

PROPERTY SURVEY LOCATED IN LOTS 6 & 7 BLOCK 46 OF THE AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT, IN THE NW1/4 AND THE SW1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

FILED
 Date: 7-13-22 By: [Signature]
 This survey consists of:
 Map: M181-13
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M181-13

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DELINEATE THE BOUNDARIES OF TAX LOT 3700 OF TAX MAP 21-12-35CA, DESCRIBED IN DEED INSTRUMENT #2001-05185 AND THAT PORTION OF AN ABANDONED RAILROAD SPUR ADJACENT TO THE PROPERTY DESCRIBED IN DEED INSTRUMENT #2001-05185. SAID PORTION OF RAILROAD SPUR BEING DESCRIBED IN DEED VOLUME 88, PAGE 494, TRACT #1 AND TRACT #6. THE PROCEDURE WAS TO TIE RECORD MONUMENTS AROUND BLOCK 46 AS SHOWN HEREON. WE THEN CALCULATED THE MISSING BLOCK CORNERS PER RECORD SURVEYS AS SHOWN. WE THEN PROPORTIONED THE LOT CORNERS PER THE AMENDED PLAT OF RAILROAD ADDITION. WE THEN CALCULATED THE RAILROAD RIGHT OF WAY PER DEED VOLUME 88, PAGE 494. THE PORTION OF THE RAILROAD SPUR THAT RUNS THROUGH LOT 6 AND THE EAST 1/2 OF LOT 7 IS DESCRIBED AS TRACT #1 AND THE PORTION THROUGH THE WEST 1/2 OF LOT 7 IS DESCRIBED AS TRACT #6 IN DEED VOLUME 88, PAGE 494. EQUIPMENT USED WAS A NIKON DTM-522 TOTAL STATION WITH TDS RANGER DATA COLLECTOR. ASSISTING PERSONNEL PAT COY AND JEFF BROWN.

BASIS OF BEARING:

THE BASIS OF BEARS IS ASSUMED PER CS#58/104-5.

RECORD REFERENCE INFORMATION:

THE AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT. CS#58/104-5, BY ROBERT WADE, DATED JAN. 2, 1979. M124-55, BY JOHN PRAHAR, DATED APRIL 17, 1997. M148-49, BY COREY WOODRUFF, DATED SEPTEMBER 2005. DEED INSTRUMENT #2001-05185 DEED VOLUME 88, PAGE 494

SURVEY FOR: SCOTT LEWIS
 2891 GREENBRIAR
 REEDSPORT, OR 97467

SURVEY BY: ESTABROOK LAND SURVEYING INC.
 PO BOX 574
 LAKESIDE, OR 97449

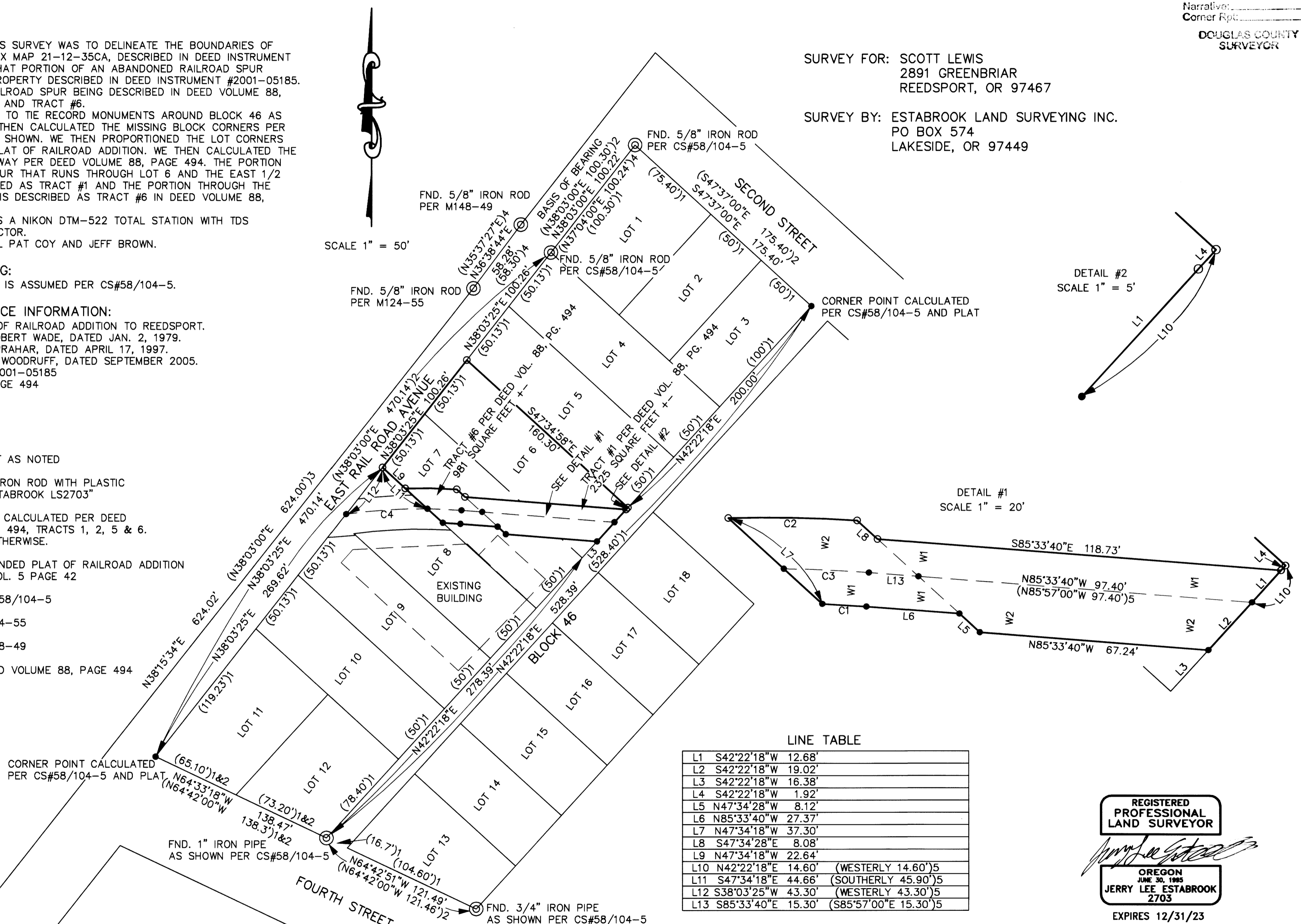
SCALE 1" = 50'

DETAIL #2
 SCALE 1" = 5'

DETAIL #1
 SCALE 1" = 20'

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "ESTABROOK LS2703"
- CORNER POSITION CALCULATED PER DEED VOLUME 88, PAGE 494, TRACTS 1, 2, 5 & 6. UNLESS NOTED OTHERWISE.
- () 1) RECORD PER AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT VOL. 5 PAGE 42
- () 2) RECORD PER CS#58/104-5
- () 3) RECORD PER M124-55
- () 4) RECORD PER M148-49
- () 5) RECORD PER DEED VOLUME 88, PAGE 494



LINE TABLE

L1	S42°22'18"W	12.68'
L2	S42°22'18"W	19.02'
L3	S42°22'18"W	16.38'
L4	S42°22'18"W	1.92'
L5	N47°34'28"W	8.12'
L6	N85°33'40"W	27.37'
L7	N47°34'18"W	37.30'
L8	S47°34'28"E	8.08'
L9	N47°34'18"W	22.64'
L10	N42°22'18"E	14.60' (WESTERLY 14.60')5
L11	S47°34'18"E	44.66' (SOUTHERLY 45.90')5
L12	S38°03'25"W	43.30' (WESTERLY 43.30')5
L13	S85°33'40"E	15.30' (S85°57'00"E 15.30')5

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	371.97'	01°59'43"	12.95'	N86°33'32"W 12.95'
C2	396.97'	05°27'32"	37.82'	S88°57'21"E 37.81'
C3	381.97' (381.97')5	03°45'08" (03°45'00")5	25.01' (25.00')5	N87°26'14"W 25.01' (25.00')5
C4	381.97' (381.97')5	08°58'38"	59.85'	S86°11'53"W 59.79'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JUNE 30, 1985
 JERRY LEE ESTABROOK
 2703

EXPIRES 12/31/23

DRAWN BY: JLE	DATE: 5/30/2022
CHECKED BY: TJE	DRAWING NO.: LEWIS
JOB NO.: 2020-18	SHEET 1 of 1

MAP FILE M181-13

RAILROAD RIGHT OF WAY WIDTH
 W1 = 10.00' (10.00')5 FROM CENTER LINE.
 W2 = 15.00' (15.00')5 FROM CENTER LINE.