

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

TERRACE DRIVE PROPERTY

T. 27 S. R. 5 W. SW 1/4 OF SECTION 19

SURVEYED BY:

LONE ROCK TIMBER MANAGEMENT CO.

FOR: FRED & FRANCES SOHN

P.O. BOX 1127 ROSEBURG, OREGON 97470

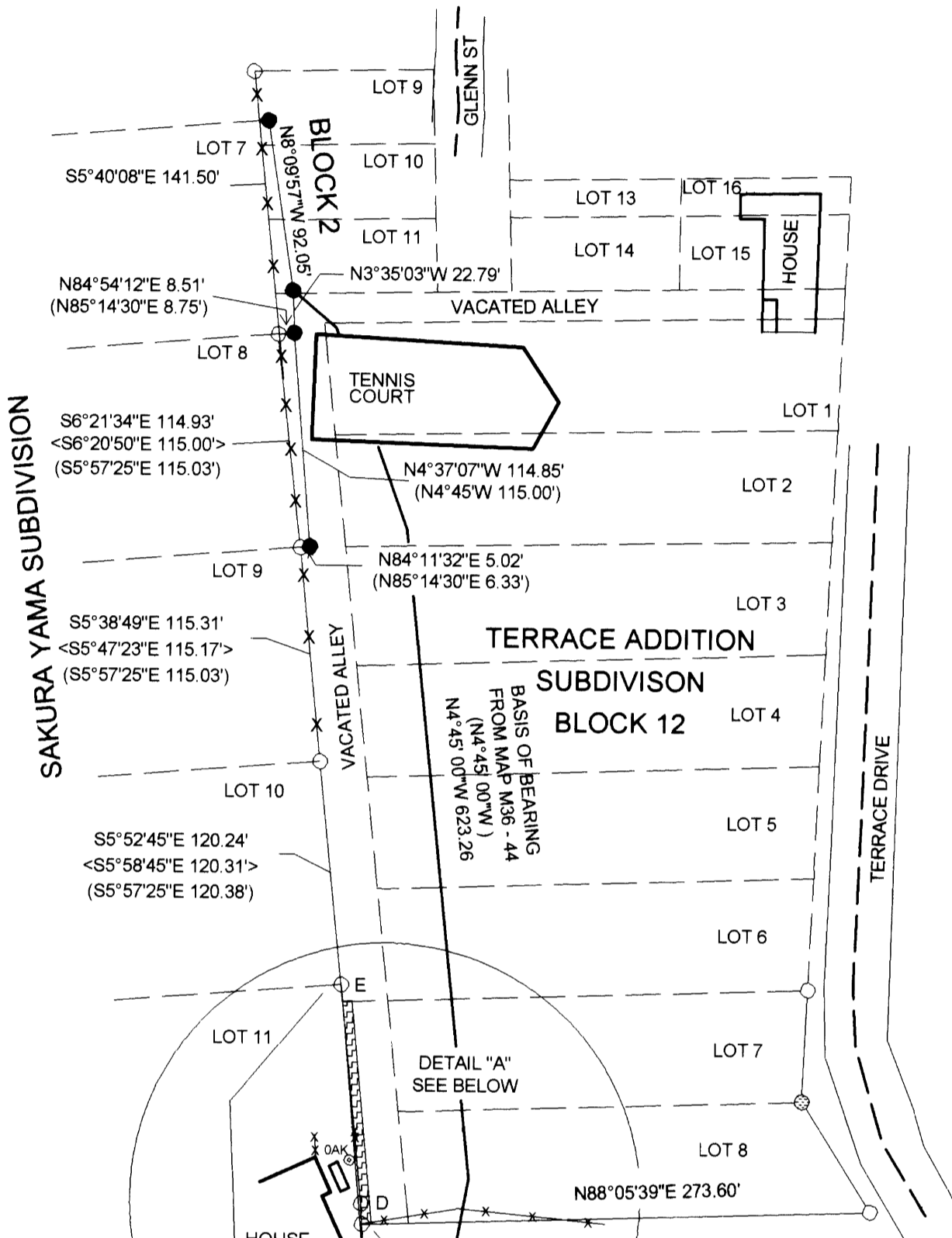
DOUGLAS COUNTY, OREGON

AUGUST 2006

NARRATIVE:

THIS SURVEY WAS CONDUCTED TO FIND, MAP AND MONUMENT PROPERTY CORNERS AND LINES OF A PARCEL OF PROPERTY PURCHASED BY FRED AND FRANCES SOHN FROM DOUGLAS COUNTY IN DEED #2004-026753 FILED IN THE DOUGLAS COUNTY CLERK'S OFFICE, DESCRIBED AS DEED #2 ON THIS MAP. THIS PARCEL WAS ORIGINALLY DESCRIBED AS DEED #1 ON THIS MAP AND WAS QUIT CLAIMED FROM FRED AND FRANCES SOHN TO ADJACENT NEIGHBORS TO THE WEST OF THE SOHN'S IN SAKURA YAMA SUBDIVISION, DEED #70-3753. DEED #1 IS BASED ON BAUGHMAN MAP #36-44 WITH THE INTENT TO CLEAR UP ANY OVERLAP THAT WOULD OCCUR WEST OF FOUND IRON PIPE "B" AND AN IRON ROD "F" FOUND MISSING AT A POINT S85°45'E, 1.39 FEET OF IRON ROD "E". THIS ASSUMPTION WAS MADE FROM EXAMINATION OF OLD NOTES AND DISCUSSION WITH KRIS DEGROOT, SURVEYOR SUCCESSOR FROM BAUGHMAN SURVEY. DEED #1 REFERS TO THE WEST LINE OF BLOCK 11, WHICH IS ADJACENT TO A VACATED ALLEY THAT WAS NOT DESCRIBED IN WIDTH ON THE ORIGINAL PLAT, BUT SCALES ON THE MAP AT BETWEEN 16 TO 20 FEET. SURVEY MAP M23-61 IN 1962 SHOWS THE ALLEY TO BE 16 FOOT IN WIDTH WHILE THE VACATION ORDER ORDINANCE 1807 DESCRIBES THE SAME ALLEY AS 25 FEET IN WIDTH. THE DISCREPANCY IN ALLEY WIDTH AND SOME OTHER POSSIBLE DISCREPANCIES IN BEARING OF LINES MADE DEED #1 A DIFFICULT CHALLENGE FOR MAPPING BY THE ASSESSOR. THE ASSESSOR MAPPED A PARCEL TWENTY FEET IN WIDTH BASED ON THEIR INTERPRETATION OF DEED #1 ON THE TERRACE PARK ADDITION SIDE OF THE PROPERTY AND FENCE LINE BETWEEN THE SUBDIVISIONS. SINCE THIS PARCEL CREATED BY THE COUNTY FROM A QUIT CLAIM DEED DID NOT CONFORM TO THE INTENT OF THE INITIAL TRANSFER BETWEEN PARTIES OR SUBSEQUENT POSSESSION OF THE ACTUAL PROPERTY, THE PARCEL BECAME LOST IN SUBSEQUENT CHANGES OF OWNERSHIP TO THE BENEFIT OF LOT #11. EVENTUALLY NO TAXES WERE PAID TO THE COUNTY AND THE PARCEL CREATED BY THE COUNTY WENT INTO COUNTY OWNERSHIP IN 1990 FOR UNPAID PROPERTY TAXES WITHOUT NOTICE TO THE SOHN'S. IN 2004, WHEN DOUGLAS COUNTY PUT UP THE PARCEL FOR AUCTION THEY ASKED AMERITITLE TITLE COMPANY TO REWRITE A DEED (DEED #2) THAT THE TITLE COMPANY WOULD INSURE. DEED #2 CREATED BY THE TITLE COMPANY FROM THEIR INTERPRETATION OF DEED #1 IS A 5-FOOT STRIP OF PROPERTY AS SHOWN LOCATED ON THE WEST BOUNDARY OF TERRACE PARK ADDITION. THE SOHN'S CHOSE TO PURCHASE THIS PARCEL FROM THE COUNTY SINCE THE SOHN'S NEVER INTENDED INITIALLY TO QUIT CLAIM THE PARCEL CREATED BY THE COUNTY. THIS SURVEY WAS DONE WITH A RANDOM CLOSED LOOP SURVEY USING A NIKON DTM 450 TOTAL STATION. WE RESET IRON ROD "F" THE NORTHEAST CORNER OF LOT 11 AS PER BAUGHMAN'S M36-44 DISTANCE (1.39 FEET) AND BEARING N85°45'W) FROM FOUND IRON ROD "E" I WAS ASSISTED ON THIS SURVEY BY GARY ANGIOLET AND IGNACIO ROMAN.

FILED
Date: 8-16-2006 By: JC
This survey consists of:
Map: M151-23
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

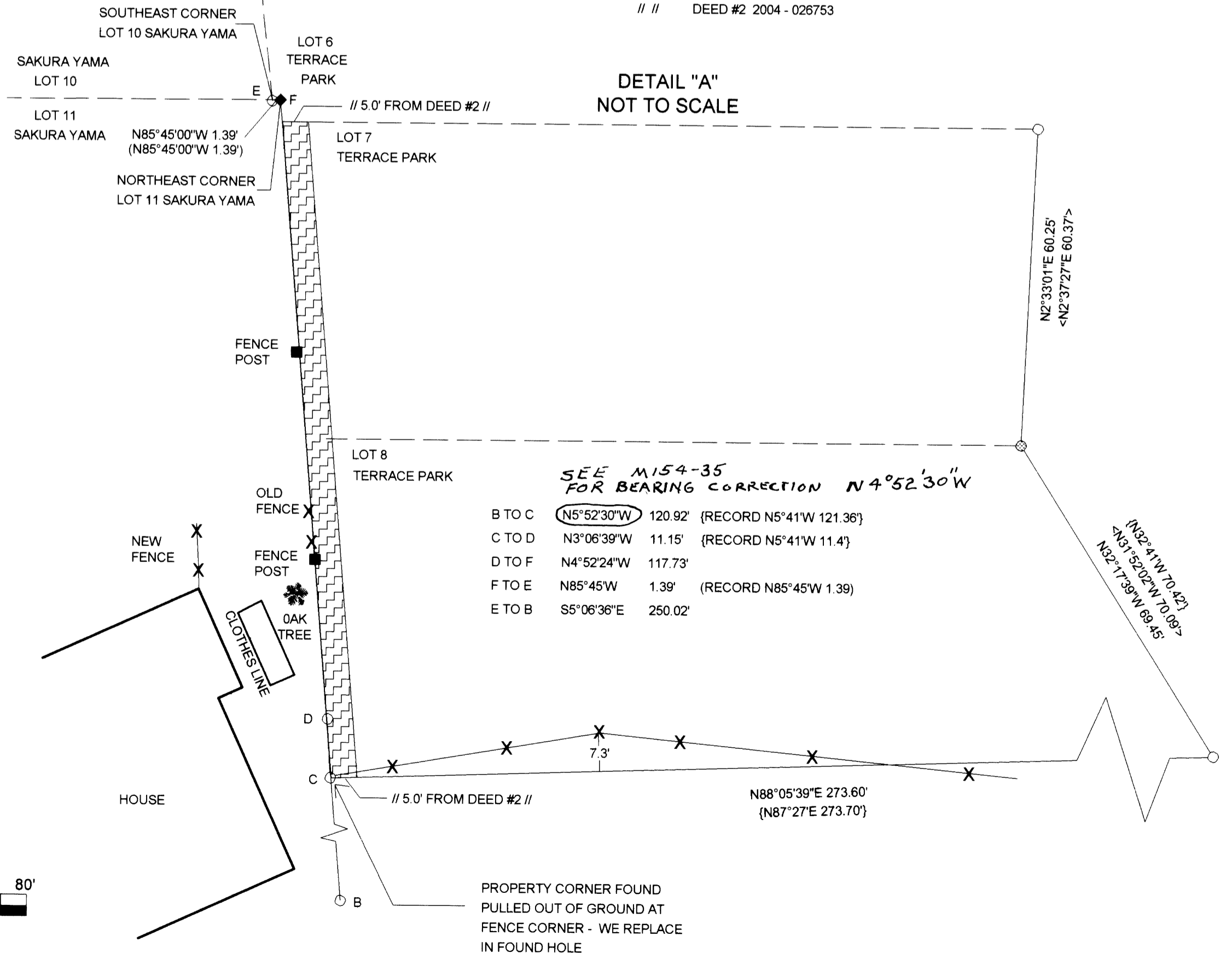


DEED 1:
BEGINNING AT A 3/4 INCH IRON ROD, SAID POINT BEING NORTHEAST CORNER OF LOT 11, SAKURA YAMA (CHERRY HILL), DOUGLAS COUNTY, OREGON, FROM WHICH THE WEST 1/16 CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BEARS SOUTH 4°49'09" EAST, 730.98 FEET; THENCE SOUTH 85°45' EAST TO A POINT WHICH IS 20.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF BLOCK 12, TERRACE PARK ADDITION TO THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON; THENCE IN A SOUTHERLY DIRECTION PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 12, TO A POINT WHICH BEARS WEST OF THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 12, TERRACE PARK ADDITION; THENCE WEST TO A POINT ON THE EASTERLY LINE OF SAID LOT 11, SAKURA YAMA; THENCE NORTH 4°45' WEST, ALONG THE EASTERLY LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

DEED 2:
A PORTION OF THE WESTERLY 5 FEET OF THAT VACATED ALLEY LYING WESTERLY OF LOTS 7 AND 8, TERRACE PARK ADDITION, DOUGLAS COUNTY, OREGON, THE NORTHERLY LINE BEING THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 7 AND THE SOUTHERLY LINE BEING THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 8.

LEGEND:

- ◆ SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291
- FOUND 3/4" IRON ROD
- FOUND 5/8" IRON ROD
- ⊙ FOUND IRON PIPE
- PROJECTED LINES
- 4" X 4" WOODEN FENCE POST
- ✕✕ WOODEN FENCE LINES
- ▤ DEED PURCHASE AREA
- () BAUGHMAN 1968 MAP M 36 - 44
- < > BAUGHMAN 1978 MAP M 73 - 55
- { } BOYER 1962 MAP M 23 - 61
- // DEED #1 70 - 3753
- // DEED #2 2004 - 026753



SEE M154-35 FOR BEARING CORRECTION N4°52'30"W

B TO C	N5°52'30"W	120.92'	(RECORD N5°41'W 121.36')
C TO D	N3°06'39"W	11.15'	(RECORD N5°41'W 11.4')
D TO F	N4°52'24"W	117.73'	
F TO E	N85°45'W	1.39'	(RECORD N85°45'W 1.39')
E TO B	S5°06'36"E	250.02'	

REGISTERED PROFESSIONAL LAND SURVEYOR
Ken W. Hoffine
OREGON JULY 16, 1987
KEN W. HOFFINE 2291
EXPIRES 6-30-07

