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COUNTY SURVEYORS FILE DATA
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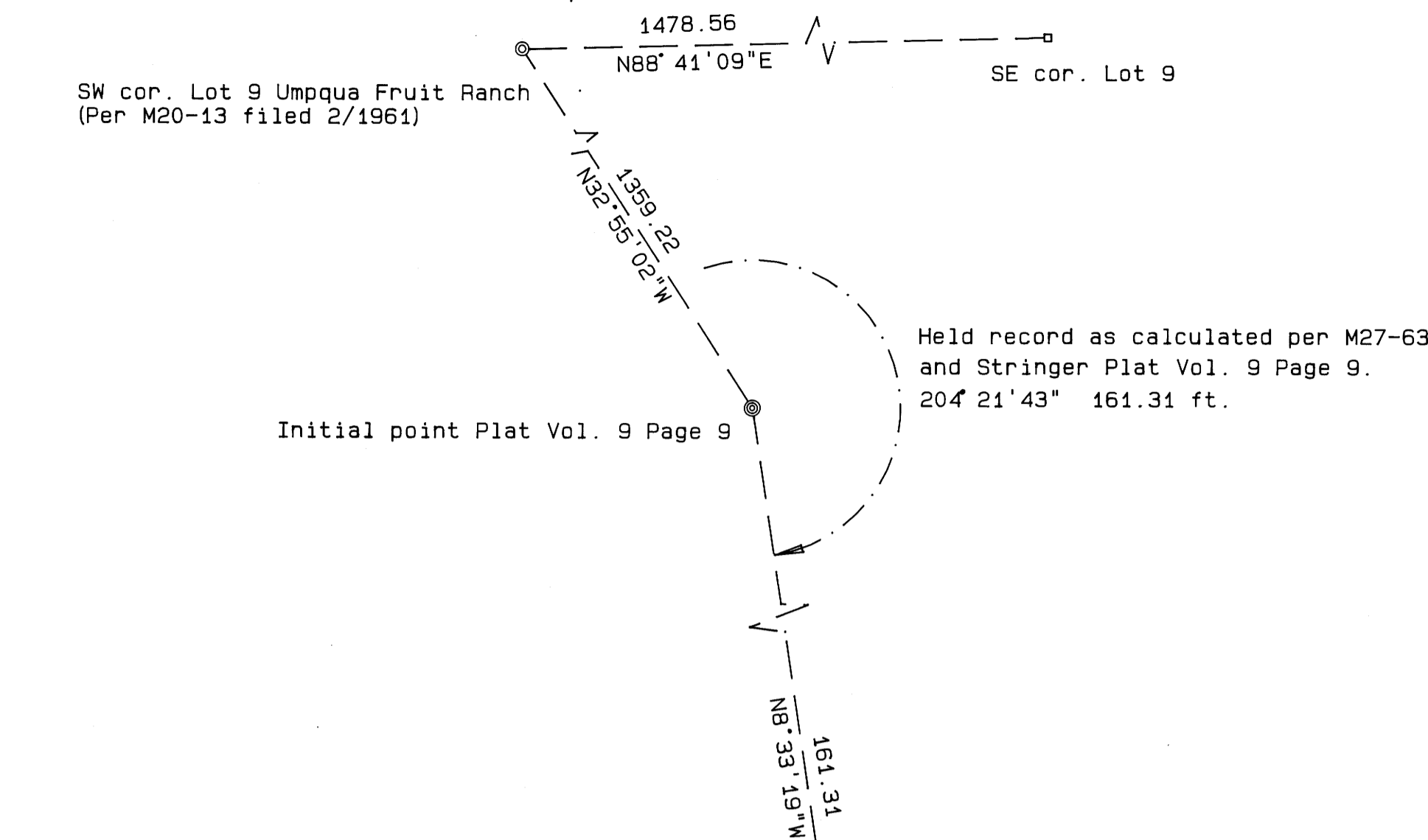
COURT ORDERED SURVEY
 NE 1/4 & SE 1/4 Section 15
 T 27 S, R 6 W, Will. Mer.

SURVEY BY DOUGLAS COUNTY SURVEYOR'S OFFICE
 Janet Lundeen County Surveyor

FILED

Date: 10-27-94 By: JP
 This survey consists of:
 Map: M119-42
 Narrative:
 Corner Rpt: CS 64/54

DOUGLAS COUNTY
 SURVEYOR JP



LEGEND: ■ Various positions for Walz point of beginning using different methods for computing the SE corner of Clerk's Deed Vol. 37 Page 342.

Scale 1" = 10'

736 ft. west (cardinal) from SE cor. Lot 9 and 1360.92 south (cardinal) using combined distances per deed Vol. 1003 Pg. 501 & Vol. 37 Pg. 342

736 feet westerly along the south line of lot 9. Southerly at record angle and distance per Garrett survey record #8 (S0°37'21"E 1318.42 ft.) & south 40.92 ft. per Deed Vol. 1003 Pg. 501. S59°14'41"W 3.33 ft.

736 ft. westerly along south line lot 9 then southerly using original plat bearing (S0°45'E) and combined deed distances 1360.92 ft. per Deed Vol. 37 Pg 342 & Vol 1003 Pg. 501. S10°59'53"E 3.30 ft.

DETAIL

Calculated at record tie per Vol. 1003 Page 501
 S73°36'42"E 3.21 ft.

Held record as calculated per M27-63 and Stringer Plat Vol. 9 Page 9. 204 21'43" 161.31 ft.

SE corner (Vol. 37 Page 342). Also SE cor. Vol. 158 Page 312 as used in this survey

736 ft. west (cardinal) from southeast cor. lot 9 then South (cardinal per Vol. 37 Page 342) 99 ft. (6 rods) then southerly parallel to the calculated west line lot 6 1221 ft. (74 rods) then cardinal south per deed Vol. 1003 Page 501.

736 ft. West (cardinal) from the SE cor. lot 9 then Southerly parallel to the calculated West line of lot 6.

N88°48'E 21.75)

N89°24'25"E 21.96)

S79°29'12"E 14.26)

N88°37'41"E 2.60

N89°24'25"E 21.96)

S79°29'12"E 14.26)

N88°37'41"E 2.60

N89°24'25"E 21.96)

S79°29'12"E 14.26)

N88°37'41"E 2.60

N89°24'25"E 21.96)

S79°29'12"E 14.26)

N88°37'41"E 2.60

LEGEND

- Found 2" dia. iron pipe
- Found 3/4" iron rod
- Found 3/4" iron pipe unless noted otherwise
- Calculated point - no monument
- Found 1/2" iron rods
- () Record information

NO.	DESCRIPTION	SURVEY REF.	SURVEY DATE
①	Umpqua Fruit Ranch (subdivision)	CS 38/128	6/1895
②	Charter Oaks (unapproved)	M 21-28	6/1947
③	Deed Description	M 18-67	12/1947
④	Deed Description	CS 39/105	10/1947
⑤	Stringer Plat	Vol. 9, Pg. 9	7/1949
⑥	Deed Descriptions	M 18-44	2/1950
⑦	Parcels in Lot 9, UFR	CS 51/241-9	10/1962
⑧	HC Stringer	M 27-63	4/1964
⑨	Don Jones	M 118-1	10/1993

Narrative for Court ordered survey case number 93CR-2831 MI:

The parent parcel for both the Walz property and the Charter Oaks area was conveyed in 1900 by Vol. 44, Page 295 of the Douglas County Deed Records. The property now owned by Walz was conveyed from the parent parcel in 1916 by Vol. 76, Page 105. In 1921, the property lying west and south of the Walz property was conveyed by Vol. 82, Pages 212 & 213. This property included what is now the Charter Oaks area. This property was again conveyed in 1946 to Briggs. In 1947, Briggs had the Charter Oaks subdivision surveyed and monumented. The subdivision was never officially approved. This survey was the first effort to monument the common boundaries between Vol. 76, Page 105 and Vol. 82, Pages 212 & 213.

The legal description for the Walz property is recorded in Vol. 1003 Page 501 of the Douglas County Clerk Deed Records. The Walz description is referenced from the southeast corner of the property described in Vol. 37 Page 342 (April 1897), deed records. The point of beginning and northeast corner for the Walz property lies South 62 links (40.92 ft.) from said southeast corner.

The point of beginning for the property described in Vol. 37 Page 342 is "736 feet west and 6 rods south of the southeast corner of Lot 9 of the Umpqua Fruit Ranch", an 1895 subdivision recorded in Vol. 33 Page 252, deed records. The east boundary of the land described in Vol. 37 Page 342 is also the east boundary of the land described in Vol. 158 Page 312 and is called south "parallel to the west line of Lot 6 of said Umpqua Fruit Ranch". There are a variety of ways to compute the SE corner of land in Vol. 37, Page 342 as shown in the 'detail'. I feel the best location for this SE corner is obtained using information from Garrett's survey M 27-62 for the property described in Vol. 158 Page 312 as shown.

The preferred computed position for the northeast corner of the Walz' property is identified in the 'detail' as being S 73° 36' 42" E 3.21 feet from a 3/4 inch iron rod found and used on M 18-44 in 1950. This monument has existed for more than 44 years and is the best evidence for Walz' northeast corner.

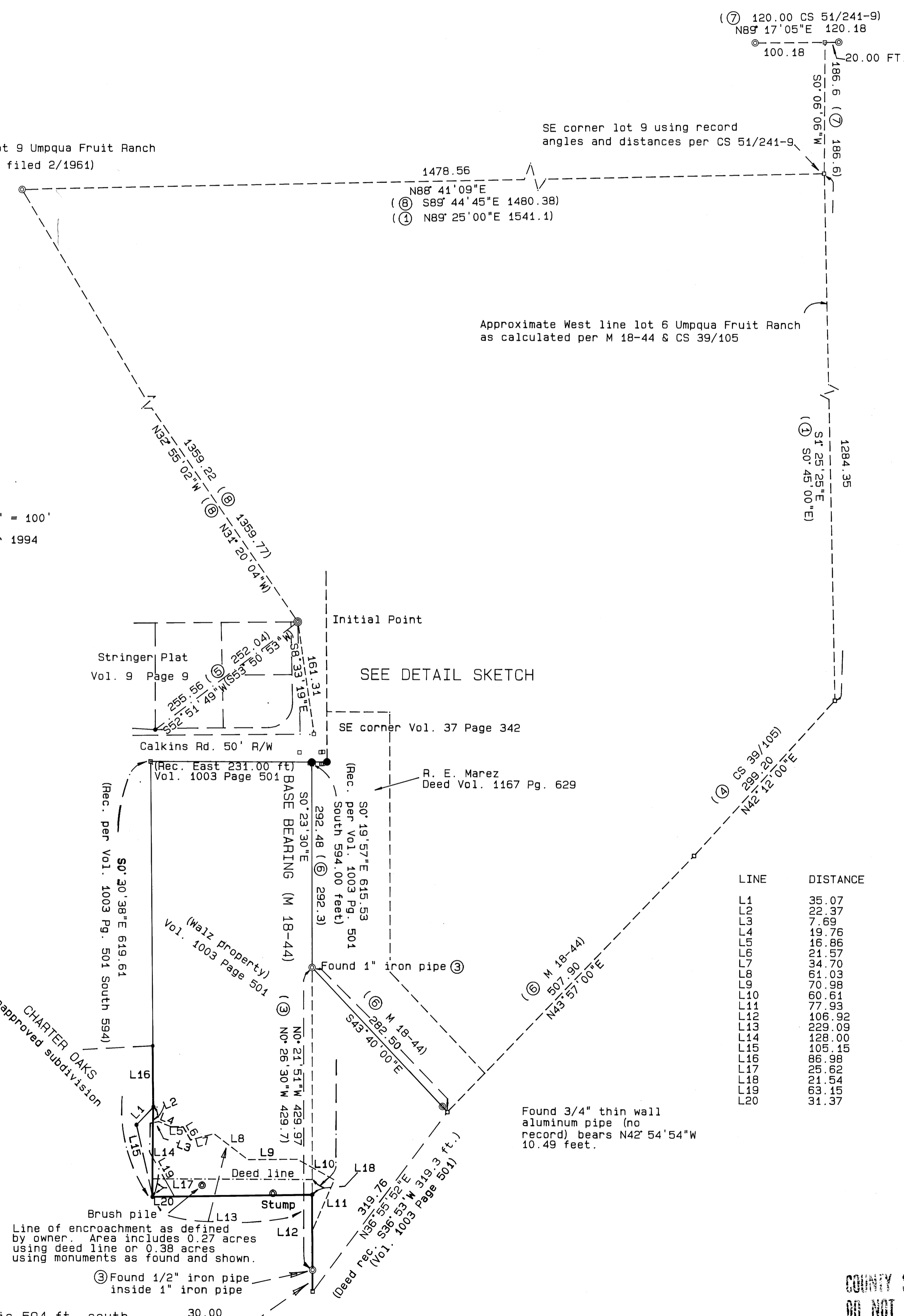
The record length of the westerly boundary of the Walz property is 9 chains (594 feet). The monumented length of the westerly boundary is 619 feet. We show the record location of the southerly boundary of the Walz property. In the final analysis, the best evidence for the southerly and westerly boundaries of the Walz property was the almost 50 year old monumentation from old surveys as shown. The 1/2 inch diameter iron rod monuments found along the south boundary and south end of the west boundary of the Walz property were set on survey M 21-28 in June 1947 (Charter Oaks).

Mr. Walz defined the lines of encroachment that are shown on the map.

SW corner lot 9 Umpqua Fruit Ranch (Per M 20-13 filed 2/1961)

SE corner lot 9 using record angles and distances per CS 51/241-9

Scale 1" = 100'
 October 1994

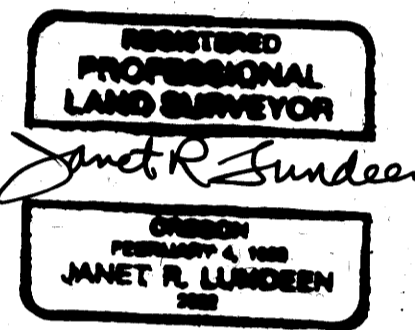


SEE DETAIL SKETCH

LINE	DISTANCE	BEARING	REC. DIST.	REC. BEARING	REF.
L1	35.07	S 42 23 00 W	34.9	S 44 04 W	M 21-28
L2	22.37	S 0 17 27 W			
L3	7.69	N 77 42 53 E			
L4	19.76	S 67 55 06 E			
L5	15.86	N 89 45 16 E			
L6	21.57	S 30 21 24 E			
L7	34.70	N 75 03 43 E			
L8	61.03	S 53 00 48 E			
L9	70.98	N 89 21 19 E			
L10	60.61	S 61 22 23 E			
L11	77.93	S 23 25 01 W			
L12	106.92	S 0 37 19 E			
L13	229.09	N 88 58 59 E	229.2	N 89 41 E	M 21-28
L14	128.00	S 0 17 27 W			
L15	105.15	S 12 52 49 E			
L16	86.98	N 0 47 16 W	104.2	S 11 37 E	M 21-28
L17	25.62	N 0 17 27 E	87.1	S 0 04 W	M 21-28
L18	21.54	N 0 21 51 W			
L19	63.15	S 29 29 11 E			
L20	31.37	S 88 58 55 W			

Line of encroachment as defined by owner. Area includes 0.27 acres using deed line or 0.38 acres using monuments as found and shown.

Note: Deed line is 594 ft. south of the north line as called in deed. S0°21'51"E



Certificate expires 12/31/94

Douglas County Surveyor's Office
 Room 205 Justice Bldg.
 Roseburg Or. 97470

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CS FILE FOLDER

CONTAINS

MORE

INFORMATION