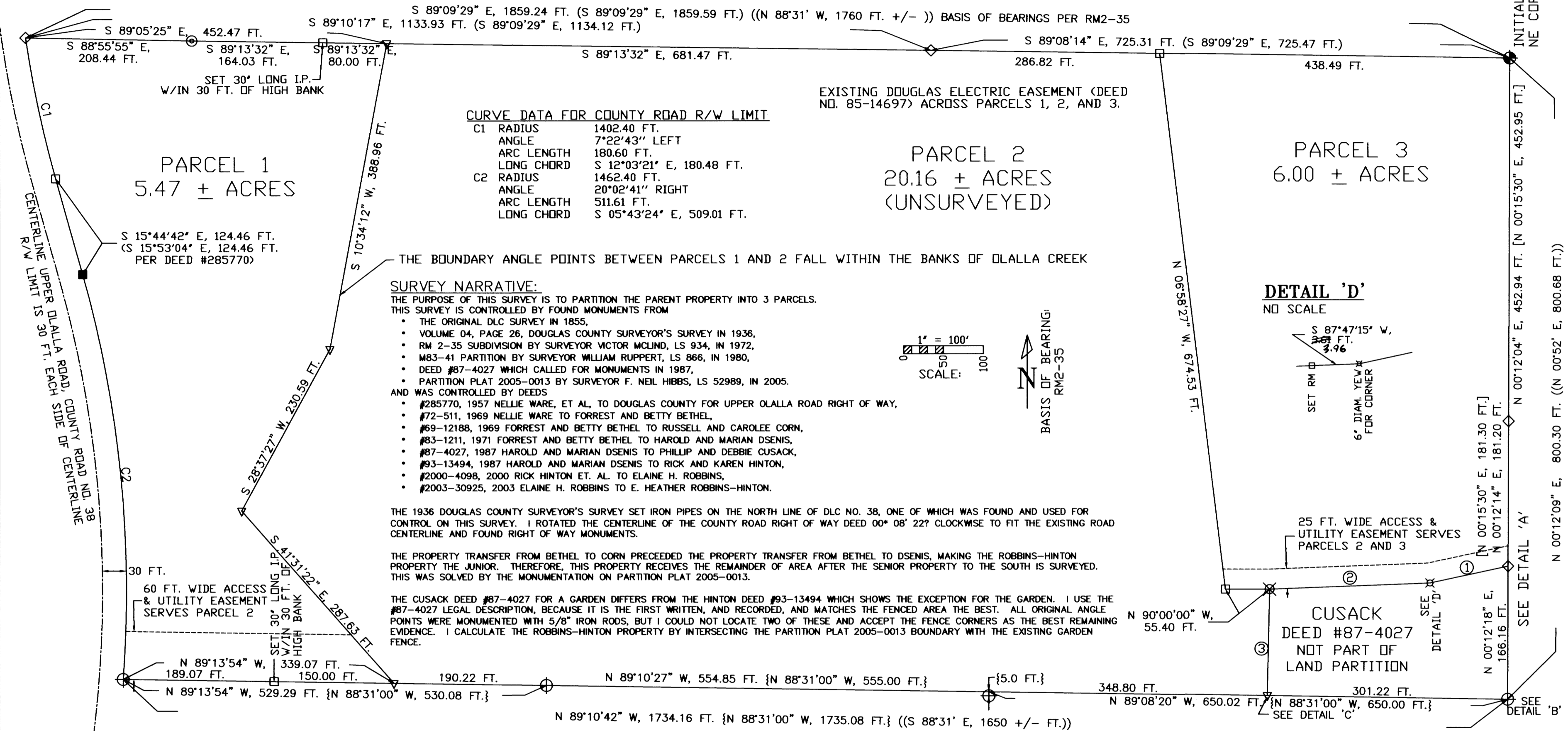


LAND PARTITION FOR HEATHER ROBBINS-HINTON
 IN DONATION LAND CLAIM 38 (LYING IN THE NW1/4 SEC. 28 AND IN THE NE1/4 SEC. 29),
 T. 29 S., R. 7 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 SURVEYED MAY-JUNE, 2018
 SHEET 2 OF 2

2018-0025 B



CURVE DATA FOR COUNTY ROAD R/W LIMIT

C1	RADIUS	1402.40 FT.
	ANGLE	7°22'43" LEFT
	ARC LENGTH	180.60 FT.
	LONG CHORD	S 12°03'21" E, 180.48 FT.
C2	RADIUS	1462.40 FT.
	ANGLE	20°02'41" RIGHT
	ARC LENGTH	511.61 FT.
	LONG CHORD	S 05°43'24" E, 509.01 FT.

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARENT PROPERTY INTO 3 PARCELS. THIS SURVEY IS CONTROLLED BY FOUND MONUMENTS FROM

- THE ORIGINAL DLC SURVEY IN 1855,
- VOLUME 04, PAGE 26, DOUGLAS COUNTY SURVEYOR'S SURVEY IN 1936,
- RM 2-35 SUBDIVISION BY SURVEYOR VICTOR MCLIND, LS 934, IN 1972,
- M83-41 PARTITION BY SURVEYOR WILLIAM RUPPERT, LS 866, IN 1980,
- DEED #87-4027 WHICH CALLED FOR MONUMENTS IN 1987,
- PARTITION PLAT 2005-0013 BY SURVEYOR F. NEIL HIBBS, LS 52989, IN 2005.

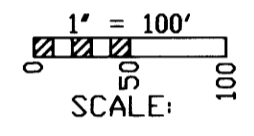
AND WAS CONTROLLED BY DEEDS

- #285770, 1957 NELLIE WARE, ET AL, TO DOUGLAS COUNTY FOR UPPER OLALLA ROAD RIGHT OF WAY,
- #72-511, 1969 NELLIE WARE TO FORREST AND BETTY BETHEL,
- #69-12188, 1969 FORREST AND BETTY BETHEL TO RUSSELL AND CAROLEE CORN,
- #83-1211, 1971 FORREST AND BETTY BETHEL TO HAROLD AND MARIAN DSENIS,
- #87-4027, 1987 HAROLD AND MARIAN DSENIS TO PHILLIP AND DEBBIE CUSACK,
- #93-13494, 1987 HAROLD AND MARIAN DSENIS TO RICK AND KAREN HINTON,
- #2000-4098, 2000 RICK HINTON ET. AL. TO ELAINE H. ROBBINS,
- #2003-30925, 2003 ELAINE H. ROBBINS TO E. HEATHER ROBBINS-HINTON.

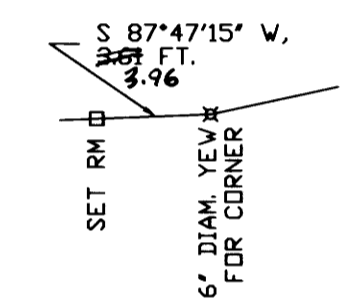
THE 1936 DOUGLAS COUNTY SURVEYOR'S SURVEY SET IRON PIPES ON THE NORTH LINE OF DLC NO. 38, ONE OF WHICH WAS FOUND AND USED FOR CONTROL ON THIS SURVEY. I ROTATED THE CENTERLINE OF THE COUNTY ROAD RIGHT OF WAY DEED 00* 08' 22" CLOCKWISE TO FIT THE EXISTING ROAD CENTERLINE AND FOUND RIGHT OF WAY MONUMENTS.

THE PROPERTY TRANSFER FROM BETHEL TO CORN PRECEDED THE PROPERTY TRANSFER FROM BETHEL TO DSENIS, MAKING THE ROBBINS-HINTON PROPERTY THE JUNIOR. THEREFORE, THIS PROPERTY RECEIVES THE REMAINDER OF AREA AFTER THE SENIOR PROPERTY TO THE SOUTH IS SURVEYED. THIS WAS SOLVED BY THE MONUMENTATION ON PARTITION PLAT 2005-0013.

THE CUSACK DEED #87-4027 FOR A GARDEN DIFFERS FROM THE HINTON DEED #93-13494 WHICH SHOWS THE EXCEPTION FOR THE GARDEN. I USE THE #87-4027 LEGAL DESCRIPTION, BECAUSE IT IS THE FIRST WRITTEN, AND RECORDED, AND MATCHES THE FENCED AREA THE BEST. ALL ORIGINAL ANGLE POINTS WERE MONUMENTED WITH 5/8" IRON RODS, BUT I COULD NOT LOCATE TWO OF THESE AND ACCEPT THE FENCE CORNERS AS THE BEST REMAINING EVIDENCE. I CALCULATE THE ROBBINS-HINTON PROPERTY BY INTERSECTING THE PARTITION PLAT 2005-0013 BOUNDARY WITH THE EXISTING GARDEN FENCE.



DETAIL 'D'
NO SCALE



25 FT. WIDE ACCESS & UTILITY EASEMENT SERVES PARCELS 2 AND 3

CUSACK DEED #87-4027 NOT PART OF LAND PARTITION

DETAIL 'A'
EXISTING EASEMENT DETAIL
NO SCALE

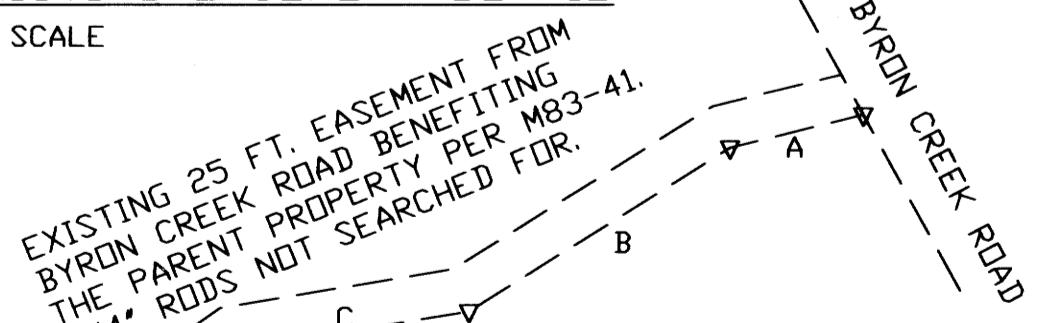
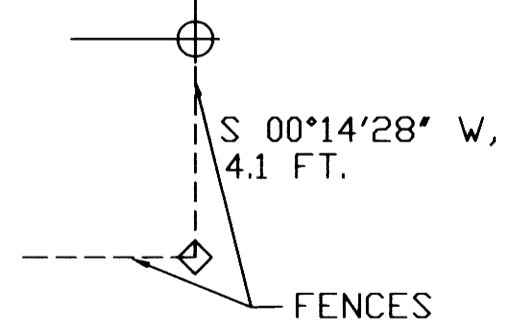


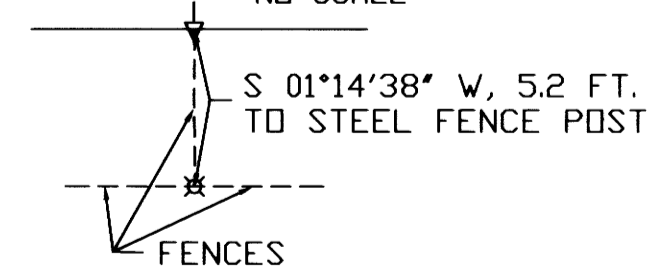
TABLE OF SOUTHERN LIMITS OF EXISTING EASEMENT FROM BYRON CREEK ROAD

- A = S 76°12'25" W, 77.63 FT.
- B = S 57°57'30" W, 173.95 FT.
- C = S 80°03'40" W, 133.03 FT.
- D = S 54°45'50" W, 143.79 FT.
- E = S 76°36'05" W, 72.30 FT.

DETAIL 'B'
NO SCALE



DETAIL 'C'
NO SCALE



LINE TABLE

- ① S 77°52'46" W, 100.15 FT. [[S 76°21'17" W, 100 FT.]]
- ② S 87°47'15" W, 201.13 FT. [[S 87°34'23" W, 200 FT.]]
- ③ S 01°14'38" W, 132.87 FT. [[S 01°36'37" W, 138.15 FT.]]

- LEGEND**
- ⊕ FOUND 5"x5"x12" HIGH SANDSTONE PER 2018 C.S. FILE 65/101-2
 - ⊕ FOUND YELLOW PLASTIC CAP ON IRON ROD PER PARTITION 2005-13
 - ⊕ FOUND 5/8" IRON ROD PER RM2-35 OR M83-41
 - ⊕ FOUND 5/8" IRON ROD PER CUSACK DEED #87-4027
 - ⊕ FOUND 3/4" IRON PIPE PER D.C.S.D. 1936 SURVEY (V04/P26)
 - ⊕ FOUND FENCE CORNER, AS NOTED
 - SET 1/2"x24" LONG (OR AS NOTED) IRON PIPE W/ PINK PLASTIC CAP, MARKED "HERZSTEIN 2150"
 - SET 5/8"x24" LONG IRON ROD WITH 1-1/2" ALUMINUM CAP, STAMPED "R/W LS2150"
 - ▽ COMPUTED, NOT SET
 - () RECORD PER RM2-35
 - [] RECORD PER M83-41
 - () RECORD PER PARTITION 2005-13
 - << RECORD PER DEED #83-1211, DATED 12/28/1971
 - [[]] RECORD PER DEED #87-4027, DATED 03/30/1987

PARTITIONER:
HEATHER ROBBINS-HINTON
P. O. BOX 62
TENMILE, OREGON, 97481

SURVEYED BY:
HERZSTEIN LAND SURVEYING
1741 BYRON CREEK ROAD
WINSTON, OREGON, 97496

SURVEY CREW:
LEONARD HERZSTEIN
HEATHER ROBBINS-HINTON
MARK JACKSON

EQUIPMENT:
NIKON-322 5" TOTAL STATION
SOKKISHA BT-20 20" TRANSIT
200 FT. STEEL TAPE

PROJECT: 2017 HINTON
DRAWING: 2017 HINTON/HINTON3.DWG
DRAFTED BY: L. HERZSTEIN

REGISTERED PROFESSIONAL LAND SURVEYOR

Leonard E. Herzstein

OREGON
JULY 26, 1985
LEONARD E. HERZSTEIN
2150

CERTIFICATE RENEWS:
JUNE 30, 2019

2018-0025 B

AUG. 16, 2018