

# PROPERTY SURVEY

for CHERYL SCHRIVER  
A PORTION OF LOT 9, OAKS ADDITION  
SW 1/4 OF SECTION 25, T.27S., R.06W., W.M., DOUGLAS COUNTY, OREGON  
JANUARY 2002

FILED  
Date: 1/17/2002 By: JLP  
This survey consists of:  
Map: M137-31  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY SURVEYOR

**RECORD INFORMATION:**

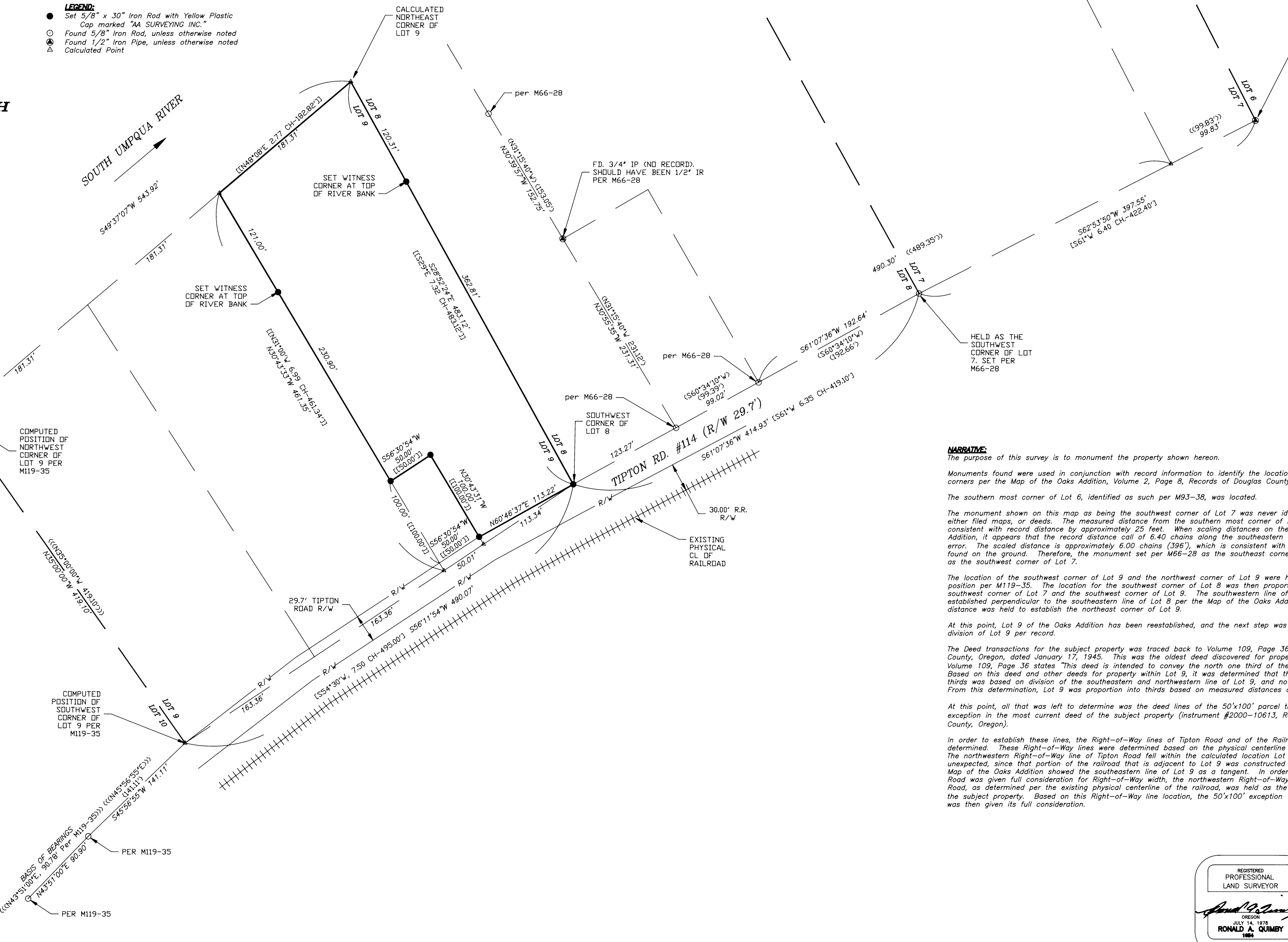
- ( ) M66-28
- (( )) M93-38
- (( ( )) M119-35
- [ ] OAKS ADDITION V. 2, PG. 8
- [ [ ] DEED INSTRUMENT #2000-10613

**LEGEND:**

- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- Found 5/8" Iron Rod, unless otherwise noted
- ▲ Found 1/2" Iron Pipe, unless otherwise noted
- △ Calculated Point

NORTH  
1"=50'

SOUTH UMPQUA RIVER



**NARRATIVE:**

The purpose of this survey is to monument the property shown hereon.

Monuments found were used in conjunction with record information to identify the location of the original lot corners per the Map of the Oaks Addition, Volume 2, Page 8, Records of Douglas County, Oregon.

The southern most corner of Lot 6, identified as such per M93-38, was located.

The monument shown on this map as being the southwest corner of Lot 7 was never identified as such in either filed maps, or deeds. The measured distance from the southern most corner of Lot 6 was not consistent with record distance by approximately 25 feet. When scaling distances on the plot of the Oaks Addition, it appears that the record distance call of 6.40 chains along the southeastern line of Lot 7 was in error. The scaled distance is approximately 6.00 chains (396'), which is consistent with the measured distance found on the ground. Therefore, the monument set per M66-28 as the southeast corner of Parcel 2 was held as the southwest corner of Lot 7.

The location of the southwest corner of Lot 9 and the northwest corner of Lot 9 were held per the calculated position per M119-35. The location for the southwest corner of Lot 8 was then proportioned between the southwest corner of Lot 7 and the southwest corner of Lot 9. The southwestern line of Lot 8 was then established perpendicular to the southeastern line of Lot 8 per the Map of the Oaks Addition, and the record distance was held to establish the northeast corner of Lot 9.

At this point, Lot 9 of the Oaks Addition has been reestablished, and the next step was to reestablish the division of Lot 9 per record.

The Deed transactions for the subject property was traced back to Volume 109, Page 36, Records of Douglas County, Oregon, dated January 17, 1945. This was the oldest deed discovered for property within Lot 9. Volume 109, Page 36 states "This deed is intended to convey the north one third of the aforesaid Lot 9." Based on this deed and other deeds for property within Lot 9, it was determined that the division of Lot 9 into thirds was based on division of the southeastern and northwestern line of Lot 9, and not based on acreage. From this determination, Lot 9 was proportion into thirds based on measured distances of said deed lines.

At this point, all that was left to determine was the deed lines of the 50'x100' parcel that was listed as an exception in the most current deed of the subject property (instrument #2000-10613, Records of Douglas County, Oregon).

In order to establish these lines, the Right-of-Way lines of Tipton Road and of the Railroad had to be determined. These Right-of-Way lines were determined based on the physical centerline location of the railroad. The northwestern Right-of-Way line of Tipton Road fell within the calculated location Lot 9. This was not unexpected, since that portion of the railroad that is adjacent to Lot 9 was constructed as a curve, and the Map of the Oaks Addition showed the southeastern line of Lot 9 as a tangent. In order to insure that Tipton Road was given full consideration for Right-of-Way width, the northwestern Right-of-Way location of Tipton Road, as determined per the existing physical centerline of the railroad, was held as the southeastern line of the subject property. Based on this Right-of-Way line location, the 50'x100' exception to the subject property was then given its full consideration.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Ronald A. Quimby*

OREGON  
JULY 14, 1978  
RONALD A. QUIMBY  
EXP. DATE: 12-31-02

**AA**  
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