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SEP 20 1973

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Ronald A. Brandt, P.E. 6803
P.O. Box 427,
Glendale, Oregon 97442

Sept. 20, 1973

NARRATIVE OF LAND SURVEY

in the NE 1/4, Sec. 31 and the W 1/2, NW 1/4, Sec. 32, T. 32 S., R. 6 W., W.M., Douglas County, Oregon.

Survey for- Peter C. and Laurretta Jarnes, L.S. and Eva Mabley, and Fred J. and Beverly J. Fruchey, Glendale, Oregon 97442 with residences on properties as surveyed.

PURPOSE: to establish ownership points on three adjacent properties;

METHOD: closed-random transit traverse about the E 1/2, NE 1/4, Sec. 31 and smaller interior areas and open-traverse ties to center of sections and the 1/4 Corner of Sec. 30-31; points monumented during land surveys of record in 1964, namely, M27-42 and M28-68, on the North-South centerline of the NE 1/4, Sec. 31 were not set properly since the E 1/16 Cor. of Sec. 30-31 was not established; this survey attempts to correct the error by referencing actual line position to the monuments still existing today;

EQUIPMENT: this work was conducted with a 30 second Gurley Transit and a Lufkin 300 ft. adding steel tape with 100 th divisions;

INDIVIDUALS AND DATES: this survey was initiated late in July and completed September 19, 1973 with witnesses being Charles Dehn, James Chitwood, Gareth Rice, Joseph Larson, and occupants on properties traversed around or across;

REFERENCES: the folowing of record in the Douglas County Courthouse, Roseburg, Oregon as follows-

<u>County Recorders Office- deed records</u>	<u>County Land Surveyors Off.</u>
Instrument Numbers	survey files C.S. 41/375
71-3336	C.S. 51/239
71-6951	M 27-44
72-15012	M 28-68
67-12869	M 46-46
69-6010	M 49-27
72-11433	
72-14366	
65-188	
65-861	
66-901	

CORNER FOUND:

A. Government Corners and subd. of such-

1) 1/4 Corner, Sec. 31-32, Found 1955 Douglas County Surv. Off.

Brass Cap, intact, from which bears-

24" D. fir, S 63° E, 7.8'

17" D. fir, N 17° W, 27.4'

2) EC 1/16 Corner, Sec. 31, Found 1" I.P. from which bears-

14" Yew, N 11° W, 41.8'

21" Ash, N 37° 30' E, 32.1'

The position of this corner was checked by traversing the necessary 1/2 mile with the proportionate point lying WEST 7.59' and NORTH 0.28' from the accepted corner

CORNERS FOUND, CONTINUED ON PAGE 2

NOTE: distances to B.T.'s always to the center of the face and diameter measurements always at the DBH of the tree.

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- A. Govt. Corners and subd. of such
- 3) Section Corner, Sections 29, 30, 31, and 32, Found a 1.9" o.dia. I. Pipe, 10" high, RS 33 tag, from which bears-
16" D. fir, S 65°W, 15.8'
26" D. fir, N 66°W, 19.1'
-other B.T.'s gone.
 - 4) 1/4 Corner, Sec. 30-31, Found 1/2" I. Pipe from which bears-
8.2" Live Oak, S 39°E, 5.5'
14.4" D. fir, N 06°W, 13.4'
10" Madrone, S 15°30' E, 33.0'
 - 5) C 1/4 Corner, Sec. 31, Found I. Pipe with Mr. Lawrences cap gone, although the cap had been noted on the pipe, Spring 1972; the vertical R.R. rails still witness as per M 27-42;
 - 6) C 1/4 Corner, Sec. 32, gone was the Brass Cap at the Witness Corner, and found were the B.T.'s and iron rod to the west of the witness corner; information existing as per M 46-46.
 - 7) Found two 5/8" I. Rods set by the Douglas County Land Surveyors Office as a part of a Cow Cr. Flood Plain Survey and identified as C100-2 and 3; see survey plat for locations on County Road # 177.

B. Private Land Survey Corners incidental to the above corners-

-these monuments can best be noted on the survey plat where origin of the point is noted by land survey file number, Douglas County Land Surveyors Office.

CORNERS ESTABLISHED:

- 1) E 1/16 Corner, Sec. 30-31, Set a 1" x 36" I. Rod, 4" high from which bears-
30" D. fir, N 40°55' E, 19.21', mkd. E 1/16, Sec. 30-31, 32-6, PS 841 BT
11" Madrone, S 60°10' E, 12.93', mkd. E 1/16, Sec. 30-31, PS 841 BT
- 2) SW Mabley Corner, set 1" x 36" I. Rod, 4" high, from which bears-
3" D. fir, S 42°30' W, 5.88', mkd. Prop Cor BT
- 3) SE Mabley Corner, set 1" x 36" I. Rod, 4" high, from which bears-
4" D. fir, N 29°10' E, 8.25', mkd. Prop Cor BT
- 4) NE Mabley Corner, set 1" x 36" I. Rod, 4" high, from which bears-
5.4" D. fir, N 59°50' E, 4.08', mkd. Prop Cor, PS 841 BT
- 5) NW Mabley Corner, set 1" x 36" I. Rod, 4" high, from which bears-
4.6" W. fir, N 64°05' W, 3.70', mkd. Prop Cor BT

CORNERS ESTABLISHED-CONTINUED PAGE 3

NOTE: distances to B.T.'s always to the center of the scribed face, while the tree diameter measurements are DBH.

C. S. File No. 55/319b

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CORNERS ESTABLISHED:
DOUGLAS COUNTY, ORE.

- 6) East-side 60' R/W Points, set five (5) 1" x 36" Iron Rods, 4" high.
- 7) NW Fruchey Corner, set 1" x 36" Iron Rod, 4" high, at the toe of large rip-rap rock on the southerly edge of County Road # 177.
- 8) Jarnes Section-line point, set 1" x 36" Iron Rod, 4" high, located South, 8' from the top of backslope of County Road # 177.
- 9) Jarnes-Nielsen Line Agreement Monuments-
 - a. South Point, set 1" x 36" Iron Rod, 4" high in S.P.R.R. northerly fenceline, said monument located NORTH 482.33' and EAST 328.96' from the 1/4 Corner, Sec. 31-32.
 - b. North Point, set 1" x 36" Iron Rod, 4" high in old fenceline to reference the actual northpoint at Cow Creek centerline.
- 10) Jarnes-Doney Property Line-
 - a. South Point, set 1" x 36" Iron Rod, 4" high located N 00° 29' 29" W, 6.30' from the northerly boundary of County Road # 177.
 - b. North Point, set 1" x 36" Iron Rod, 4" high to reference the actual northpoint or NW Jarnes Corner at Cow Creek centerline located N 00° 29' 29" W, 44.28' from the monument.

DESCRIPTIONS:

I. Mabley Property-

BEGINNING AT A POINT located S 89° 59' 05" W, 380.00' from the 1/4 Corner, Sec. 31-32, T. 32 S., R. 6 W., W.M., said point located on the EAST-WEST centerline of said Section 31;

thence N 00° 03' 01" W, 300.00' to a 1 inch iron rod;
thence S 89° 59' 05" W, 300.00' to a 1 inch iron rod;
thence S 00° 03' 01" E, 300.00' to a 1 inch iron rod;
thence N 89° 59' 05" E, 300.00' to the POINT OF BEGINNING;

containing 2.07 acres more-or-less.

II. Fruchey Property-

BEGINNING at the EC 1/16 Corner, Section 31, T. 32 S., R. 6 W., W.M.;

thence N 00° 29' 29" W, 297.80' to a point at the approximate centerline of County Road # 177;
thence N 61° 03' 30" E, 113.24' to a point at the approximate centerline of County Road # 177;
thence N 59° 33' 14" E, 160.95' to a point at the approximate centerline of County Road # 177;
thence N 55° 52' 02" E, 197.39' to a point at the approximate centerline of County Road # 177;
thence N 53° 16' 56" E, 356.21' to a point at the approximate centerline of County Road # 177, said point being the point of beginning at the extended east boundary of an easement 60' in width;

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DUNY SURVEYOR
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DESCRIPTIONS:

(continuation of narrative)

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II. Fruchey Prop.(continuation)

- thence S 22° 19' 50" E, 30.94' to a 1 inch iron rod;
- thence S 22° 19' 50" E, 131.07' to a 1 inch iron rod;
- thence S 07° 20' 22" E, 65.28' to a 1 inch iron rod;
- thence S 06° 12' 14" W, 183.96' to a 1 inch iron rod;
- thence S 23° 21' 57" W, 65.63' to a 1 inch iron rod at the end of the east boundary of 60' easement;
- thence S 89° 59' 05" W, 81.98' to a 1 inch iron rod;
- thence S 00° 03' 01" E, 300.00' to a 1 inch iron rod;
- thence S 89° 59' 05" W, 626.38' to the POINT OF BEGINNING;

containing 7.62 acres including 0.58 acres of 60' easement, but excluding that portion of County Road # 177 within the described parcel.

III. Jarnes Property, total acres = 24.42

A. South of County Road # 177

BEGINNING at the 1/4 Corner, Sec. 31-32, T. 32 S., R. 6 W., W.M.;

- thence S 89° 59' 05" W, 380.00' to a 1 inch iron rod on the EAST-WEST centerline of said Section 31;
- thence N 00° 03' 01" W, 300.00' to a 1 inch iron rod;
- thence S 89° 59' 05" W, 218.02' to a 1 inch iron rod at the east boundary of an easement 60' in width;
- thence N 23° 21' 57" E, 65.63' to a 1 inch iron rod;
- thence N 06° 12' 14" E, 183.96' to a 1 inch iron rod;
- thence N 07° 20' 22" W, 65.28' to a 1 inch iron rod;
- thence N 22° 19' 50" W, 131.07' to a 1 inch iron rod;
- thence N 22° 19' 50" W, 30.94' to a point at the approximate centerline of County Road # 177;
- thence N 71° 23' 18" E, 192.92' to a point at the approximate centerline of County Road # 177;
- thence S 81° 17' E, 153.66' to a point at the approximate centerline of County Road # 177;
- thence S 70° 04' 44" E, 153.66' to a point at the approximate centerline of County Road # 177;
- thence S 47° 16' 28" E, 193.90' to a point at the approximate centerline of County Road # 177, said point being on the line of said Sections 31-32;
- thence S 00° 03' 01" E, 53.80' to a 1 inch iron rod;
- thence S 00° 03' 01" E, 558.10' to the POINT OF BEGINNING;

containing 8.19 acres more-or-less and not including that portion of County Road # 177 within the description.

B. Between County Road # 177 and Cow Cr. centerline-S.P.R.R.

BEGINNING at a 1 inch iron rod located NORTH, 437.63' and EAST, 171.26' from the EC 1/16 Corner, Sec. 31, T. 32 S., R. 6 W., W.M.;

- thence N 00° 29' 29" W, 172.67' to a 1 inch iron rod;
- thence N 00° 29' 29" W, 44.28' to a point at the centerline of Cow Creek;
- thence N 41° 22' 54" E, 350.91' to a point at the centerline of Cow Creek;
- thence N 40° 43' 46" E, 499.12' to a point at the centerline of Cow Creek, said point being on the southwest boundary of Southern Pacific Railroad property;

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B. Between County Road # 177 and Cow Cr. centerline-S.P.R.R.

thence S 43° 26' 58" E, 1257.16' following said southwest boundary to the point of intersection with the northeast boundary of County Road # 177 at a R/W post, said point located in said Section 32;
thence Westerly on the Northerly boundary of County Road # 177, leaving said Section 32, going into said Section 31 to a point;
thence N 00° 29' 29" W, 6.30' to the POINT OF BEGINNING;
encompassing more-or-less 7.15 acres.

C. Between the S.P.R.R. Property and Cow Creek

BEGINNING at a 1 inch iron rod located NORTH, 482.33' and EAST, 328.96' from the 1/4 Corner, Sec. 31-32, T. 32 S., R. 6 W., W.M., said point being the south point in line agreement between Jarnes and Nielsen and being in Section 32;
thence N 06° 39' 59" E, 744.68' to a 1 inch iron rod;
thence N 06° 39' 59" E, 40.23' to a point at the centerline of Cow Creek;
thence N 86° 13' 09" W, 184.11 to a point at the centerline of Cow Creek;
thence N 77° 54' 02" W, 242.98' to a point at the centerline of Cow Creek, said point being on the line of Sections 31-32;
thence N 71° 48' 27" W, 362.93' to a point at the centerline of Cow Creek;
thence S 85° 46' W, 89.89' to a point at the centerline of Cow Creek;
thence S 52° 36' 13" W, 98.38' to a point at the centerline of Cow Creek, said point on the northeast boundary of the Southern Pacific Railroad Property;
thence S 43° 26' 58" E, 1225.38' on the northeast boundary of railroad to the POINT OF BEGINNING;
containing 9.08 acres more-or-less.

NOTE: The Jarnes Property is not broken into three parcels in the sense of minor partitioning, but is merely described by the physical boundaries existing-hence, 3 parcels.

