

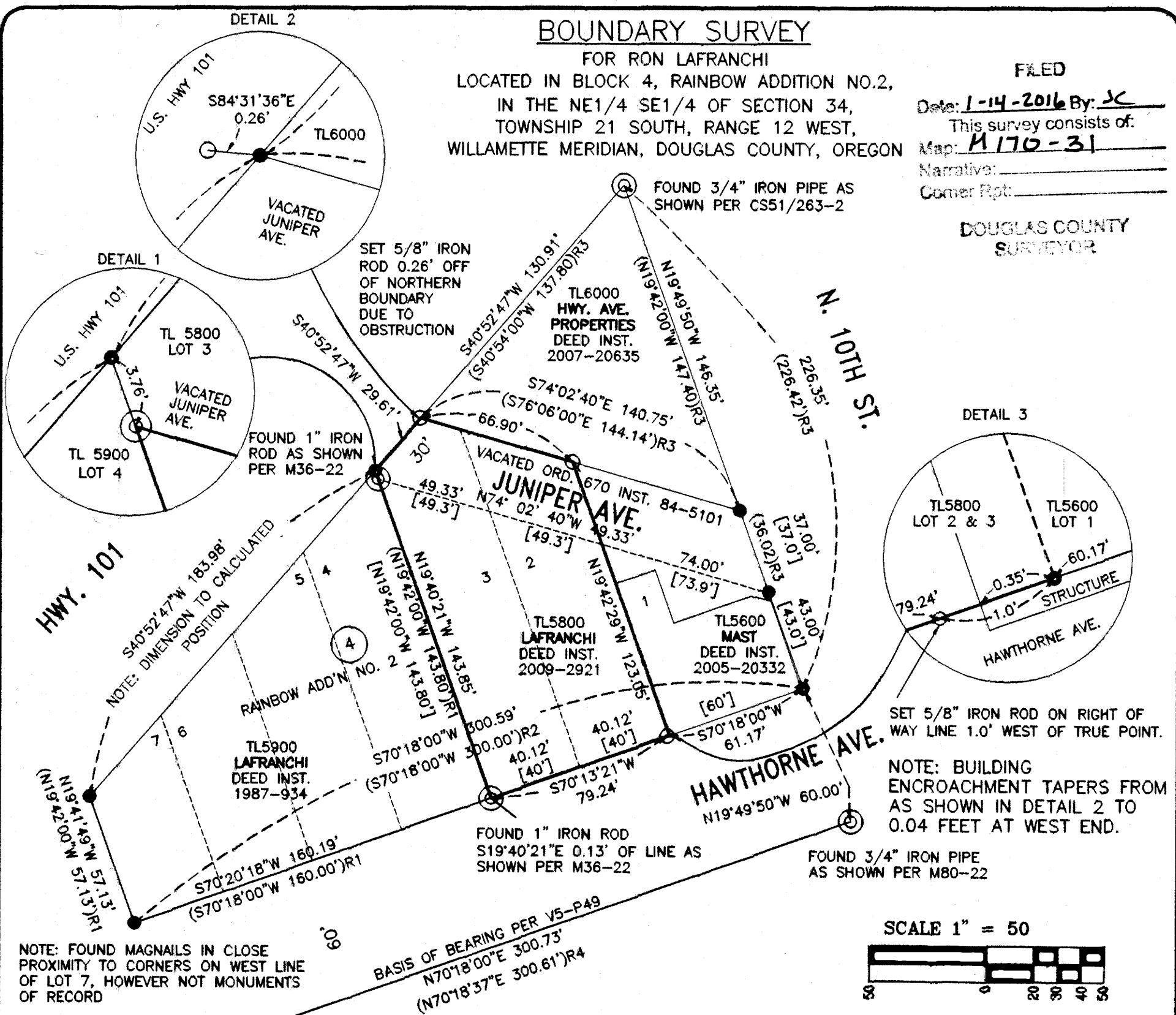
BOUNDARY SURVEY

FOR RON LAFRANCHI
 LOCATED IN BLOCK 4, RAINBOW ADDITION NO.2,
 IN THE NE1/4 SE1/4 OF SECTION 34,
 TOWNSHIP 21 SOUTH, RANGE 12 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

FILED

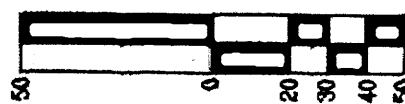
Date: 1-14-2016 By: JC
 This survey consists of:
 Map: M170-31
 Narrative: _____
 Corner Rpt: _____

DOUGLAS COUNTY
 SURVEYOR



NOTE: FOUND MAGNAILS IN CLOSE PROXIMITY TO CORNERS ON WEST LINE OF LOT 7, HOWEVER NOT MONUMENTS OF RECORD

SCALE 1" = 50



FOUND 3/4" IRON PIPE AS SHOWN PER M36-22

AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT BLOCK 56

FOUND 3/4" IRON PIPE AS SHOWN PER M36-22

11TH ST.



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENGINEERING"
- () RECORD SURVEY DIMENSION
- [] RECORD DIMENSION PER PLAT OF RAINBOW ADDITION NO. 2
- CALCULATED POSITION

REGISTERED PROFESSIONAL LAND SURVEYOR

Ralph E. Dunham
 OREGON
 JULY 25, 1990
RALPH E. DUNHAM
 2443
 EXPIRES 12/31/17

REFERENCE SURVEY

- R1) M36-22 BY W.D. HOOTMAN, JUNE 1968
- R2) V5-P49 RAINBOW ADDITION NO.2 TO REEDSPORT BY E.L. ROBINSON, DECEMBER 1923
- R3) CS51/263-2 BY W.D. HOOTMAN, AUGUST 1963
- R4) M80-22 BY R.WADE, AUGUST 1979

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARIES OF LOT 2 AND 3 IN BLOCK 4 OF RAINBOW ADDITION 2, AND THAT PORTION OF VACATED JUNIPER AVE. INURED TO LOTS 2 & 3.

THE VACATION OF JUNIPER WAS PROJECTED AS AN EXTENSION OF THE RAINBOW ADDITION LOT LINES, RATHER THAN PERPENDICULAR TO JUNIPER AVE. THIS MATCHES BOTH THE LINES ON OCCUPATION ON THE PROPERTIES, AND WHAT IS SHOWN ON THE DOUGLAS COUNTY ASSESSOR'S MAPPING, AND WAS THEREFORE CHOSEN AS THE BEST PROJECTION OF VACATED RIGHT OF WAY.

BASIS OF BEARING WAS THE NORTH LINE OF BLOCK 56 PER V5-P49. THE SOUTHERN LINE OF THE PROPERTY WAS ESTABLISHED BY HOLDING THE 60' RIGHT OF WAY. THE NORTH LINE OF THE PROPERTY ALONG THE NORTH LINE OF VACATED JUNIPER AVE. WAS ESTABLISHED BY FOUND MONUMENTS PER M36-22 AND CS51/263-2. LOTS 3 AND 2 WERE PROPOTIONED BASED UPON DISTANCE BETWEEN RECORD MONUMENTS.

AN ACCESSORY STRUCTURE ENCLOSES ON THE EAST BOUNDARY OF LOT 2, SEE DETAIL 2.

ASSISTING IN THIS SURVEY WERE DANNY DEAN AND MICHAEL WALBERG ON MARCH 16, 2015.

BASIS OF BEARING V5-P49

Stuntzner



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JOB #: 115-3-028	PREPARED FOR:	Ron LaFranchi
DATE: Mar. 19, 2015	DRAWN BY: MCW	580 N. Central Blvd. Coquille, OR 97423
CHECKED BY: RED	FILE NAME: 115-328 FINAL Rev (AER).dwg	SHEET 1 OF 1