

FILED

Date: 1-2-2008 By: JC

This survey consists of:

Map: 2008-0003

Narrative: 65/64-1 A & B

Corner Rpt: _____

NARRATIVE

Partition Plat 2008-0003
December 15, 2007

DOUGLAS COUNTY
SURVEYOR

REFERENCE LIST

- R1 - Copy of "Plat of the Town of Wilbur" Ben B. Irving Dec. 1954
- R2 - CS 9/3 "Map of Rock Quarry" 1923 (Approximate)
- R3 - Record of Survey Map M6-56 Byron October 1955
- R4 - Record of Survey Map M 25-80 Barnes June 1963
- R5 - Record of Survey Map M 121-40 Bentz December 1994
- R6 - Record of Survey Map M127-51 Bentz August 1997
- R7 - Record of Survey Map M130-24 Jacobson August 1998
- R8 - Record of Survey Map M135-3 Sweeden June 2000
- R9 - Record of Survey Map M147-55 Sweeden May 2005
- R10 - Partition Plat 2006-0041 Edwards January 2006
- R11 - Conversation with Wendell Lewis Douglas County Assessors Office.

NARRATIVE

The purpose of this survey was to partition Block 9 of the Townsite of Wilbur into two parcels.

The easterly line of the block was set by holding the line established by Byron (R3), which has been perpetuated by Bentz (R5), Sweeden (R8) and Edwards (R10). The westerly line of Block 9 was established by offsetting this line westerly through the northwesterly corner of Block 21 as established by Sweeden (R8). The northerly boundary of Block 21 as established by (R2), and perpetuated by Bentz (R6) and Sweeden (R8).

The southerly right of way of North Bank Road was established by projecting the easterly boundary line of Block 9 southerly to a point 40 feet southerly of the southeast corner of Parcel 1 of (R10), and then offsetting the northerly line of Block 21 through this point and extending it westerly. The northwesterly line of Block 12 as established by Barnes (R4) and perpetuated by Bentz (R6) and Sweeden (R9) was not considered the true location of this right of way. A note on the Barnes survey indicates the monuments he set were on lines of occupation and not on the platted lines..

This southerly right of way line was then offset 100 feet northerly to establish the northerly right of way and the southerly boundary of Block 8. Some question arose

C.S. File No 65/64-1A

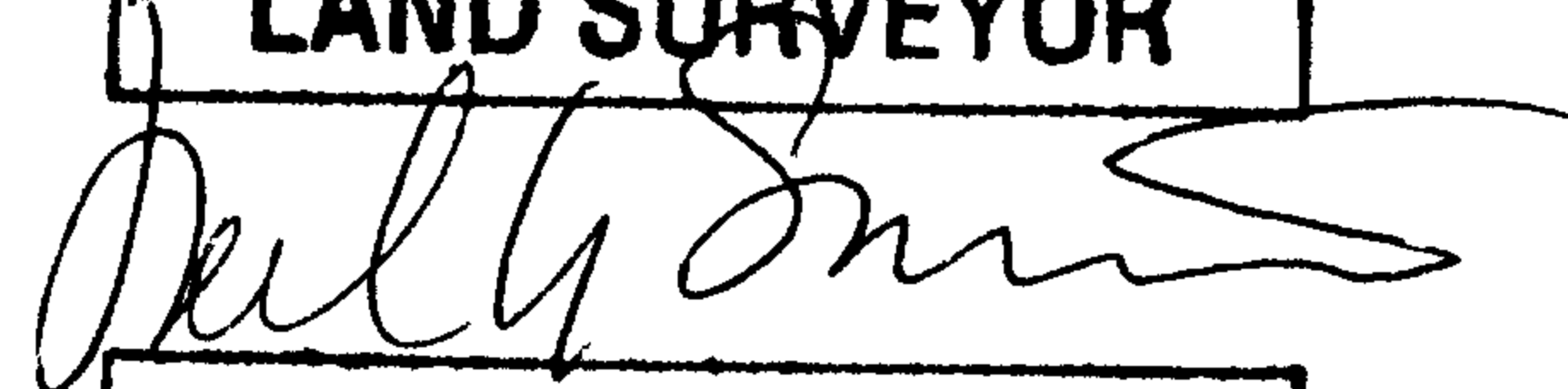
regarding the width of this right of way. The original dedication (1928) calls for a width of 80 feet, which is supported by subsequent engineering notes. However, the width is shown graphically on the Plat (R1) and the survey by Byron (R3) as being 100 feet wide.

This width was also held by the State of Oregon, Department of Revenue as 100 feet when the county's assessor maps were prepared. (R11) Location of structures and roads in the area indicate that the right of way is 100 feet wide. I accepted the 100 foot width as being supported by a preponderance of evidence. The northerly boundary of Block 9 was established by offsetting this line northerly the prorated distance between the southerly boundary of Block 9 and the northerly boundary of Block 21 as established by R2, and perpetuated by Bentz (R7) and Sweeden (R8).

The basis of bearings of this survey is the measured line between the monuments shown. The location of all monuments shown as bent was established at the most probable position of the monuments original position.

Narrative prepared by:

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1988
JOEL G. SMITH
2355

December 15, 2007

RENEWS 6/30/08