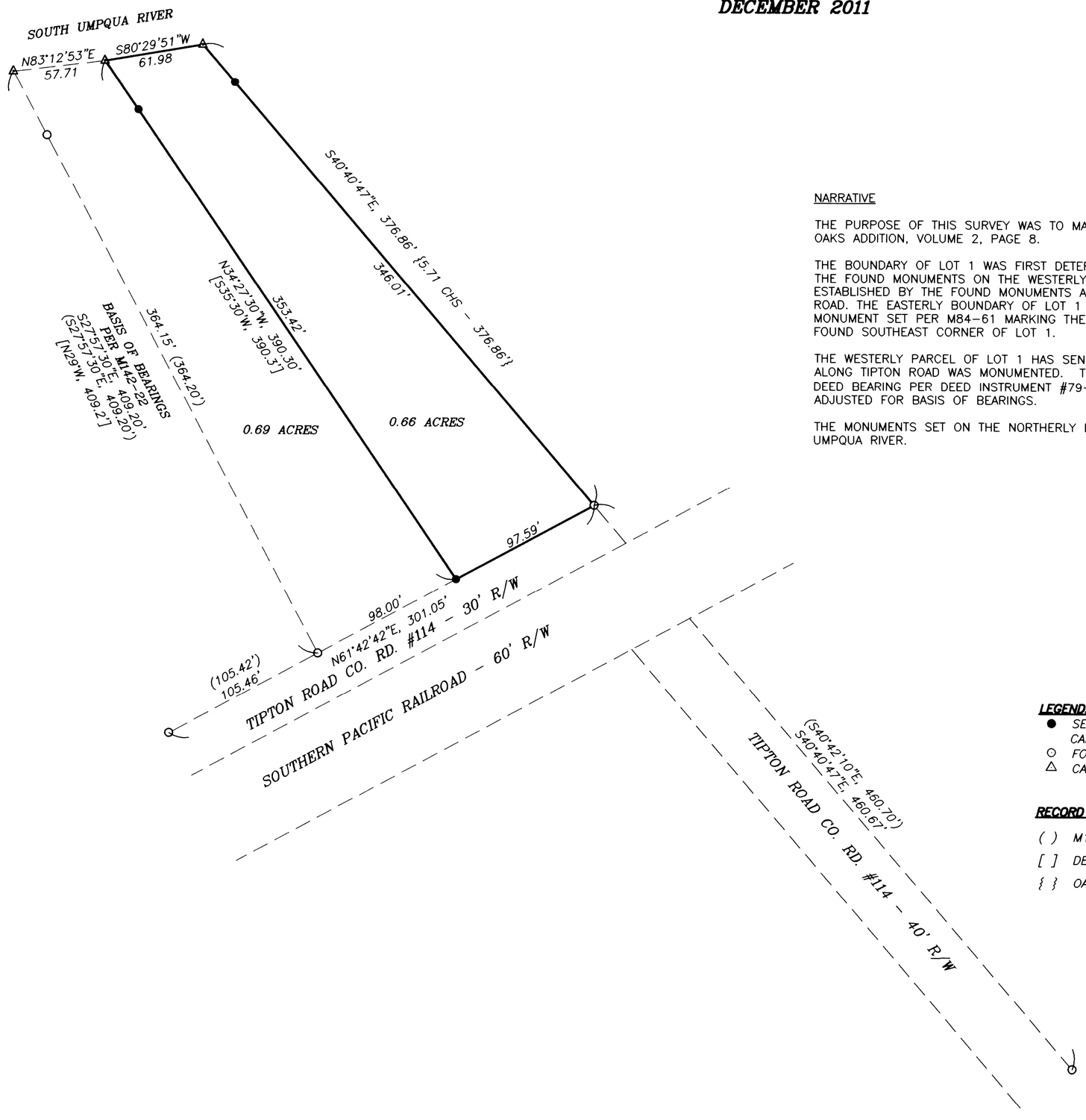
PROPERTY SURVEY

VICTORIA SKINNER
PART OF LOT 1, OAKS ADDITION, VOLUME 2, PAGE 8
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25
T.27S., R.06W., W.M.
DOUGLAS COUNTY, OREGON
DECEMBER 2011

FILED
Date: 1/12/2012 By: MW
This survey consists of:
Map: M 163-20
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

MAP FILE M 163-20



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MARK THE BOUNDARY OF THE EASTERLY PARCEL OF LOT 1, OAKS ADDITION, VOLUME 2, PAGE 8.

THE BOUNDARY OF LOT 1 WAS FIRST DETERMINED. THE WEST LINE OF LOT 1 WAS ESTABLISHED BY THE FOUND MONUMENTS ON THE WESTERLY BOUNDARY OF LOT 1. tHE SOUTHERLY BOUNDARY WAS ESTABLISHED BY THE FOUND MONUMENTS ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TIPTON ROAD. THE EASTERLY BOUNDARY OF LOT 1 WAS ESTABLISH BY THE EXTENTION OF THE FOUND MONUMENT SET PER M84-61 MARKING THE EASTERLY RIGHT-OF-WAY OF TIPTON ROAD AND THE FOUND SOUTHEAST CORNER OF LOT 1.

THE WESTERLY PARCEL OF LOT 1 HAS SENIOR RIGHTS, THEREFORE, THE FULL 98 FOOT FRONTAGE ALONG TIPTON ROAD WAS MONUMENTED. THE LINE DIVIDING THE WESTERLY BOUNDARY WAS SET PER DEED BEARING PER DEED INSTRUMENT #79-05291, RECORDS OF DOUGLAS COUNTY, OREGON AND ADJUSTED FOR BASIS OF BEARINGS.

THE MONUMENTS SET ON THE NORTHERLY BOUNDARY WERE SET ON THE BANK OF THE SOUTH UMPQUA RIVER.

NORTH
1"=50'

LEGEND:

- ● SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AA SURVEYING INC."
- ○ FOUND 5/8" IRON ROD, UNLESS OTHERWISE NOTED
- △ CALCULATED POINT

RECORD INFORMATION:

( ) M142-22

[ ] DEED INSTRUMENT #79-05291

{ } OAKS ADDITION, VOLUME 2, PAGE 8

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
NOVEMBER 30, 2007
MICHAEL P. SCHULZE
71827
EXP. DATE: 6-30-12

SURVEYING & ASSOCIATES, INC.
SURVEYING•PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611

MAP FILE M 163-20