

MAP OF SURVEY

IN LOT 9, OF UMPQUA FRUIT RANCH
NE 1/4 SECTION 15, T27S, R6W, W.M.
CITY OF ROSEBURG, OREGON

FILED
Date: 7-15-2004 By: JC
This survey consists of:
Map: M145-2
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2001-1041, WHICH LIES IN LOT 9, UMPQUA FRUIT RANCH SUBDIVISION, IN THE NE 1/4 SEC 15, T27S, R6W, W.M., AND IS RECORDED IN DOUGLAS COUNTY DEED RECORDS.

MONUMENTS FOUND PER CS 51/241-9 CONTROLLED THIS SURVEY WITH THE EXCEPTION OF ITS PLACEMENT OF GROVE LANE.

AFTER LOCATING MONUMENTS, AND RESEARCHING RECORD MAPS AND DEEDS, IT IS APPARENT THAT GROVE LANE LIES IN LOT 9. CS 51/241-9 PLACES GROVE LANE IN LOT 6 OF UMPQUA FRUIT RANCH (CS/38-128). INSTRUMENT NO. 66-752 PLACES GROVE LANE IN LOT 9 OF C.R. GROVES UNRECORDED PLAT (CS 32/2).

SEVERAL SURVEYS DONE IN LOT 6 SHOW THE WEST LINE OF LOT 6 IS THE EAST LINE OF GROVE LANE, WHICH IS BY RECORD COMMON TO LOT 9.

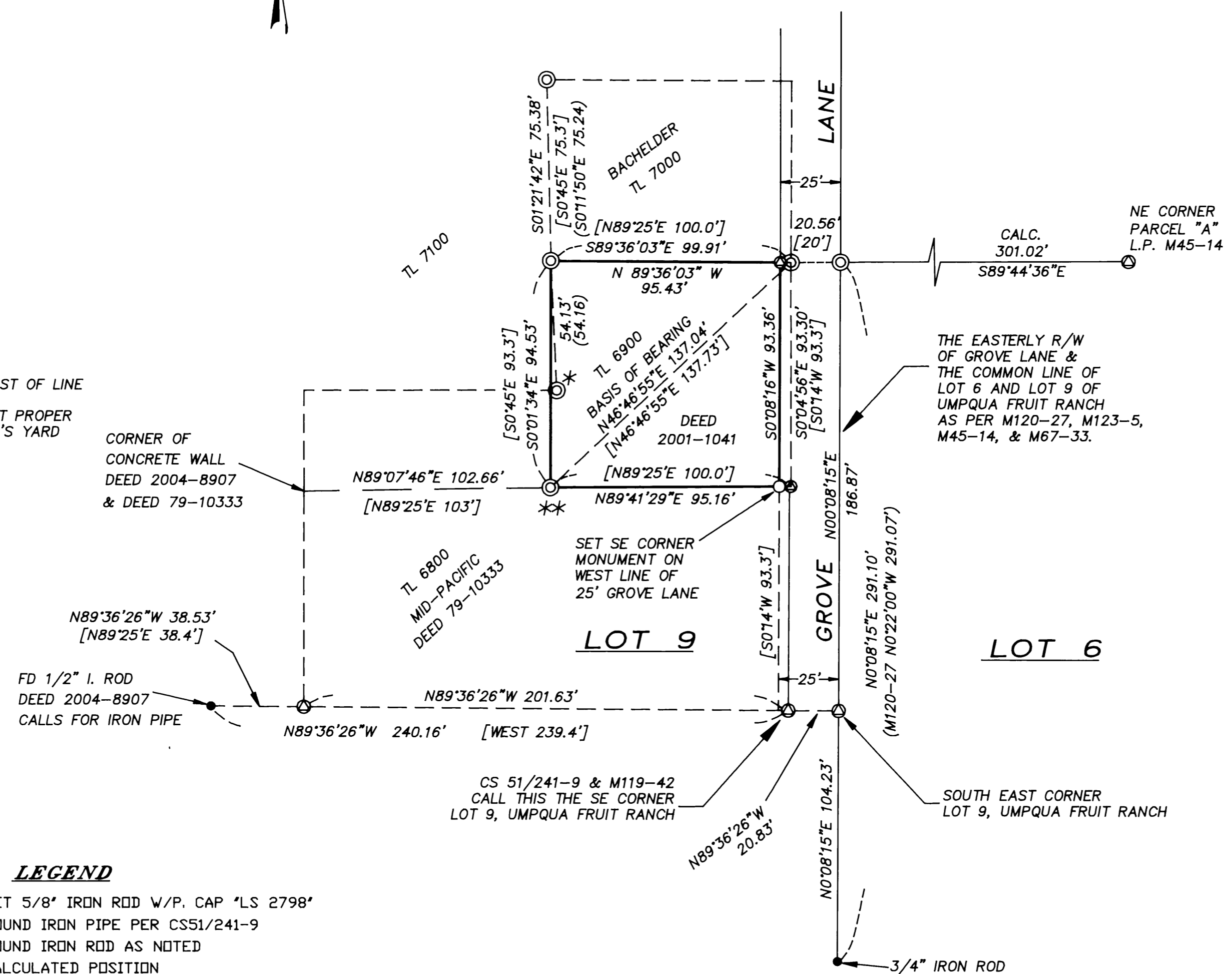
SUBJECT DEED CALLS TO THE MONUMENTED BOUNDARIES TO THE WEST WERE HELD PARAMOUNT TO CONFLICTING DISTANCE CALLS.

A MONUMENT WAS SET AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN.

SURVEYING WAS DONE USING A SOKKIA SET 4BII TOTAL STATION.

NOTE

* FD 1/2" PIPE 2.54' EAST OF LINE
** FD PIPE OF RECORD AT PROPER DISTANCE IN NEIGHBOR'S YARD



LEGEND

- SET 5/8" IRON ROD W/P. CAP 'LS 2798'
- ⊙ FOUND IRON PIPE PER CS51/241-9
- FOUND IRON ROD AS NOTED
- ⊙ CALCULATED POSITION
- [] RECORD DATA PER CS51/241-9
- () OTHER RECORD MAP OR DEED

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David J. Beedle
OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798
EXPIRES 12-31-05

DAVID BEEDLE
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SCALE: 1"=40'
DATE: JULY 7, 2004

FOR: ROBERT BACHOLDER
1388 GROVE AVE
ROSEBURG, OR 97470