

BOUNDARY SURVEY IN  
SOUTHEAST 1/4 SECTION 34, T 21 S, R 12 W, W.M.  
PORTIONS OF LOTS 1-6, BLOCK 93, RAILROAD ADD. TO REEDSPORT  
REEDSPORT, DOUGLAS COUNTY, OREGON  
DECEMBER 23, 2005

FILED  
Date: 3-1-2006 By: JC  
This survey consists of:  
Map: M149-69  
Narrative:  
Corner plat:  
DOUGLAS COUNTY  
SURVEYOR

SCALE 1" = 50'

- NARRATIVE -

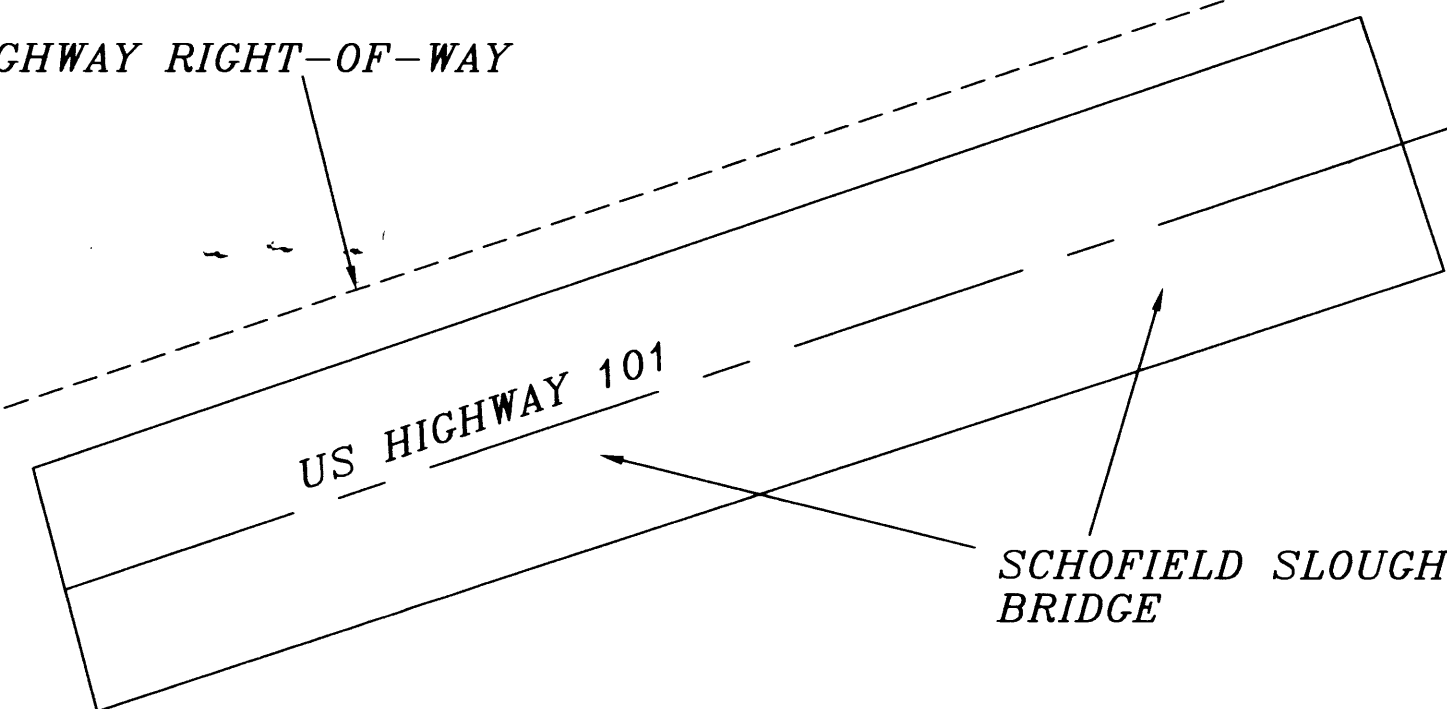
THIS SURVEY WAS MADE IN OCTOBER, 2003 AND FEBRUARY AND DECEMBER, 2005 FOR LES SCHWAB TIRE CENTERS OF OREGON BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC. THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES OF THE PROPERTY DESCRIBED IN A TRUSTEE'S DEED TO LES SCHWAB TIRE CENTER OF OREGON, RECORDED ON OCTOBER 10, 2003 ON DOCUMENT NO. 2003-027755, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON (TAX LOT 3000) AND A WARRANTY DEED TO LES SCHWAB TIRE CENTERS OF OREGON, RECORDED ON APRIL 19, 2004 ON DOCUMENT NO. 2004-009555, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON (TAX LOT 3100). THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN SET MONUMENTS PER LAND PARTITION NO. 2000-0004A&B. A RANDOM TRAVERSE WAS RUN BETWEEN FOUND MONUMENTS FOR CONTROL, WITH A MINIMUM ERROR OF CLOSURE OF 1' IN 10,000'. CORNER MONUMENTS SET OR NOTED AS FOUND IN PARTITION NO. 2000-0004 A&B. THE NORTHERLY BOUNDARY WAS ESTABLISHED BY USING CONTROL PER PARTITION 2000-0004 A&B, WHICH IS THE CENTERLINE OF THE VACATED FIR STREET. THE EASTERLY BOUNDARY IS THE WESTERLY MARGIN OF 16TH STREET AND WAS ESTABLISHED 30.00 FEET FROM THE CENTERLINE AS DETERMINED FROM PARTITION NO. 2000-0004 A&B, BY HOLDING THE 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1, AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT, VOLUME 5, PAGE 42, DOUGLAS COUNTY, OREGON PLAT RECORDS. THE WESTERLY BOUNDARY WAS ALSO DETERMINED FROM PARTITION 2000-0004 A&B AND AT RECORD DISTANCE FROM THE EASTERLY BOUNDARY PER PLAT. THE SOUTHERLY BOUNDARY ALONG U.S. HIGHWAY 101 IS APPROXIMATE AND WAS DETERMINED BY HOLDING THE AS-BUILT CENTERLINE OF HIGHWAY 101 AND HOLDING A LINE 50 FEET NORTHERLY OF SAID CENTERLINE. THE CORNERS SET IN THIS SURVEY WERE MONUMENTED WITH 5/8" X 30" REBARS WITH A YELLOW PLASTIC CAP MARKED "D.W. BAKER PLS 1978", UNLESS NOTED OTHERWISE.

BASIS OF BEARING - BETWEEN FOUND MONUMENTS PER LAND PARTITION NO. 2000-0004 A&B (AS SHOWN)

LEGEND

- - CORNERS FOUND - 5/8" REBAR AND PLASTIC CAP PER PARTITION NO. 2000-0004 A&B, UNLESS NOTED
- - CORNERS SET - 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP, INSCRIBED "D.W. BAKER PLS 1978", UNLESS NOTED
- - CALCULATED POINT (NOT SET)
- - PROPERTY LINE
- ( ) - RECORD DATA - AS NOTED

HIGHWAY RIGHT-OF-WAY



FOUND: 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "DCG, INC."

VACATED CENTERLINE OF 60' WIDE-FIR AVENUE

VACATED 16' ALLEY

FOUND: 1 1/2" IRON PIPE (RUSTED) MARKING THE SOUTHEAST CORNER OF LOT 1 PER PARTITION NO. 2000-0004 A&B

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 16, 1982  
DANIEL W. BAKER  
1978

EXPIRES 12/31/07

I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51640A INK CARTRIDGE ON CONTINENTAL JPC4M2 POLYESTER FILM

MAP NO. 21-12W-34DC TAX LOT NO. 3000

BOUNDARY SURVEY IN  
SOUTHEAST 1/4 OF SECTION 34, T21S, R12W, W.M.  
REEDSPORT, DOUGLAS COUNTY, OREGON

CLIENT: LES SCHWAB TIRE CENTERS OF OREGON

DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 12/23/05	1385 OAK STREET - SUITE 3
FILE: REEDSPORT-NEW	EUGENE, OREGON (541) 343-7243