

MAP OF SURVEY

IN THE SW 1/4 OF THE NW 1/4 SEC. 24, T27S, R6W, W.M.

CITY OF ROSEBURG, OREGON

FILED

Date: 3/12/2004 By: SP

This survey consists of:

Map: M 144-1

Narrative:

Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

MAP FILE M 144-1

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE PROPERTY CORNERS OF THE WEST LINE OF LOT 8, REPLAT "B", PINKERTON'S HOMESITES, VOL. 6, PAGE 52, AND THE EAST LINE OF LOT 6, PINKERTON'S HOMESITES, VOL. 5, PAGE 81, DOUGLAS COUNTY RECORDS.

MONUMENTS PER SAID PLATS, IN CONJUNCTION WITH SURVEY MAPS M51-23 AND CS58\123-1 CONTROLLED THIS SURVEY, AND WERE USED TO DETERMINE THE CENTER LINE OF NEVADA COURT.

MONUMENTS FOUND ALONG MYRTLE AVENUE AND NEVADA COURT AGREED WITH SURVEYS OF RECORD. I ACCEPTED THE 1/2" IRON PIPE FOUND AT THE SOUTH EAST CORNER OF LOT 6, BUT DID NOT FIND THE MONUMENT AT THE NORTH EAST CORNER OF LOT 6, WHICH FELL VERY NEAR A WATER METER BOX. I MONUMENTED THAT CORNER BY PROPORTIONED RECORD DISTANCE ALONG MYRTLE AVENUE.

SEVERAL OF THE ORIGINAL MONUMENTS ALONG A SECTION OF MILITARY AVENUE (OLD COOS BAY WAGON ROAD) SET IN 1945 AND 1946, WERE FOUND BUT DID NOT AGREE WITH THE RECORD. SITE CONDITIONS GIVE EVIDENCE THAT THE STEEP SLOPE WHERE THESE MONUMENTS ARE LOCATED IS, AND HAS BEEN, SUBSIDING DOWN THE HILLSIDE.

I DISREGARDED AN AXLE WITH GEAR FOUND DOWNHILL NORTH 7.56' AND EAST 3.58' FROM THE SOUTH WEST CORNER POSITION OF LOT 8. THE EAST AND WEST ADJACENT MONUMENTS WERE ALSO FOUND OUT OF POSITION IN THE DOWNHILL DIRECTION AND DISREGARDED. THEREFORE I DETERMINED THE SOUTH WEST CORNER OF LOT 8 BY EXTENDING A STRAIGHT LINE FROM THE CENTER LINE OF NEVADA COURT AT RECORD DISTANCE FROM THE END OF THE CUL-DE-SAC.

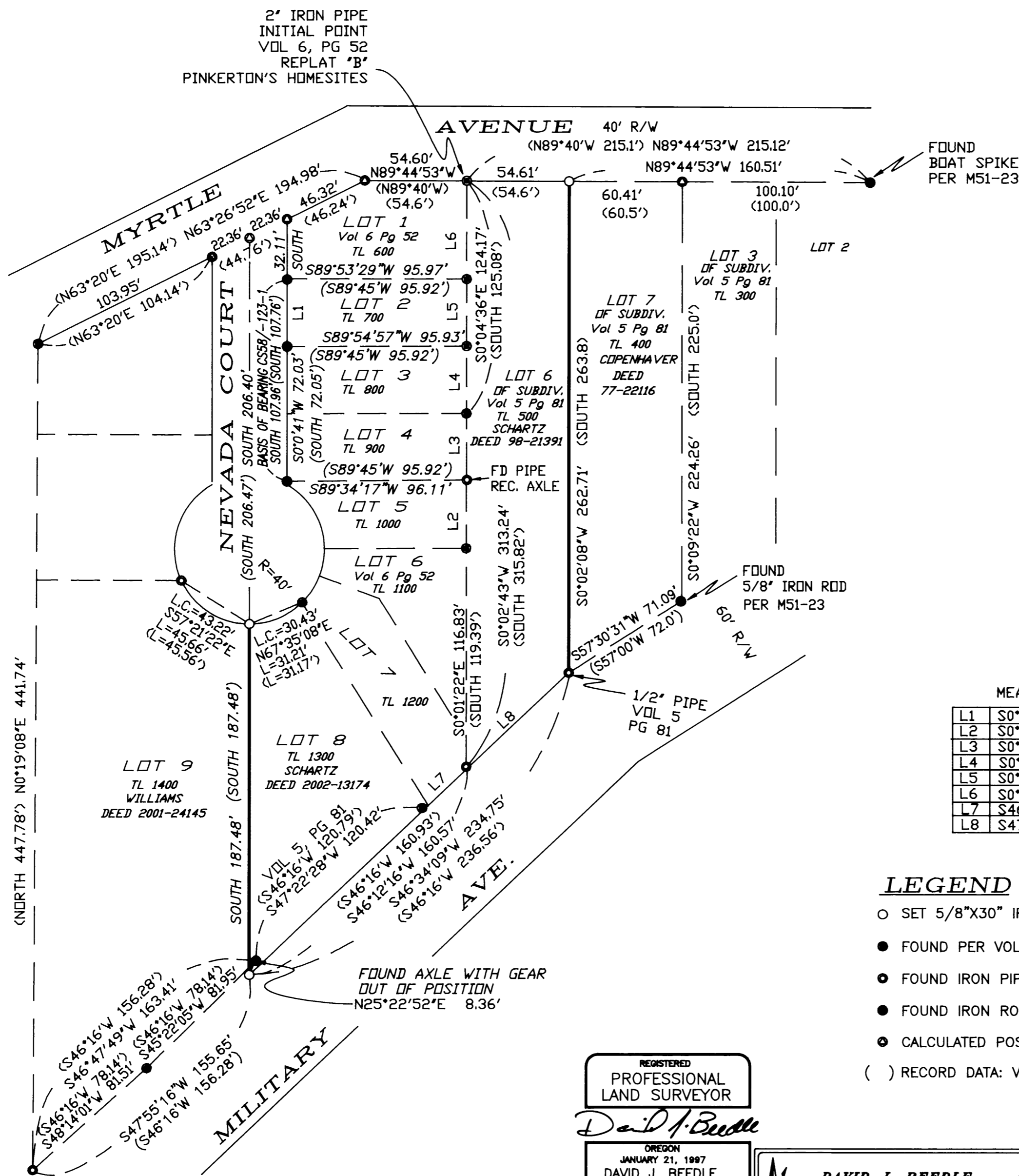
LINE TABLE

MEAS BRG. - DIST. VOL 6, PG 52 SUB. PLAT;
REC. BRG. - DIST. VOL 5, PG 81 SUB. PLAT.

LINE	BRG.	DIST.	BRG.	DIST.
L1	S0°01'23"E	35.93'	SOUTH	36.05'
L2	S0°34'27"W	36.60'	SOUTH	36.30'
L3	S0°23'04"E	35.65'	SOUTH	36.05'
L4	S0°07'26"W	35.80'	SOUTH	36.68'
L5	S0°02'10"W	35.97'	SOUTH	36.05'
L6	S0°04'20"W	52.39'	SOUTH	52.35'
L7	S46°47'54"W	32.26'	-	-
L8	S47°24'15"W	74.30'	S46°16'W	75.63'

LEGEND

- SET 5/8"x30" IRON ROD W/PC "LS2798"
- FOUND PER VOL. 5, PAGE 81, OR VOL. 6, PAGE 52, PINKERTON'S SUBDIVISION PLATS
- FOUND IRON PIPE OR AS NOTED
- FOUND IRON ROD OR AS NOTED
- CALCULATED POSITION
- () RECORD DATA: VOL 5, PG 81; VOL 6, PG 52; CS 58\123-1; M51-23



REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID J. BEEDLE

OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798

EXPIRES 12-31-05

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SCALE: 1"=50'
DATE: FEB. 27, 2004

SURVEYED FOR: ANN SCHARTZ
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ROSEBURG, OR 97470

MAP FILE M 144-1