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September 23, 1974

NARRATIVE OF LAND SURVEY OF MINOR LAND PARTITION in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 10,
Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

Survey For- James and Alice Cashatt
R.R. 3, Box 366
Newberg, Oregon 97132

PURPOSE: to survey, monument, and describe a 7 acre plus tract of land and a 25 ft. roadway giving access to said tract;

PROCEDURE: the line of Sections 9 and 10 was the only line able to be defined by established monuments; it was necessary to establish line agreements on the north where the fenceline or a close proximity thereof was agreed upon, while on the east a line to closely match that of a 1956 survey by Daugherty using testimony of area residents to confirm findings was established and on the south a line extending east from the North 1/16 th Corner of Sections 9 and 10 in direction perpendicular to the line of Sections 9 and 10 was consented to by owners;

METHOD: an open-traverse on the line of Sections 9 and 10 and a closed- traverse (error-of-closure = 1/12000) about the surveyed tract making ties to survey monuments and important physical features indicating ownership in the past;

EQUIPMENT: this survey was conducted with a 30 second Gurley Transit, a 300 ft. adding tape with divisions to 1/100 th's of feet and a White Metal Detector;

INDIVIDUALS AND DATES: the survey was initiated Sept. 14, 1974 and completed Sept. 23, 1974 with witnesses being Richard Winger, Clyde Anderson, Chuck Dehn and occupants on adjacent properties; Earl and Kenneth Killian verified my findings on the east line or the west line of the Gutierrez Property;

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

<u>County Recorder's Office- Deed Records</u>	<u>Land Surveyor's Office</u>
Volume 259, pg. 545	M30-50, T.H. Mehl III, 1965
Vol. 161 , pg. 141	c.s. 42/136, J.R. Daugherty, 1956
Inst. No. 74-3286 and 72-2301	

CORNERS FOUND:

1. Section Corner of Sections 3,4,9,and 10, found I. pipe with a RE 3024 tag, set in 1954 from which bears-
 - 18" D.F., S 55°W, 35'
 - 17" Mad., N 82°E, 46.3'
 - 10" pine, S 17°W, 44.2'-- tree cut 1972, stump remains
2. North 1/16 th. Corner, Sections 9 and 10, found a 1 3/16 ths." I. rod, 12" high and being the same monument Mehl set but shown incorrectly on survey plat as a 1 1/2" I. pipe, from which bears-
 - 9" D.F., N 42°50' E, 53.2' (N 22°50'E was a drafting error in the Mehl Surv)
 - 16" D.F., N 27°10' W, 67.2'
 - 1" I. pipe, 8" high, N 00°19' W, 22.9'

-CONTINUATION ON PAGE II-

C.S. 42/136 58/12-1A

Map of ... /

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3. the 1" I. pipe in "2" above from which the extended north fenceline of 7 ac. tract is located North, 551.73', whereas old deed description calls for 550' and from which a 1 1/2" galv. I. pipe of "4" following bears N 88° 45' 26" E, 452.17' whereas the south line of deed description calls for 449' on the south boundary; the 1" I. pipe was apparently set by measuring 1320 south from the Section Corner;
4. the 1 1/2" galv. I. pipe used as a point on the easterly line and believed to be at a point in the Daugherty Survey on the "so-called" 1/16 th line of his survey; residents verify this as well as road position and position of the Gutierrez garage and the old fenceline on the north line of 7 ac. tract;

NOTE: intensive search was made for monuments of the Daugherty Survey on the west line of the Gutierrez Prop., but with no success-- the Gutierrez's maintain they have been destroyed over the years.

CORNERS SET:

1. NW 7 acre tract corner-set a 1" x 34" I. rod flush in a 25' roadway and on line with the westerly extended E-W fenceline along the north side of said tract, said rod set on the section line;
2. NE 7 acre tract corner- set a 1" x 34" I. rod, 2" high on the west side of old Tunnel Road to Wolf Creek, from which bears-
13" D.F., S 83 20' W, 25.1' to face center, mkd. Prop Cor PS 841 BT ;
the centerline of roadway, east, 9,0' ;
3. SE 7 acre tract corner- set a 1" x 34" I. rod, 2" high from which bears-
19" D.F., S 65 50' W, 25.93' to face center, mkd. Prop Cor PS 841 BT;
1 1/2" I. pipe, N 19 13' 10" E, 32.37' to center of top;

COMMENTS: it should be noted that this survey does not establish points to determine the north or east line position of the tract to the north, nor, to determine north, south or additional west lines or interior lines on the property to the east; division of Section 10 will be necessary followed by particular attention to the line agreements becoming of record in the County Recorder's Office.

DESCRIPTIONS:

1. 7.22 acre tract, as follows-
BEGINNING at a point S 00 16' 40" E, 766.48' from the corner of Sections 3,4,9, and 10, Township 33 South, Range 6 West, Willamette Meridian, said point of the line of said Sections 9 and 10 and marked by a 1 inch iron rod;

thence N 89 02' 11" E, 647.52 ft. to a 1 inch iron rod;
thence S 19 13' 10" W, 617.81 ft. to a 1 inch iron rod;
thence S 89 43' 20" W, 441.28 ft. to the North 1/16 th Corner, said Sec. 9 and 10
thence N 00 16' 40" W, 574.63 ft. to the point of beginning;

containing more-or-less 7.22 acres of described area; within thereof exists 0.15 acres more-or-less of old public roadway on the easterly side of the described property.

- DESCRIPTIONS CONTINUED ON PAGE III-

C.S. 58 112-16

Map 112-16

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DESCRIPTIONS:

- 2. Easement, segment "A", within the Cashatt ownership in Section 9, as follows-

Point of Beginning same as 7 acre tract;

thence S 00°16' 40" E, 100.00 ft. to a point on said section line;
 thence S 89°43' 20" W, 14.00 ft. to a point;
 thence N 00°16' 40" W, 360.26 ft. more-or-less, to the north line of
 land in said Section 9 described in Douglas County Deed Records,
 Instrument No. 72-2301;
 thence easterly on said north line 14.00 ft. to said section line;
 thence S 00°16' 40" E, 260.26 ft. more-or-less, to the point of beginning;

said description being that of an easement over a portion of existing roadway in said Section 9 of more-or-less 0.12 acres.

- 3. Easement, segment "B", within an existing roadway, the rights to use being acquired by years of travel and maintenance, as follows-

Point of Beginning same as the 7 acre tract;

thence N 00°16' 40" W, 260.26 ft. more-or-less, to the NE Corner of
 land in said Section 9 described in Douglas County Deed Records,
 Instrument No. 72-2301, described line being the west boundary of a
 11 ft. wide segment of existing 25 ft. wide roadway, the south boundary
 of said segment being the north line of Cashatt Property in said
 Section 10;
 thence N 09°0' W, 100 ft. more-or-less, to a point on the southerly
 boundary of County Road, described line being 14 ft. from the west
 boundary of a 25 ft. wide roadway and 11 ft. from the east boundary
 with said west and east boundaries lengthened and shortened to
 provide continuous side boundaries from the north line of land described
 in said Deed Records and the north line of aforementioned 11 ft. wide
 segment of roadway to the southerly boundary of County Road;

said description being that of old existing roadway and containing more-or-less 0.12 acres.

