

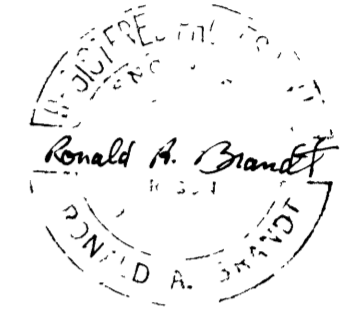
# LAND SURVEY of MINOR LAND PARTITION in the

NW 1/4, NW 1/4, Sec. 10, T. 33 S., R. 6 W., W.M., Douglas Cty., Oregon

Lot created by owner -  
**James M. Cashatt**  
P.R. 3, Box 866  
Newberg, Ore. 97132

Survey by -  
**Ronald A. Brandt, P.E. 6903**  
P.O. Box 427  
Glendale, Ore. 97442

DATE: Sept 14-22, 1974  
SCALE: 1 in. = 100 ft.  
DATUM:



- Monuments -  
found.....●  
set.....○
- Road Centerline -----
- Fenceline -----
- Parenthesis ( ) means of record.

References -  
LAND SURVEYOR'S OFFICE  
M 30-50, T.H. Mehl, III, 1965  
C.S. 42 '36 J.R. Daugherty, 1956  
DEED RECORDS  
Vol. 259, pg. 545  
Inst. No. 74-3286  
Vol. 161, pg. 141

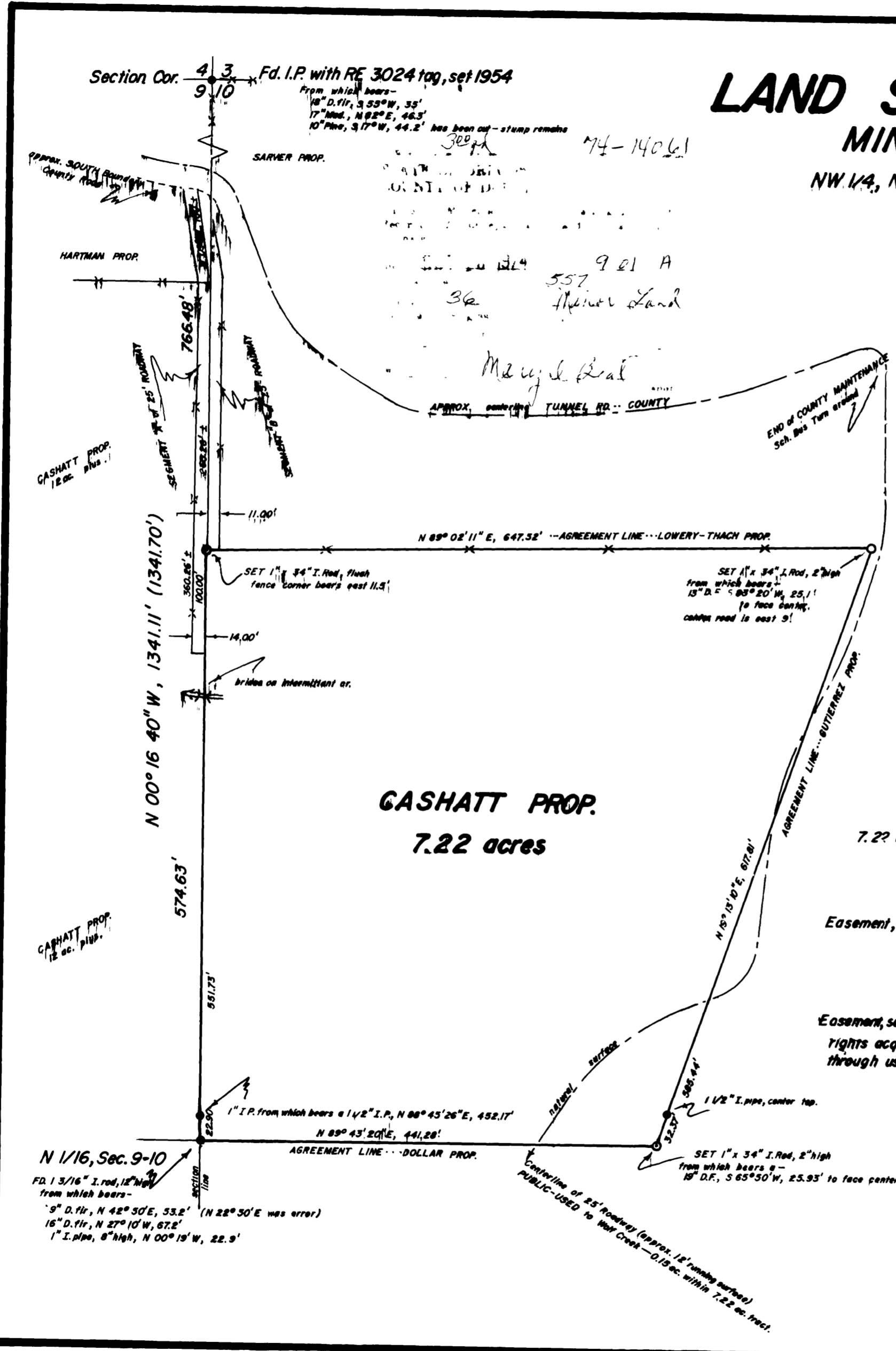
## DESCRIPTIONS:

- 7.22 ac. LOT** - BEGINNING at a point S 00° 16' 40" E, 766.48' from the corner of Sections 3, 4, 9 and 10, T. 33 S., R. 6 W., W.M., said point on the line of said Sections 9 and 10 and marked by a 1 in. iron rod; thence N 89° 02' 11" E, 647.52' to a 1 in. iron rod; S 19° 15' 10" W, 617.81' to a 1 in. iron rod; S 89° 43' 20" W, 441.28' to the North 1/4 Corner, said Sections 9 and 10; N 00° 16' 40" W, 574.63' to the point of beginning; containing more-or-less: 7.22 ac. of described area; within thereof exists 0.15 ac. more-or-less of old public roadway, on the easterly side of described property.
- Easement, segment "A"** - SAME P.O.B. AS ABOVE - thence S 00° 16' 40" E, 100.00' to a point on said section line; S 89° 43' 20" W, 14.00' to a point; N 00° 16' 40" W, 560.26' more-or-less to the north line of land in said Section 9 described in Douglas County Deed Records, Inst. No. 72-2301; easterly on said north line 14.00' to the point of beginning; S 00° 16' 40" E, 260.26' more-or-less to the point of beginning; said description being that of an easement over a portion of existing roadway in said Sec 9 of more-or-less 0.12 ac.
- Easement, segment "B"** - SAME P.O.B. AS ABOVE - thence N 00° 16' 40" W, 260.26' more-or-less to the N.E. Cor. of land in said Section 9 described in Douglas County Deed Records Inst. No. 72-2301, described line being the west boundary of a 14 ft. wide segment of existing 26 ft. wide roadway, the south boundary of said segment being the north line of Cashatt prop. in said Section 10; thence N 00° W, 100' more-or-less to a point on the southerly boundary of County Road, described line being 16 ft. from the west boundary of a 25 ft. wide roadway, and 11 ft. from the east boundary with said east and west 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 14 ft. wide segment to the southerly boundary of County Road, said description being that of old existing roadway and containing 0.12 ac. more-or-less

## APPROVALS:

*[Signature]*  
PLANNING COMMISSION  
15 October 1974  
DATE

*[Signature]*  
COUNTY LAND SURVEYOR  
16 Oct 74  
DATE



M 57-45  
5/8/12

2/8/12  
M 54-45



M 54-45

Brandt- Cashatt  
NarrativeCORNERS FOUND:

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-

0.2 58 12-16

Map 1120 /

Brandt-Cashatt  
Narrative

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;

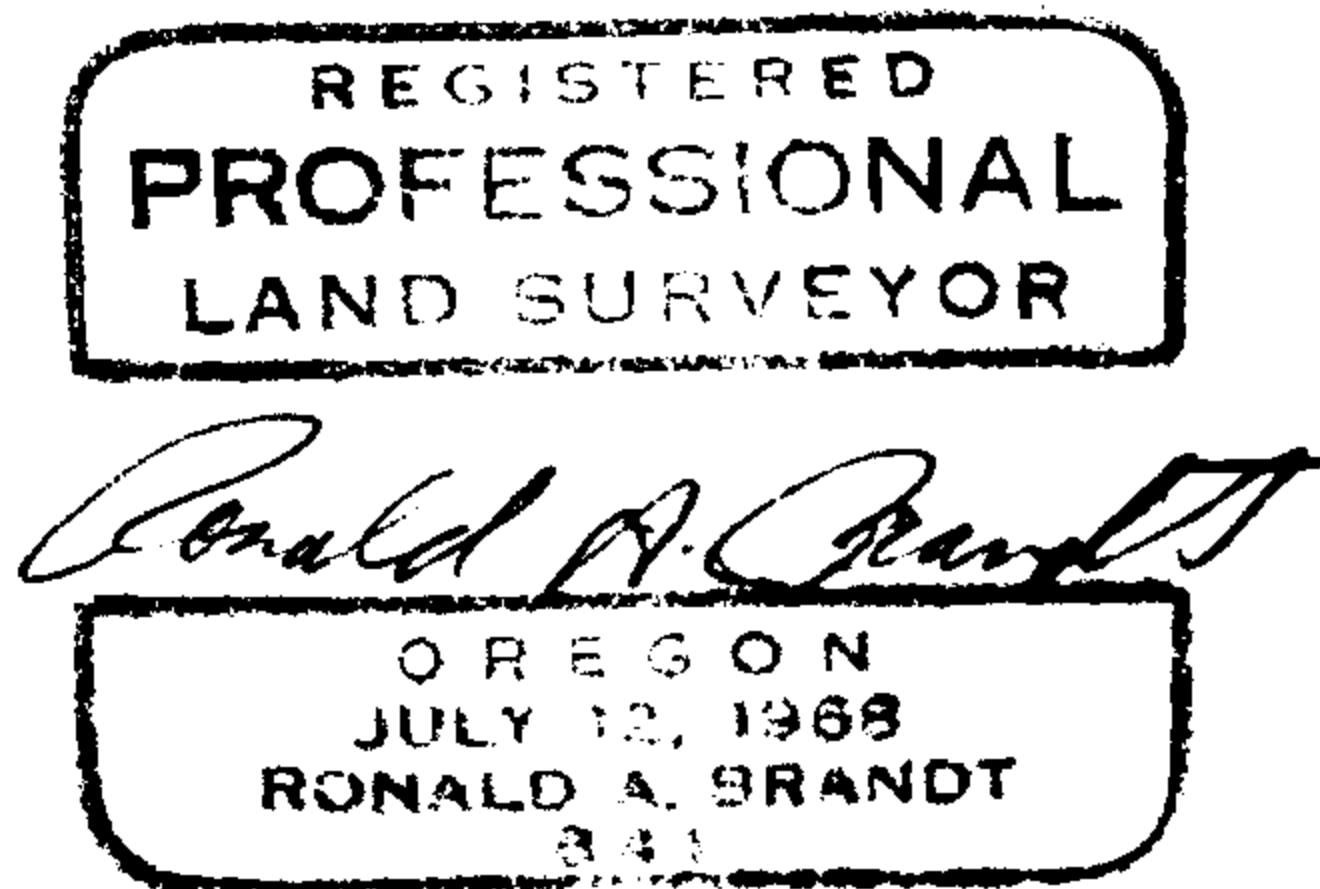
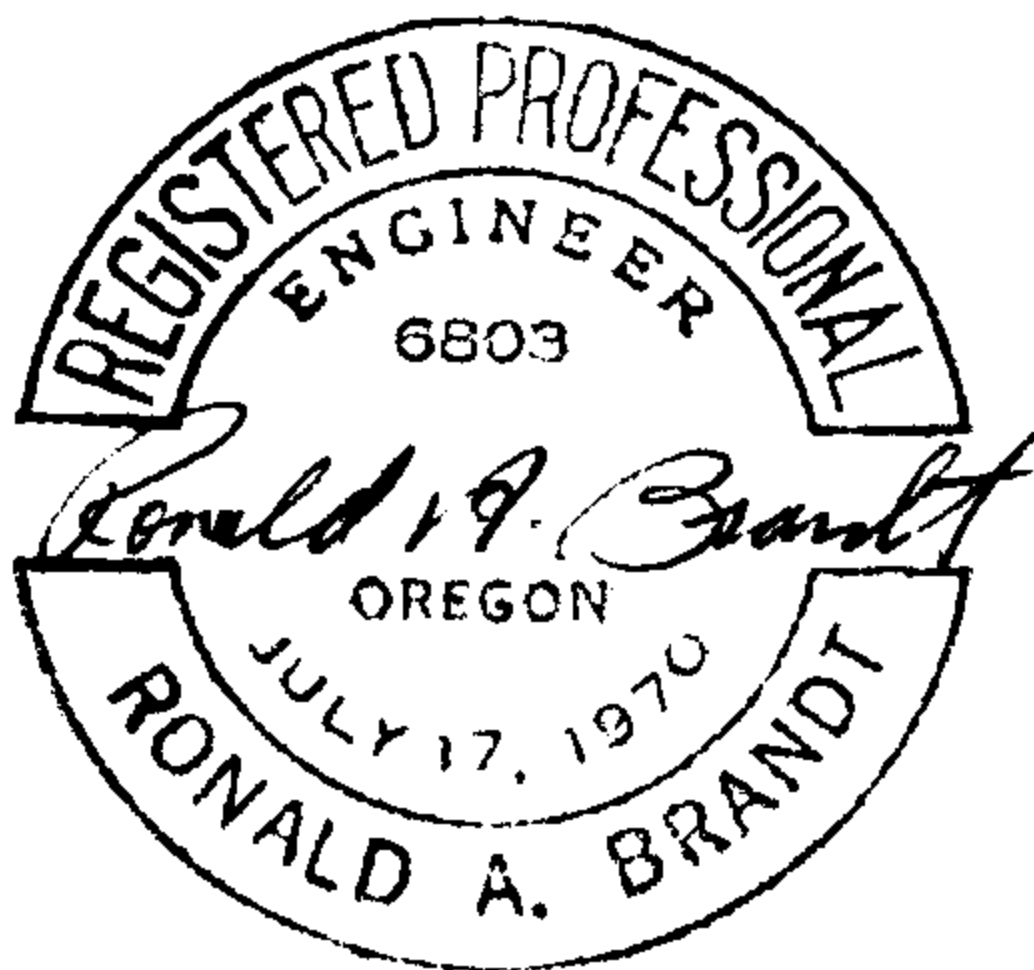
said description being that of an easement over a portion of existing roadway in said Section 9 of more-or-less 0.12 acres.

- 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°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.



C.S. 1110 58 / 12 - 1 c

Map FILE ..... / .....