

RECORD OF SURVEY

BLOCK 31, KINNEY'S IMPROVED PLAT

IN THE SE 1/4, SW 1/4 OF SECTION 18

T.27S., R.5W., W.M.

DOUGLAS COUNTY, OREGON

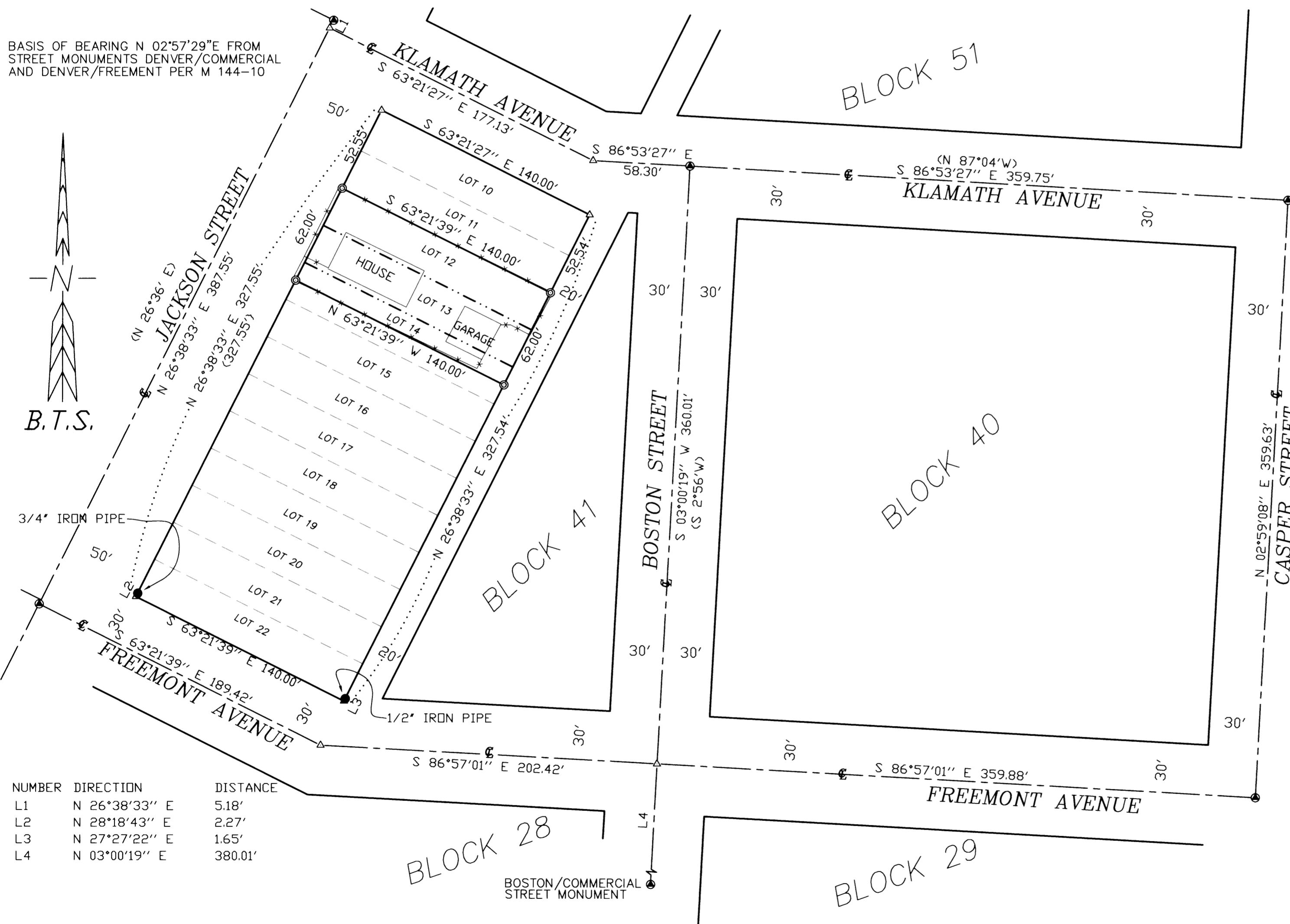
FILED
 Date: 5/3/2004 By: JP
 This survey consists of:
 Map: M144-31
 Narrative: _____
 Corner Rpt: _____
 DOUGLAS COUNTY
 SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE STEINER PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2002-018119 OF DOUGLAS COUNTY DEED RECORDS, BEING LOT 12, LOT 13, AND THE NORTH 12 FEET OF LOT 14, BLOCK 41, KINNEY'S IMPROVED PLAT. THIS SURVEY WAS CONTROLLED BY STREET MONUMENTS FOUND AT JACKSON STREET AND FREEMONT AVENUE, AT JACKSON STREET AND KLAMATH AVENUE, AT BOSTON STREET AND KLAMATH AVENUE, AT BOSTON STREET AND COMMERCIAL AVENUE, AT CASPER STREET AND FREEMONT AVENUE, AND AT CASPER STREET AND KLAMATH AVENUE. IN ANALYZING KINNEY'S IMPROVED PLAT (VOL 1, PG. 41) AND SUBDIVISION "A" KINNEY'S IMPROVED PLAT (VOL 1, PG. 44); I FOUND THAT BLOCK 41 OF KINNEY'S IMPROVED PLAT HAS A RECORD DISTANCE OF 387.55 FEET AND THAT BLOCK 74 OF SUBDIVISION "A" HAS A RECORD DISTANCE OF 390.50 FEET ALONG JACKSON STREET AND THAT THE PLATS MATCH AT THE SOUTH LINE OF FREEMONT AVENUE BUT NOT AT KLAMATH AVENUE. THE MEASURED DISTANCE OF 392.73 FEET BETWEEN THE JACKSON-FREEMONT STREET MONUMENT AND THE JACKSON-KLAMATH STREET MONUMENT CLOSELY MATCHES A COMPUTED PLAT DISTANCE OF 393.25 FEET BETWEEN THE CENTERLINE OF FREEMONT AVENUE PER KINNEY'S IMPROVED PLAT AND THE CENTERLINE OF KLAMATH AVENUE PER SUBDIVISION "A". THEREFORE, I COMPUTED THE CENTERLINE OF KLAMATH STREET PER KINNEY'S IMPROVED PLAT AT RECORD PLAT DISTANCE NORTH OF THE JACKSON-FREEMONT STREET MONUMENT. I THEN COMPUTED THE NORTH AND SOUTH LINES OF THE WESTERLY PORTION OF BLOCK 41 BY HOLDING THE PLAT RECORD STREET WIDTHS OF 100 FEET FOR JACKSON STREET AND 60 FEET FOR FREEMONT AND KLAMATH AVENUES AND THE RECORD PLAT DISTANCE OF 140 FEET FOR LOTS 10 TO 22 OF BLOCK 41. THE CORNERS AND LINES MONUMENTED UNDER THIS SURVEY CLOSELY MATCH EXISTING FENCE LINES ALONG THE NORTH AND SOUTH LINES OF THE STEINER PROPERTY. I DID NOT ACCEPT THE CS 52/93 MONUMENTS AS THE SE AND SW CORNERS OF LOT 22 BECAUSE IRVING INCORRECTLY USED THE SUBDIVISION "A" WIDTH OF 65.5 FEET AND NOT THE KINNEY'S IMPROVED PLAT WIDTH OF 60.00 FEET FOR FREEMONT AVENUE.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON AND ADAM DEGROOT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

BASIS OF BEARING N 02°57'29"E FROM STREET MONUMENTS DENVER/COMMERCIAL AND DENVER/FREEMONT PER M 144-10



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-05

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - = FOUND AS NOTED PER CS 52/93
 - ⊙ = FOUND STREET MONUMENT
 - △ = COMPUTED POINT NOT SET
 - () = RECORD PER KINNEY'S IMPROVED PLAT VOLUME 1, PAGE 41

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 431 S.E. MAIN ST., ROSEBURG, OR 97470
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SCALE: 1" = 50'	FOR: DAVID & LESLEY STEINER 669 N.E. JACKSON ST. ROSEBURG, OR 97470	JOB #: 04-018 FILE: STEINER.DWG SHEET 1 OF 1
DATE: APRIL 15, 2004		

MAP FILE M144-31

MAP FILE M144-31