

FILED

BOUNDARY LINE ADJUSTMENT SURVEY

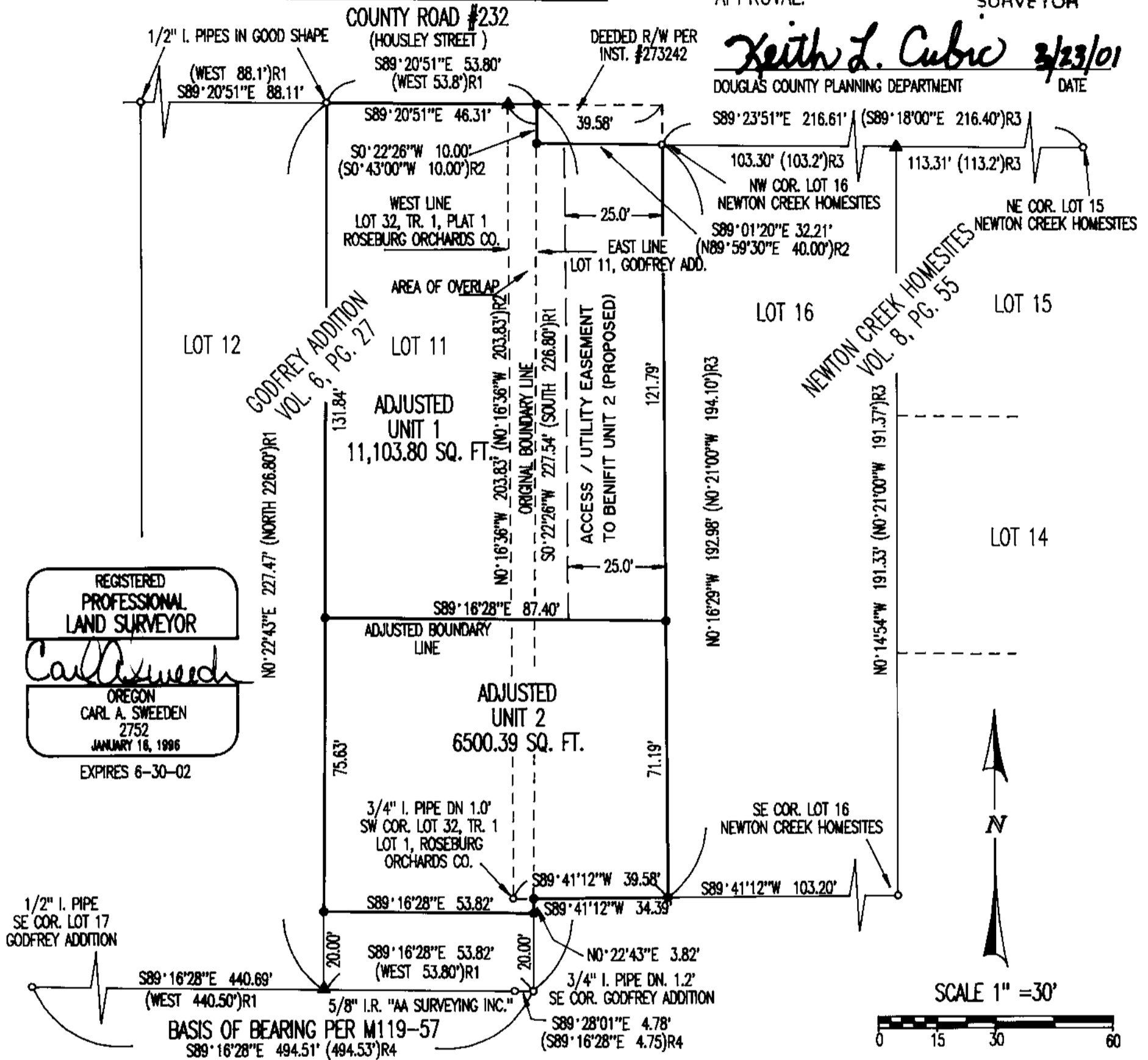
IN THE SE 1/4, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST W. M.
DOUGLAS COUNTY, OREGON - MARCH 2001
FILE #M00-066

Date: 3/23/2001 By: JP
This survey consists of:
Map: M136-66
Narrative: _____
Corner Rpt: _____

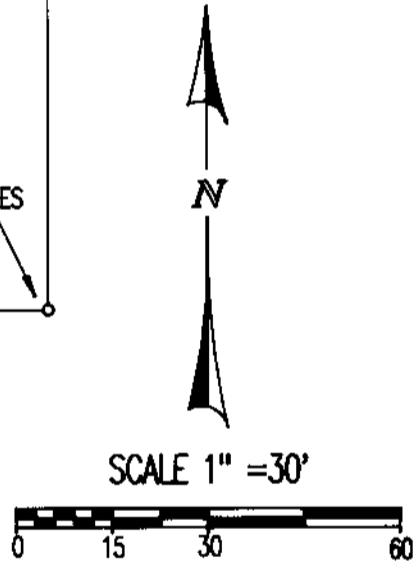
APPROVAL:

DOUGLAS COUNTY
SURVEYOR

Keith L. Cubic 3/23/01
DOUGLAS COUNTY PLANNING DEPARTMENT DATE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 18, 1996
EXPIRES 6-30-02



NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS TO ESTABLISH THE BOUNDARIES OF THOSE LANDS AS DESCRIBED IN INSTRUMENT #97-14148, DOUGLAS COUNTY DEEDS AND RECORDS AND TO THEN ADJUST THE LINE BETWEEN THOSE UNITS OF LAND TO A NEW CONFIGURATION AS APPROVED PER DOUGLAS COUNTY PLANNING FILE M00-066. A SEARCH OF THE PROPERTY AND ADJOINING PROPERTIES RESULTED IN LOCATION OF EXISTING MONUMENTS FROM SEVERAL PLATS AND SURVEYS COMPLETED IN THE PAST. DURING OFFICE COMPUTATION AND BOUNDARY RESOLUTION IT WAS DETERMINED THAT AN OVERLAP EXISTED BETWEEN THE TWO PROPERTY DESCRIPTIONS CONTAINED IN THE DEED. THE SOUTHWEST CORNER OF LOT 11, GODFREY ADDITION WAS REESTABLISHED BY PROPORTIONING BETWEEN THE SOUTHEAST CORNER OF LOT 17 AND THE SOUTHEAST CORNER OF GODFREY ADDITION. THE NORTHEAST CORNER WAS ESTABLISHED BY EXTENDING THE NORTH LINE OF LOT 12 THE RECORD PLAT DISTANCE. THE SOUTHWEST CORNER OF LOT 32, TRACT 1, PLAT 1, ROSEBURG ORCHARDS COMPANY PLAT WAS HELD AS WAS THE SOUTHEAST CORNER OF LOT 16, NEWTON CREEK HOMESITES TO DETERMINE THE SOUTH LINE OF LOT 16, LOT 32, TRACT 1, PLAT 1 AND THE SECOND PROPERTY DESCRIBED PER THE DEED. THE SOUTHWEST CORNER OF LOT 16, NEWTON CREEK HOMESITES WAS SET ON THAT LINE AT THE RECORD DISTANCE AND THE WEST LINE ESTABLISHED BETWEEN THE CALCULATED SOUTHWEST CORNER AND THE FOUND NORTHWEST CORNER. THE NORTHEAST CORNER OF LOT 16 WAS COMPUTED USING PROPORTIONING TO ENABLE A CALCULATED TIE TO THE SOUTHEAST CORNER OF SAID LOT. WITH THE BOUNDARIES OF SAID LANDS DETERMINED THE PORTION DEEDED TO DOUGLAS COUNTY IN INSTRUMENT #273242 WAS THEN REMOVED. THE WRITTEN DESCRIPTION IN THIS INSTRUMENT IS SOMEWHAT AMBIGUOUS IMPLYING THAT THE BEGINING POINT OF THE DESCRIPTION IS AT THE END OF HOUSLEY STREET AS PLATTED PER GODFREY ADDITION AND YET EMPLOYS THE BEARING OF THE WEST LINE OF LOT 32, TRACT 1 AS IF IT FOLLOWED THAT LINE. I DETERMINE THEREFORE THAT THE OWNERS GRANTING THE RIGHT OF WAY HAD NO KNOWLEDGE OF THE OVERLAP WHICH EXISTED WITHIN THEIR DEEDED LAND AND THAT THEIR INTENT WAS TO DEDICATE RIGHT OF WAY FROM THE END OF HOUSLEY STREET AS PLATTED ACROSS THE STRIP OF GROUND 40 FEET IN WIDTH WHICH THEY THOUGHT THAT THEY OWNED ACCORDING TO THEIR DEED.

LEGEND:

- FD. 5/8" I. ROD UNLESS NOTED OTHERWISE
- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ()R1 RECORD PER GODFREY ADDITION, VOL. 6, PG. 27
- ()R2 RECORD PER INST. # 97-14148
- ()R3 RECORD PER NEWTON CREEK HOMESITES, VOL. 8, PG. 55
- ()R4 REOCRD PER M119-57

OWNERS:
DANIEL & CAROL MERRILL
575 HOUSLEY STREET
ROSEBURG, OREGON 97479

Sweeden
Land Surveying

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