



**DETAIL**  
**NORTHWEST CORNER DLC 40**  
 SCALE: 1" = 60.00'

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 82-13765 AND 82-5453 OF THE DEED RECORDS OF DOUGLAS COUNTY.

THE BASIS OF BEARING FOR THIS SURVEY WAS CALCULATED BY HOLDING THE 2" IRON PIPE NEAR THE EAST RIGHT-OF-WAY LINE OF RAMP ROAD AND THE 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF PARCEL 3 OF THAT LAND PARTITION RECORDED IN BOOK 6, PAGE 122 OF THE PLAT RECORDS OF DOUGLAS COUNTY. SAID PARTITION SHOWN AS M 85-49 OF THE SURVEY RECORDS OF DOUGLAS COUNTY. THE EAST RIGHT-OF-WAY OF RAMP ROAD WAS DETERMINED BY HOLDING THE 1" IRON PIPE, REFERENCED ON THE MAP AS POINT 'B' AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RAMP ROAD AND THE NORTH RIGHT-OF-WAY LINE OF WALDON LANE AND THE CALCULATED SOUTHWEST CORNER OF PARCEL 1 OF SAID M 85-49, REFERENCED ON THE MAP AS POINT 'A'. THE SOUTH AND EAST LINES OF SAID PARTITION WERE DETERMINED BY HOLDING THE ABOVE MENTIONED SOUTHWEST CORNER AND THE TWO MONUMENTS FOUND ON THE EAST LINE OF PARCEL 3 AS SHOWN PER SAID SURVEY M 85-49. THE NORTH LINE OF THE SUBJECT TRACT WAS CALCULATED BY HOLDING THE MONUMENTS FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE AND GOING RECORD DISTANCE ON A ROTATED BEARING TO ESTABLISH THE SOUTH LINE OF THE VANCE SUBDIVISION, (THE NORTH LINE OF THIS SURVEY). THE EAST LINE OF THIS SURVEY WAS CALCULATED BY HOLDING THE 3/4" IRON ROD REFERENCED ON THE MAP AS POINT 'C' FOUND AT THE SOUTHWEST CORNER OF THE SCHOOL PROPERTY (BYRON SHOWS THIS AS BEING THE SOUTHEAST CORNER OF THE MARY D. HALL PROPERTY AND SAID MONUMENT WAS HELD AS SUCH, SEE RM 1-9) AND HOLDING THE 1 1/4" IRON PIPE REFERENCED ON THE MAP AS POINT 'D' FOUND ON THE SCHOOLS WEST LINE AS SHOWN ON BYRON'S SURVEY (RM 1-9). THEN PROJECTING SAID LINE AHEAD TO THE SOUTH BOUNDARY OF THE VANCE SUBDIVISION. THE SOUTHWEST CORNER OF THIS SURVEY WAS ESTABLISHED BY HOLDING THE 1" IRON PIPE (POINT 'B') AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RAMP ROAD AND THE NORTH RIGHT-OF-WAY LINE OF WALDON LANE AND GOING RECORD DISTANCE (PER BOYER'S SURVEY M 100-5) ALONG THE EAST RIGHT-OF-WAY LINE OF RAMP ROAD. THE SOUTHEAST CORNER OF THIS SURVEY WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE SCHOOL PROPERTY (SHOWN AS THE SOUTHEAST CORNER OF THE MARY D. HALL TRACT PER RM 1-9 AND POINT 'C') AND GOING DEED DISTANCE ALONG THE WEST LINE OF THE SCHOOL PROPERTY, BEING A LINE CREATED BY POINTS 'C' AND 'D' AS EARLIER DISCUSSED. I COULD NOT HOLD THE SOUTH LINE OF THIS SURVEY TO THE MONUMENTS SET IN SURVEY M 83-12 AS THEY SKEWED THE SOUTH LINE SUCH THAT IT APPEARED TO SHORT THE HALL PROPERTY EASTERLY AND ALSO THE PROPERTIES TO THE WEST. BOYER DID HIS SURVEY FOR THE HALL'S AND ESTABLISHED ON THE GROUND THE NORTH LINE OF THE HALL PROPERTY AT THE NORTHWEST CORNER, HOLDING BYRON'S MONUMENT AT THE SOUTHWEST CORNER OF THE SCHOOL PROPERTY AS THE SOUTHWEST CORNER OF THE HALL PROPERTY AND GOING DEED DISTANCE FOR THE SOUTHEAST CORNER OF THIS SURVEY THEREBY ALLOWING MRS. HALL THE INTENDED LAND. IN SURVEY M 83-12 THERE ARE TWO MONUMENTS NOT OF RECORD THAT ARE HELD, FORMING THE NORTH LINE. I COULD FIND NO RECORD OF THE 'EAST RAMP TRACTS SUBDIVISION' AS MENTIONED IN THE NARRATIVE. THAT BEING THE CASE AND BASED ON THE DEEDS AS MENTIONED ON THE FACE OF THIS PLAT AND THE SURVEYS OF RECORD ALSO MENTIONED, THE SOUTH LINE WAS ESTABLISHED.

**LEGEND:**

- FOUND 5/8" IRON ROD OR AS NOTED.
- △ CALCULATED POINT, NO MONUMENTATION.
- SET 5/8" X 30" REINFORCING ROD WITH ORANGE PLASTIC CAP MARKED "F-N-F".

MEASURED EQUALS RECORD UNLESS OTHERWISE NOTED.

**RECORD INFORMATION:**

- C 01 VANCE SUBDIVISION, VOLUME 12, PAGE 39.
- C 02 SURVEY C.S. 65/5-3A BY ROGER REECE
- C 03 DEER CREEK SUBDIVISION, UNRECORDED AT THE TIME OF THIS SURVEY.
- C 04 SURVEY M 85-49 BY RUSSELL PINARD, LAND PARTITION BOOK 6, PAGE 122.
- C 05 SURVEY M 95-50 BY LARRY DOLAN.
- C 06 SURVEY M 83-12 BY GEORGE GRUBB.
- C 07 DEEDS PER C.S. 63/28
- C 08 SURVEY M 3-47 BY J. W. BYRON.
- C 09 SURVEY M 100-5 BY ARTHUR BOYER.
- C 10 SURVEY M 57-61 BY ED WOOD.

**FILED**

Date: 10-23-96 By: JC  
 This survey consists of:  
 Map: M12-26  
 Narration:  
 Corner Rpt:

**DOUGLAS COUNTY SURVEYOR**

**SCALE: 1" = 60'**  
**OCT. 4, 1996**

JOB NO. R3168  
 DWG. NO. R3168/FIELDING  
 SCALE: AS NOTED  
 DRAWN BY: JAL  
 DWG. DATE: 9/24/96  
 APPROVED BY: HIT  
 APPRD. DATE: 9/24/96

**RECORD OF SURVEY FOR BOB CLEVELAND**  
 LYING IN THE NW 1/4 OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M. WITHIN THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

**FORD - NESS - FASSBENDER**  
 LAND SURVEYING + CONSTRUCTION SUPERVISION  
 WATER RIGHTS EXAMINATIONS  
 1120 Bailey Hill Rd., No. 1 Eugene, OR 97402  
 P. 503.344-1852  
 F. 503.344-9923

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 H. TIMOTHY NESS  
 OREGON  
 EXPIRES: DEC. 31, 1997

**SHEET NO.**  
 1 OF 1