41
- ((00.00)) - Record data as per C.S. 41 / 11
- //00.00// - Record data as per M 97 - 34



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OCT 6 1986 TF

COUNTY SURVEYOR
 DOUGLAS COUNTY, OREGON TF

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Herman A. Pieske

OREGON
 JULY 14, 1978
 HERMAN A. PIESKE
 1651