

FILED

Date: 5-2-95 By: JP
This survey consists of:
Map: M 121-70
Narrative:
Corner Rpt:

SC DOUGLAS COUNTY SURVEYOR SC

PROPERTY SURVEY

Located in the:
NORTHWEST 1/4 of SECTION 24,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

Showing:
"PART of LOT 19, MAPLE PARK
ADDITION to the CITY OF RIDDLE"

Prepared for:
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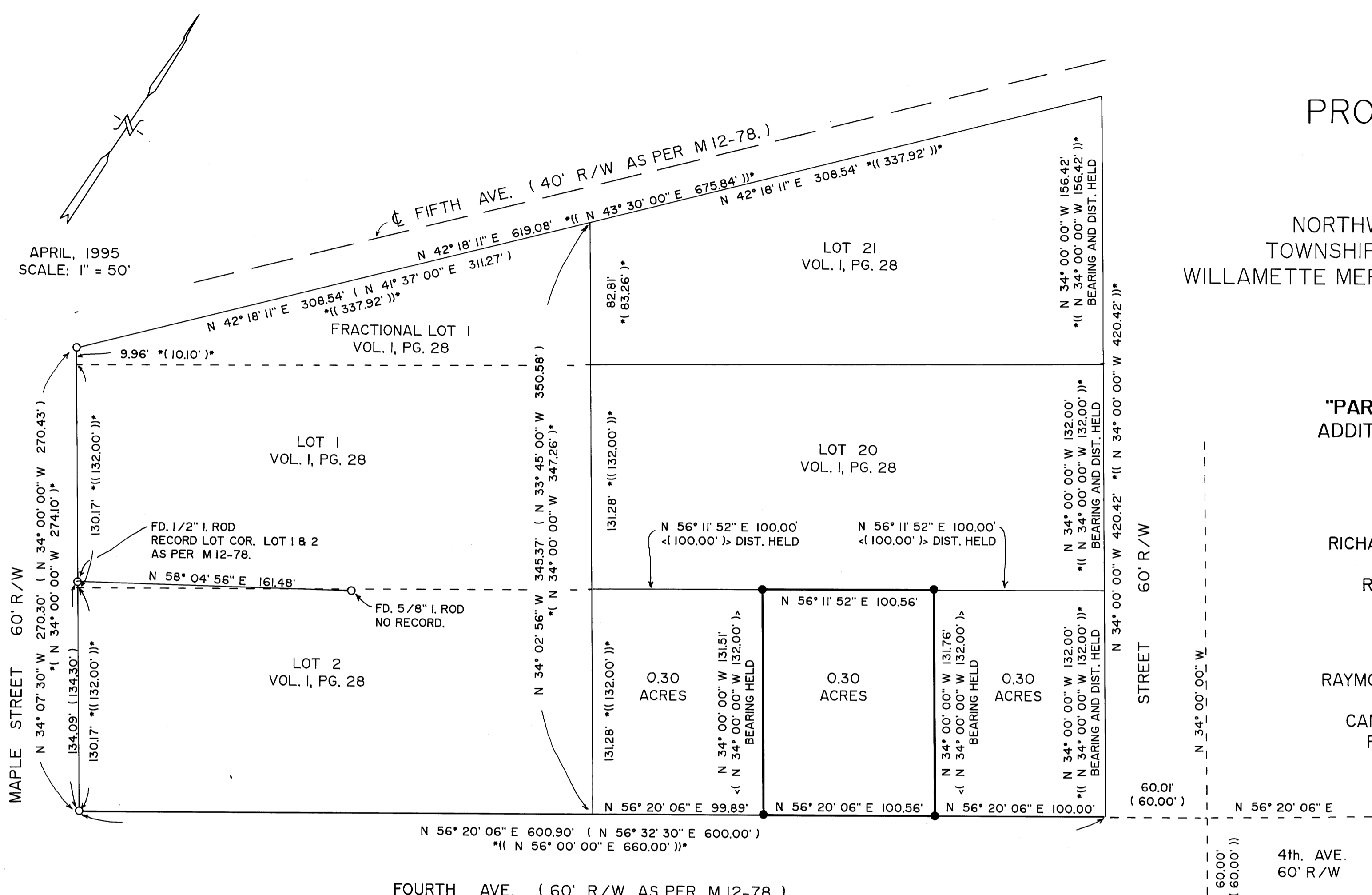
Prepared by:
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Raymond F. Brown

OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391

EXP. 12/31/95



- LEGEND:
- FD. 3/4" IRON ROD AS PER M 12-78, UNLESS OTHERWISE NOTED.
 - FD. 3/4" IRON PIPE AS PER M 55-41.
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
 - () RECORD AS PER M 12-78.
 - (()) RECORD AS PER M 55-41.
 - * () * CALC. FROM VOL. I, PG. 28.
 - * (()) * RECORD AS PER VOL. I, PG. 28.
 - < () > RECORD AS PER DEED REF. # 85-6191.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO DEFINE THAT PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 85-6191, DEED RECORDS, DOUGLAS COUNTY, OREGON.

FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. NO OTHER MONUMENTS PERTAINING TO THE AREA SHOWN WERE LOCATED.

CONTROL FOR THE SURVEY WAS EXISTING FOUND MONUMENTS ALONG THE EASTERLY RIGHT OF WAY OF MAPLE STREET AS PER M 12-78 ON THE WESTERLY BOUNDARY. THE EASTERLY RIGHT OF WAY OF PARK STREET AS DEFINED BY M 55-41 CONTROLLED THE EAST BOUNDARY. RECORD BEARING AND DISTANCE ON THE EASTERLY BOUNDARY OF SAID PARK STREET CONTROLLED THE PLACEMENT OF A CALCULATED CORNER THAT CONTROLLED THE NORTHERLY BOUNDARY OF FOURTH AVENUE. RECORD BEARINGS AND DISTANCES ALONG THE WESTERLY BOUNDARY OF PARK STREET FOR LOTS 19, 20 AND 21 WERE HELD AS PER VOL. I, PAGE 28, AND A DIRECT LINE FROM THE MOST NORTHERLY CORNER OF SAID LOT 21 TO THE SAID FOUND 3/4 INCH IRON ROD LOCATED AT THE MOST WESTERLY CORNER OF THE FRACTIONAL LOT 1, CONTROLLED THE NORTHERLY BOUNDARY.

THE PROPERTY CORNERS ALONG THE WESTERLY BOUNDARIES OF SAID LOTS 19, 20 AND 21 WERE CALCULATED BY SINGLE PROPORTIONATE DISTANCE METHOD USING THE CALCULATED DISTANCE AND THE RECORD DISTANCES FROM SAID VOL. I, PAGE 28. THIS MAP ALSO SHOWS THE SINGLE PROPORTIONATE DISTANCE METHOD FOR LOTS LOCATED ON THE EASTERLY SIDE OF MAPLE STREET. I USED MEASURED DISTANCE AND THE CALCULATED RECORD DISTANCE AS PER VOL. I, PAGE 28.

MAP VOL. I, PAGE 28 HAS SOME DISAGREEMENTS IN IT, REFERRING TO THE LENGTHS OF THE EXISTING LOTS. USING THE ACREAGE FOR THE FRACTIONAL LOT 1 AND THE CALCULATED RECORD DISTANCES FOR THE HEIGHT, I COMPUTED THAT THE BASE WIDTH SHOULD BE 300 FEET AND NOT THE 330 FEET SHOWN ON SAID VOL. I, PAGE 28. I ALSO CALCULATED THE WIDTH OF THE REMAINING LOTS SOUTH OF FOURTH AVENUE BETWEEN MAPLE AND PARK STREET. BY USING THE ACREAGE SHOWN ON SAID VOL. I, PAGE 28 AND HOLDING THE RECORD HEIGHT FOR THESE LOTS AT 102.30 FEET (1.55 CHAINS), THE CALCULATED WIDTH FOR THESE LOTS ALSO COMPUTE TO BE 300 FEET.

DEED CALLS FROM SAID DEED REFERENCE NUMBER 85-6191, CONTROLLED THE PLACEMENT OF THE SAID SET CORNERS INSIDE THE BOUNDARIES OF SAID LOT 19, VOL. I, PAGE 28.

THE EASTERLY SIDE OF PARK STREET FROM THE NORTHWEST CORNER OF BLOCK 7 TO THE NORTHWEST CORNER OF BLOCK 1, AS DEFINED BY M 55-41, WAS USED AS " BASIS OF BEARING ".

DOUGLAS COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

MAP FILE M 121-70

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