

FILED

Date: 6-24-1998 By: JLP
This survey consists of: 2 MAPS
Map: M129-4B
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR CB

ADJUSTMENT OF COMMON BOUNDARY LINE SURVEY

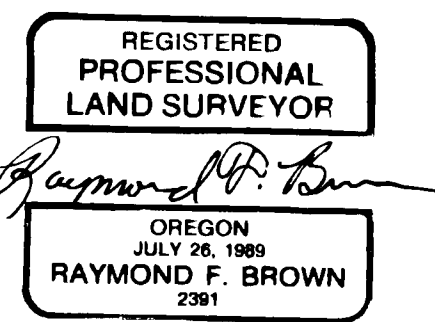
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 98 - 019.

Located in the:
SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 27 SOUTH, RANGE 7 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF UNIT 1:
THOMAS F. and LAURA J. HUMPHREY
1879 DOERNER ROAD
ROSEBURG, OR. 97470

LEGAL OWNER OF UNIT 2:
PAUL and CINDY SHONKA
1979 DOERNER ROAD
ROSEBURG, OR. 97470

MAP PREPARED BY:
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EXP. 12/31/99

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO PREPARE THE ADJUSTMENT OF COMMON BOUNDARY LINE AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. THE SURVEY BEGAN WITH THE LOCATION OF MONUMENTS AND CORNERS PER AREA SURVEYS THAT PERTAIN TO THE PLACEMENT OF LOT 87, EDEN ORCHARDS.

I BEGAN THE SURVEY AT THE 3/4 INCH IRON ROD NEAR THE LOT CORNER COMMON TO LOTS 80, 81, 82, AND 83, AS SHOWN BY SURVEY FILE NUMBER M 2-56. I WAS TOLD WHERE THIS CORNER WAS BY A AREA PROPERTY OWNER. I THEN HEADED WESTERLY ALONG AN EXISTING FENCE LINE FOR 1963.00 ± FEET AND LOOKED FOR THE IRON PIPE MENTIONED IN SAID SURVEY M 2-56, OF WHICH I DID NOT FIND. BUT AT A TOTAL DISTANCE OF 1969.55 FEET WESTERLY FROM THE SAID 3/4 INCH IRON ROD, I DID FIND THE 5/8 INCH IRON ROD THAT MARKS THE SOUTH 1/16 CORNER COMMON TO SECTIONS 3 AND 4, AND IS SHOWN TO BE PLACED BY PROPER METHODS IN SURVEY FILE NUMBER M 64-33.

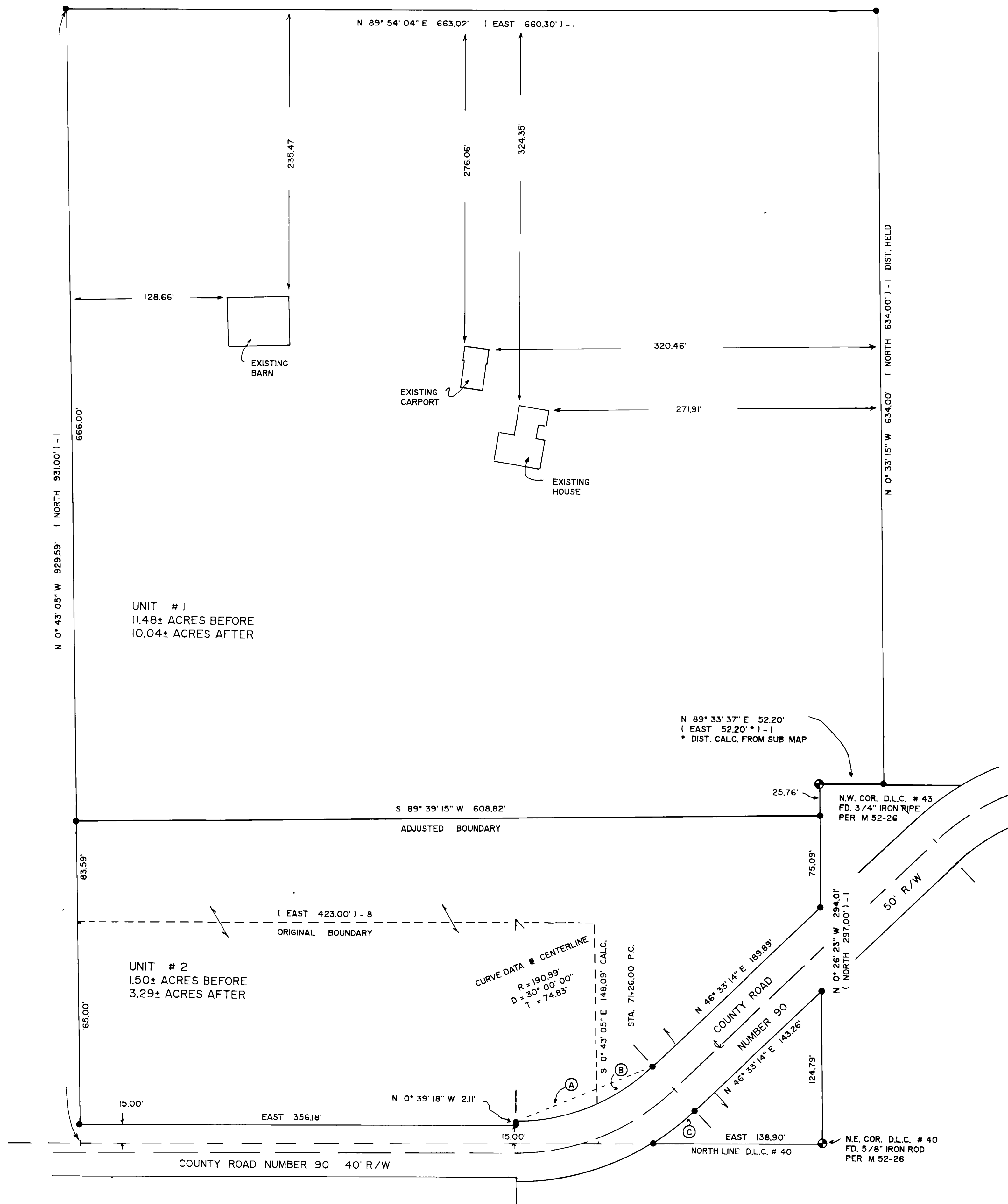
I THEN WENT SOUTHERLY FROM THIS SOUTH 1/16 CORNER TO A 3/4 INCH IRON ROD (STEEL SHAFT) LOCATED AT THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9, AND 10. TO VERIFY THE SAID SOUTH 1/16 CORNER, I NEXT WENT EASTERLY FOR 214.48 FEET FROM THE SAID SECTION CORNER AND FOUND A 5/8 INCH IRON ROD AT THE FENCE CORNER. I NEXT RAN NORTHERLY ALONG A FENCE LINE FOR 384.27 FEET TO THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 40, WHERE I FOUND A 5/8 INCH IRON ROD. I THEN CONTINUED NORTHERLY FOR ANOTHER 689.89 FEET FROM THE SAID NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 40, TO AN EXISTING 5/8 INCH IRON ROD LOCATED ON THE SOUTH RIGHT OF WAY BOUNDARY OF CALLAHAN RIDGE ROAD. NEXT I TRAVERSED EASTERLY ALONG SAID CALLAHAN RIDGE ROAD TO COUNTY ROAD NUMBER 90 AND TIED IN AN EXISTING 5/8 INCH IRON ROD SHOWN TO ME BY A AREA PROPERTY OWNER AND SHOWN ON SURVEY FILE NUMBER M 89-43. I CONTINUED EASTERLY ALONG SAID COUNTY ROAD NUMBER 90 AND TIED THE 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NUMBER 40 (OF WHICH I FIND NO EVIDENCE OF THE BEARING TREE) AND THE 3/4 INCH IRON PIPE LOCATED AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 43 (OF WHICH I FOUND THE OAK BEARING TREE OF RECORD). I ALSO TIED MONUMENTS ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF THAT PROPERTY DEFINED BY SURVEY FILE NUMBER M 30-5 AND THE STONE SAID TO BE THE INITIAL POINT OF THE FIRST ADDITION TO EDEN ORCHARDS PER SAID SURVEY FILE NUMBER M 30-5.

IN LOOKING AT THE AREA SURVEYS USED TO LOCATE EXISTING MONUMENTS, I DID NOT ACCEPT THE MONUMENTS PLACED BY SAID SURVEY FILE NUMBER M 2-56, AS THIS SURVEY SEEMS TO BE BASED ON EXISTING FENCE CORNERS AND SOME NON-REGISTERED SURVEY MONUMENTS. THE PLAT OF EDEN ORCHARDS SHOWS THAT THE WESTERLY BOUNDARY OF LOT 76, EDEN ORCHARDS IS CONTROLLED BY THE WESTERLY SECTION LINE OF SAID SECTION 3, OF WHICH IS DEFINED AND LOCATED PER SAID SURVEY FILE NUMBER M 64-33.

TO RE-ESTABLISH THE LOT LINES OF LOT 87, EDEN ORCHARDS, I HELD THE NORTH BOUNDARY OF DONATION LAND CLAIM NUMBER 40 TO CONTROL THE SOUTH BOUNDARY. WITH THE SOUTHERLY DISTANCE BETWEEN LOTS PLACED AT SINGLE PROPORTIONATE DISTANCES, I THEN HELD THE RECORD ANGLE OF 90° TO THE LEFT AND WENT 52.20 FEET AND SET A 5/8 INCH IRON ROD. THIS DISTANCE WAS CALCULATED FROM THE RECORD DISTANCE OF 660.30 FEET FOR THE NORTH BOUNDARY OF SAID LOT 87, LESS THE RECORD DISTANCE OF 608.10 FEET FOR THE MOST SOUTHERLY BOUNDARY OF SAID LOT 87, AS THE PLAT MAP IS DIFFICULT TO READ AND THERE ARE CONFLICTS WITH OTHER SURVEYS OF WHAT THIS DISTANCE ACTUALLY IS. FROM THIS SAID SET IRON ROD, I THEN HEADED NORTH 0° 33' 15" WEST IN LINE WITH THE NORTHWEST CORNER OF THAT PROPERTY DEFINED BY SURVEY FILE NUMBER M 30-5, FOR THE PLAT RECORD DISTANCE OF 634.00 FEET AND SET A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 87. THE NORTHWEST CORNER OF SAID LOT 87 WAS SET AT SINGLE PROPORTIONATE DISTANCE FROM THE SAID SET NORTHEAST CORNER TO THE SAID SOUTH 1/16 CORNER.

THE COUNTY ROAD RIGHT OF WAY WAS ESTABLISHED FROM ACTUAL CENTER LINE IN THE FIELD THROUGH THE S CURVE THROUGH THE SOUTHEAST CORNER OF LOT 87. THE WIDTH WAS HELD AT 50 FOOT WIDE PER THE 1956 COUNTY ROAD MAP. ONCE OUT OF THE SAID S CURVE, I HELD THE NORTH RIGHT OF WAY BOUNDARY TO 15.00 FOOT NORTH OF THE NORTH BOUNDARY OF SAID DONATION LAND CLAIM NUMBER 40, AS PER A PRE 1939 COUNTY ROAD MAP.

THE NORTH BOUNDARY OF SAID DONATION LAND CLAIM NUMBER 40, AS DEFINED BY VOLUME 3, PAGE 31, WAS USED AS "BASIS OF BEARING".



LOT 87, EDEN ORCHARDS

LEGEND:

- FD. SURVEY MONUMENT AS NOTED.
- ⊙ FD. CORNER MONUMENT AS NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391"
- () - 1 RECORD AS PER VOL. 3, PG. 31
- () - 8 RECORD AS PER DEED REF. # 95-13822

LINE INDEX:

- (A) L.C. BEARS S 67° 57' 00" W 121.06'
- (B) L.C. BEARS S 56° 05' 18" W 54.96' CALC.
- (C) L.C. BEARS S 52° 15' 27" W 42.97'