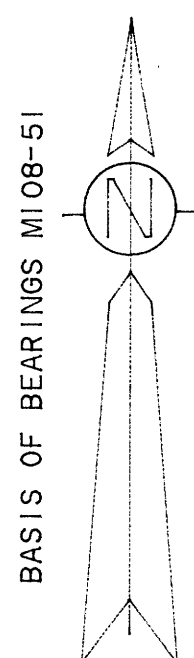


FILED
JAN 7 1991
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

SURVEY TO RESTORE LOTS 2,3 & 4 OF RHOT PLAT "A"

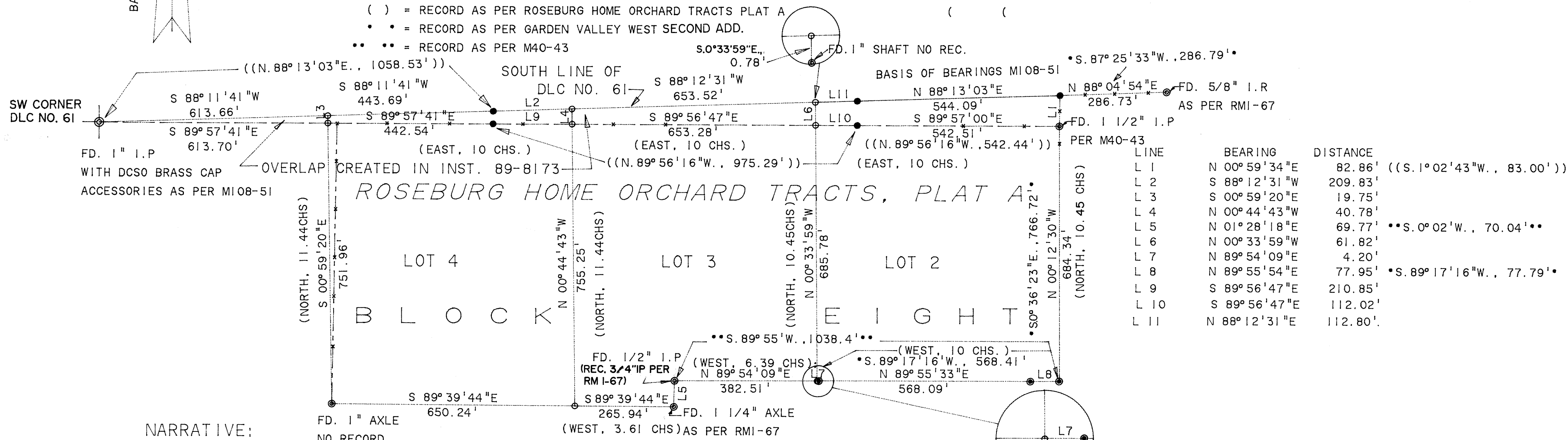
LOCATED IN THE NW 1/4 & NE 1/4 OF SEC. 20 T.26S., R.6W.,W.M.

DECEMBER 1990 SCALE 1" = 200'
SURVEYED FOR: RICHARD HARVEY
7505 GARDEN VLLY. RD.
ROSEBURG, OR 97470
SURVEYED BY: BAUGHMAN TECHNICAL SERVICE INC.
433 S.E. MAIN ST.
ROSEBURG, OR 97470



LEGEND:

- = SET 5/8"X30" I.R. W/PL CAP MK'D BAUGHMAN TECH SERV
- = FD. MONUMENT AS PER M108-51
- ⊙ = FD. MONUMENTS AS PER GARDEN VALLEY WEST SECOND ADD.
- ⊗ = FD. MONUMENT AS NOTED WITH RECORD
- (()) = RECORD PER M108-51
- () = RECORD AS PER ROSEBURG HOME ORCHARD TRACTS PLAT A
- • = RECORD AS PER GARDEN VALLEY WEST SECOND ADD.
- ** ** = RECORD AS PER M40-43



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT LOTS 2,3, & 4 OF ROSEBURG HOME ORCHARD TRACTS, PLAT "A". A MAJOR TITLE OVERLAP WAS CREATED ALONG THE NORTH LINE OF BLOCK 8 RHOT IN M40-43 IN OCTOBER, 1970 WHERE BOYER ESTABLISHED A NEW LINE SOUTH OF THE SOUTH LINE OF D.L.C. NO. 61. DOUGLAS COUNTY SUBSEQUENTLY FORECLOSED UPON THE PARCEL OF LAND LYING BETWEEN BOYER'S NORTH LINE OF BLOCK 8, RHOT AND THE SOUTH LINE OF D.L.C. NO. 61 AND THEN SOLD THE PARCEL UNDER INST. NO. 89-8173. LANG SURVEYED A MINOR LAND PARTITION, M108-51, OF THE PROPERTY TO THE NORTH OF BLOCK 8 AND PLATTED TO BOYER'S LINE. I FOUND THAT NO OVERLAP EXISTED UNTIL BOYER CREATED IT UNDER M40-43. THE SURVEY AND WRITTEN RECORDS ARE CLEAR AND UNAMBIGUOUS FROM THE ORIGINAL PLATTING OF ROSEBURG HOME ORCHARD TRACTS THAT THE NORTH LINE OF BLOCK 8 IS THE SOUTH LINE OF D.L.C. NO. 61. THE LEGAL DESCRIPTION OF RHOT INCLUDED GOVERNMENT LOTS 6 & 7 OF SECTION 20 WHICH WERE PLATTED TO THE SOUTH LINE OF D.L.C. NO. 61 IN THE GLO PLAT. A 1921 SURVEY BY DOUGLAS COUNTY SURVEYOR, J.W. COLE M1-69 SHOWS LOTS 1,2 AND 3 OF BLOCK 8 EXTENDING TO THE SOUTH LINE OF D.L.C. NO. 61 SUBSEQUENTLY SURVEYS BY BRYANT IN 1967, M34-22, SHANER IN 1968, RMI-67, STOCKHOFF IN 1980, M82-61 AND THE SUBDIVISION PLAT OF GARDEN VALLEY WEST, SECOND ADDITION BY R.H. GEE IN 1973 ALL RECOGNIZED THE NORTH LINE OF ROSEBURG HOME ORCHARD TRACTS AS THE SOUTH LINE OF D.L.C. NO. 61, THEREFORE I MONUMENTED THE NORTH LINE OF LOTS 2,3 & 4 ALONG THE SOUTH LINE OF D.L.C. NO. 61, PER 108-51 AND ALSO MONUMENTED THE OVERLAP AREA ALONG BOYER'S LINE TO SHOW THE AREA OF TITLE CONFLICT. THE N.E. CORNER OF LOT 2 WAS FOUND AS REMONUMENTED PER 108-51. I FOUND A 1" SHAFT NOT OF RECORD AT THE NW CORNER OF LOT 2 AND SET A NEW MONUMENT ON THE D.L.C. LINE OF M108-51. I THEN PROPORTION THE NW CORNER OF LOTS 3 AND 4 BETWEEN THE NW CORNER LOT 2 AND THE D.L.C. CORNER. I FOUND A 1" AXLE NOT OF RECORD AT A FENCE CORNER AT THE SW CORNER OF LOT 4, THE SE CORNER OF LOT 2 AND MONUMENTS ALONG THE SOUTH LINE OF LOTS 2 AND 3 PER M1-69, RMI-67 AND THE PLAT OF GARDEN VALLEY WEST 2ND ADDN. AND THEN PROPORTION THE SE CORNER OF LOT 3 AND THE SW COR. OF LOT 3 AND USED THE MONUMENTS FOUND ON THE SOUTH LINE OF LOT 3 FOR LINE ONLY.

THIS SURVEY WAS PERFORMED BY K. DEGROOT, M. REPOSA AND D. KRALICEK USING A LIETZ SET 5 WITH COMPUTATIONS BY K. DEGROOT AND DRAFTING BY G. BAUGHMAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian D. DeGroot

CRISTIAN
JULY 27, 1981
KRISTIAN D. DEGROOT
7081

DETAIL

MAP FILE M111-22

MAP FILE M111-22