

LAND PARTITION

LOCATED IN THE SW 1/4 SEC. 20, T. 29 S., R. 8 W., W.M.
IN DOUGLAS COUNTY, OR

NOVEMBER, 2018

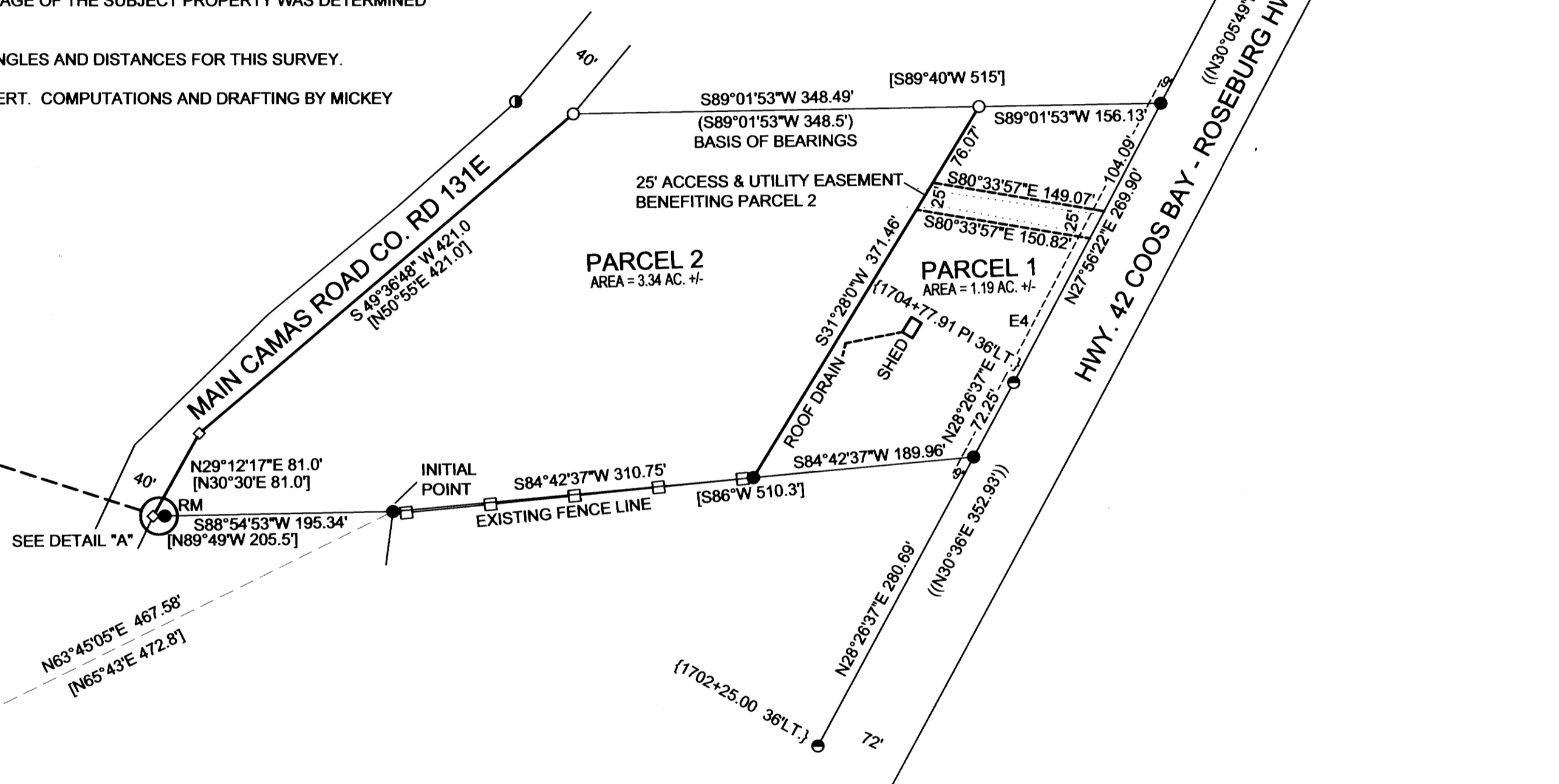
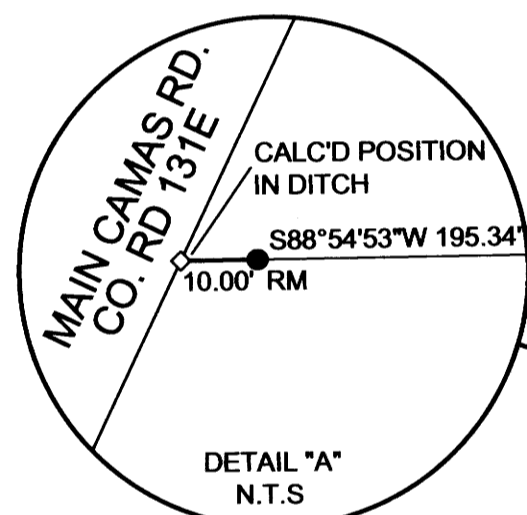
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY AS SHOWN. THE INTENT OF THE LAND PARTITION WAS TO SEPARATE COMMERCIAL AND RESIDENTIAL PROPERTIES.

ALL RECOVERED MONUMENTS WERE FOUND IN GOOD CONDITION. ONLY TWO EXISTING PROPERTY CORNERS WERE RECOVERED. THE NORTHEAST CORNER OF THE ALSTON MARTINDALE DONATION LAND CLAIM NO. 42 WAS RECOVERED AND USED TO RETRACE THE DEED OF THE SUBJECT PROPERTY AND ADJACENT PROPERTIES TO THE SOUTH. USING THE CALLS FROM THE DEEDS AND HOLDING THE FOUND MONUMENTS ON THE NORTH SIDE OF THE SUBJECT PROPERTY, THE POSITION OF THE SOUTH LINE WAS CALCULATED AND MONUMENTED. SAID SOUTH LINE MATCHED OLD FENCE LINE WITHIN TWO FEET ON SOUTHERLY LINE OF SUBJECT PROPERTY USED AS LINE OF OCCUPATION FOR MANY YEARS BY ALL PARTIES INVOLVED. AFTER AN EXTENSIVE SEARCH ONLY ONE MONUMENT WAS FOUND FROM SURVEY M20-18. AS A RESULT A COMPLETE RESOLUTION OF COUNTY RD. 131E RIGHT OF WAY WAS NOT COMPLETED DUE TO A LACK OF EVIDENCE AND THE ROAD NOT FITTING THE CALCULATED RIGHT OF WAY USING SHOWN FOUND MONUMENTS. THE CALCULATED POSITION OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY FALLS IN THE DITCH OF THE COUNTY ROAD. A REFERENCE MONUMENT WAS SET 10 FEET FROM ACTUAL CALCULATED POSITION. USING DISTANCES FROM THE DEED A DISTANCE - DISTANCE INTERSECTION CALCULATION WAS USED TO DETERMINE THE POSITION OF A CALL IN THE DEED. THIS POSITION WAS NOT MONUMENTED DUE TO THE SAID POOR FIT OF THE ROADWAY AND LACK OF EVIDENCE TO SUPPORT IT. BEARINGS AND DISTANCES ALONG SAID COUNTY ROAD ARE COMPARED TO METES AND BOUNDS CALLS FOUND IN THE DEED FOR THE SUBJECT PROPERTY. MONUMENTS WERE FOUND ALONG STATE HWY. 42 RIGHT OF WAY AND THE RIGHT OF WAY LINE ACROSS THE FRONTAGE OF THE SUBJECT PROPERTY WAS DETERMINED AND THE CORNERS WERE MONUMENTED.

A NIKON DTM-362 TOTAL STATION WAS USED TO MEASURE ALL ANGLES AND DISTANCES FOR THIS SURVEY.

FIELD WORK PERFORMED BY MICKEY CALVERT AND KAYLA CALVERT. COMPUTATIONS AND DRAFTING BY MICKEY CALVERT.

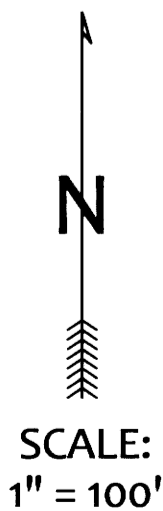


ALSTON MARTINDALE DLC NO. 42

LEGEND

- SET 5/8" X 30" IRON REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "CALVERT LS 75099"
- ⊕ FOUND HUB AND TACK PER CS FILE 67/45-9 PLSS #042010 BEING THE NORTHEAST CORNER ALSTON MARTINDALE DONATION LAND CLAIM NO. 42
- FOUND 1 1/2" IRON PIPE FROM SURVEY M61-8.
- FOUND 5/8" IRON REBAR RECOVERED AS PART OF SURVEY ST. HWY. 42-013 SET AS PART OF ODOT RIGHT OF WAY DRG. 9B-30-17.
- FOUND 5/8" IRON REBAR FROM SURVEY M20-18.
- ◆ CALCULATED POINT
- () RECORD AS PER RECORD SURVEY M61-8
- [] RECORD AS PER BARGAIN AND SALE DEED 2016-017555
- { } RECORD AS PER RECORD SURVEY ST. HWY. 42-013.
- (()) RECORD AS PER ODOT RIGHT OF WAY DRG. 9B-30-17.

- #### EASEMENTS
- E1 UTILITY EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY SEE BOOK 86, PAGE 123. (UNABLE TO PLOT)
 - E2 UTILITY EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY SEE BOOK 86, PAGE 124. (UNABLE TO PLOT)
 - E3 PIPELINE EASEMENT TO JEROME WETHERS SEE 79-03863. (UNABLE TO PLOT)
 - E4 PERMANENT EASEMENT FOR SLOPES, POWER LINE, TELEPHONE AND TELEVISION CABLE FACILITIES TO O.D.O.T. SEE BOOK 1148 PAGE 447.
 - E5 SEPTIC TANK AND DRAIN FIELD EASEMENT TO JEFF HOMOLKA AND LOIS WHITE SEE 2006-006987. (UNABLE TO PLOT)



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mickey D. Calvert

OREGON
NOV. 10, 2011
MICKEY D. CALVERT
75099

EXPIRES: 12/31/2019

FOR:
JOHN AND PEGGY AMOS
18489 HWY. 42
CAMAS VALLEY, OR, 97496

U|V UMPQUA VALLEY
L|S LAND SURVEYING
P.O. BOX 63 WINSTON, OR 97496

DATE: OCT. 28, 2018 PROJECT #: 2018-6 SHEET 2 OF 2