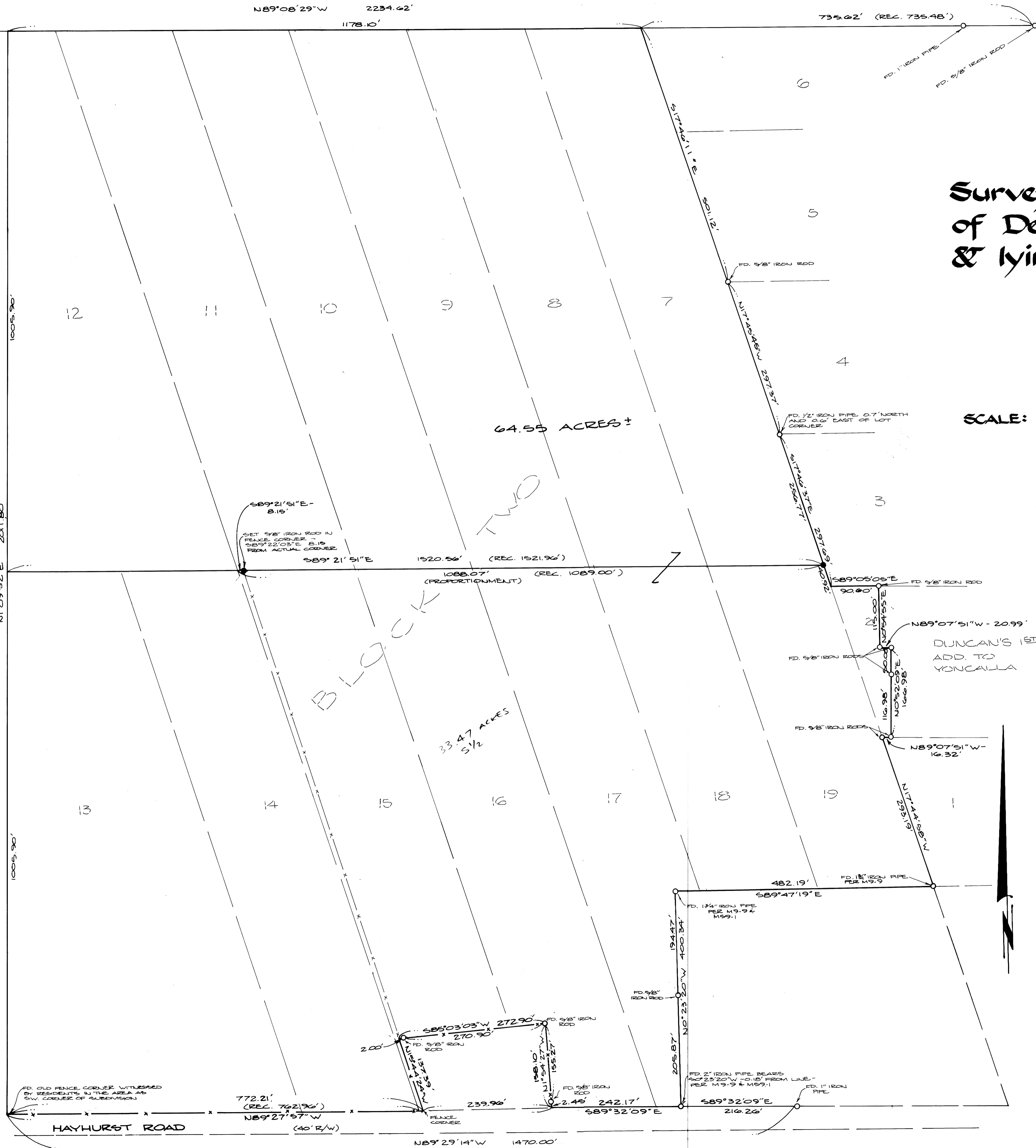
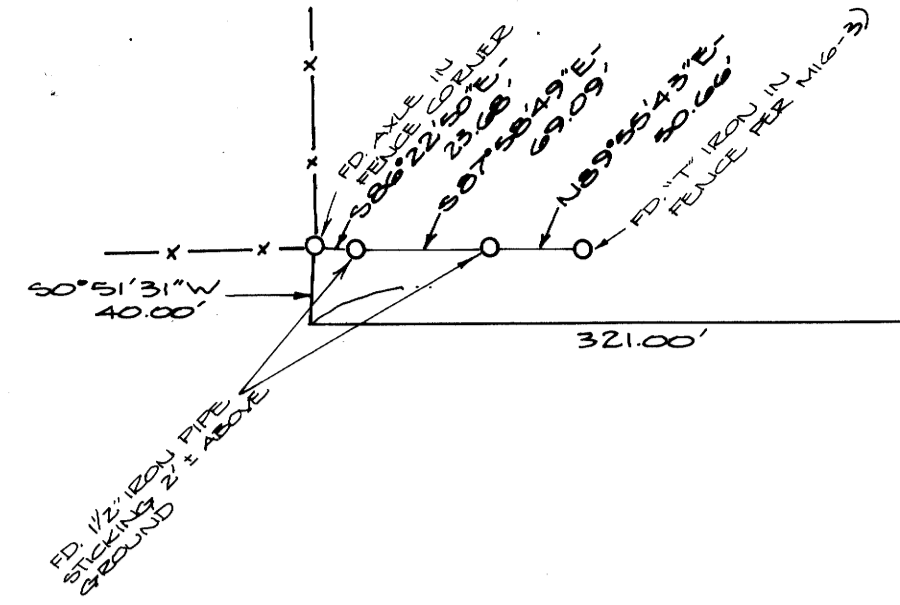


RECEIVED
NOV 6 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



Survey in Block 2, "Amended Plat of Devore's Addition to Yoncalla" & lying in E 1/2, Section 4, T23S, R5W, W.M.

For: Bill Duncan
By: BHW Engineering & Surveying, Inc.
1205 S.E. Court - Roseburg, Oregon

SCALE: 1" = 100'

SEPTEMBER 1980

64.55 ACRES ±

BLOCK TWO
33.47 ACRES 1/2

Narrative:

MONUMENTATION OF THE ORIGINAL PLAT IS NON-EXISTENT. CONTROL WAS ESTABLISHED USING A FEW PREVIOUS SURVEYS IN THE AREA: M99-1, M10-3, M90-59, M9-9, C.S. 98-147, "DUNCAN'S FIRST ADDITION TO YONCALLA" AND OTHER SURVEY WORK IN THE AREA BY THIS FIRM.
TO ESTABLISH THE PERIMETER OF THE SUBDIVISION IT WAS NECESSARY TO FIRST ESTABLISH THE SOUTH RIGHT-OF-WAY LINE OF MATHIS HILL ROAD (NORTH LINE OF LOTS 7 THROUGH 12, BLOCK 2). THIS WAS DONE ACCEPTING THE NORTHEAST CORNER OF LOT 6, BLOCK 2 AS ESTABLISHED BY M82-75 AND USING AN AXLE IN FENCE CORNER OF PARCEL AT WEST END OF ROAD.
THE NORTH RIGHT-OF-WAY LINE ON HAYHURST ROAD WAS ESTABLISHED USING FOUND MONUMENTS FROM M9-9 AND M99-1.
THE WEST LINE OF BLOCK 2 WAS ESTABLISHED USING RECORD DISTANCE FROM THE NORTHEAST CORNER OF LOT 7 (ESTABLISHED BY INTERSECTION). THIS RECORD DISTANCE FELL 42 FEET SHORT OF AN ESTABLISHED FENCE LINE. THE SOUTHWEST CORNER OF BLOCK 2 WAS WITNESSED BY AREA RESIDENTS AS A FENCE CORNER WHICH WAS FOUND TO BE REASONABLE IF USED FOR THE CORNER.
THE NORTH LINE OF LOTS 13 THROUGH 19 WAS ESTABLISHED BY PROPORTION (ON THE WEST END) BETWEEN THE TWO RIGHT-OF-WAYS AND BY USING PLAT DISTANCE FROM THE NORTHWEST CORNER OF LOT 2 ON THE EAST SIDE.
THE NORTHWEST CORNER OF LOT 15 WAS ESTABLISHED BY PROPORTIONING THE NORTH LINE AND SIMILARLY THE SOUTHWEST CORNER. THIS PUT THE ACTUAL NORTHWEST CORNER SOME 8 FEET WEST OF AN EXISTING FENCE LINE AND THE SOUTHWEST CORNER APPROXIMATELY 10 FEET WEST OF THE SAME FENCE LINE.
TO CLARIFY THE WEST LINE, A QUITCLAIM DEED WILL BE EXECUTED. SUBSEQUENT TO THE DEED, THE FENCE CORNERS ALONG THE NORTH LINE OF THE SUBDIVISION SHOWS, WITHOUT EXCEPTION, THAT ALL THE FENCE CORNERS ARE CLOSE TO THE ACTUAL LINE. THE REMAINING PERIMETER WAS ESTABLISHED FROM EXISTING MONUMENTS AS SHOWN.
FIELD CREW: HAL GRUBB AND DAVE DELATTE. COMPUTATIONS: DON BENTZ. DRAFTING: DEBBIE HOPKINS. BASE BEARING PER PLAT OF "DUNCAN'S FIRST ADDITION TO YONCALLA."

Legend:

- — FOUND MONUMENT AS NOTED
- — SET 3/8" x 30" IRON ROD

REGISTERED PROFESSIONAL LAND SURVEYOR
DONALD A. BENTZ
OREGON JULY 12, 1938
839