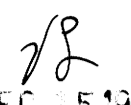


SURVEY OF
PART OF THE EDWIN MORGAN D.L.C. NO. 50
IN THE NORTH HALF OF SEC. 24, TWP. 27S., RGE. 5W., W.M.
 DOUGLAS COUNTY, OREGON

FILED

 DEC 15 1989 TF
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE. TF

DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS AND STATE OF OREGON, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

RECORDER'S NO. 89-18766
 BOOK 1083 PAGE 530

BEGINNING AT A 5/8 INCH DIAMETER ROD WITH A CAP MARKED R1 FROM WHICH THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 5 WEST, W. M., BEARS N. 43° 41' 46" E., 3460.45 FEET; THENCE N. 16° 05' W., 300.04 FEET TO A 5/8 INCH DIAMETER ROD WITH A CAP MARKED R2; THENCE S. 70° 39' W., 473.39 FEET TO A 5/8 INCH DIAMETER ROD WITH A CAP MARKED R3; THENCE S. 06° 44' W., 295.30 FEET TO A 5/8 INCH DIAMETER ROD WITH A CAP MARKED R4, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF THE BUCKHORN ROAD; THENCE ALONG SAID RIGHT OF WAY S. 89° 56' E., 254.05 FEET; THENCE N. 62° 25' E., 350.15 FEET TO THE POINT OF BEGINNING; AND CONTAINING 3.94 ACRES, MORE OR LESS.

EXECPTING THEREFROM ANY PORTION OF THE AFORESAID PARCEL LYING WITHIN DOUGLAS COUNTY ROAD NO. 17 (BUCKHORN ROAD) AS DESCRIBED IN A BARGAIN AND SALE DEED RECORDED IN BOOK 495 AT PAGE 774, RECORDER'S NO. 72-8376 DOUGLAS COUNTY RECORDS.

AND,

RECORDER'S NO. 73-12422
 BOOK 528 PAGE 183
 PARCEL I

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF AN EASEMENT FROM WILLIAM I. DIXON AND DORA DIXON, HUSBAND AND WIFE, TO THE CALIFORNIA OREGON POWER COMPANY, AS RECORDED IN INSTRUMENT NO. 160363, DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND FROM WHICH POINT OF BEGINNING THE SECTION CORNER COMMON TO SECTIONS 13 & 24, T27S, R5W, W.M. AND SECTIONS 18 & 19, T27S, R4W, W.M., BEARS N. 51° 08' E. A DISTANCE OF 3354.90 FEET; THENCE FROM THE POINT OF BEGINNING THE PROPERTY LINE BEARS S. 52° 54' E. A DISTANCE OF 452.11 FEET TO A 5/8 INCH IRON ROD ON THE NORTHERLY BOUNDARY OF PROPERTY OWNED BY DOUGLAS VENEER COMPANY, AS RECORDED IN INSTRUMENT NO. 337904, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S. 68° 32' W. A DISTANCE OF 168.61 FEET ALONG SAID NORTHERLY BOUNDARY OF DOUGLAS VENEER CO., INSTRUMENT NO. 337904, TO A GRADER BLADE ON THE EASTERLY BOUNDARY OF A PARCEL OF PROPERTY OWNED BY DOUGLAS VENEER CO., INSTRUMENT NO. 337903, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING NORTHERLY BOUNDARY OF DOUGLAS VENEER CO., INSTRUMENT NO. 337904, AND BEARING N. 16° 05' W. A DISTANCE OF 236.33 FEET ALONG SAID EASTERLY BOUNDARY OF THE DOUGLAS VENEER CO. PROPERTY, INSTRUMENT NO. 337903, TO A 5/8 INCH IRON ROD AT CORNER THEREOF; THENCE S. 70° 39' W. A DISTANCE OF 256.06 FEET ALONG THE NORTHERLY BOUNDARY OF SAID DOUGLAS VENEER CO. PROPERTY, INSTRUMENT NO. 337903, TO A 5/8 INCH IRON ROD AT THE NORTHERLY LINE OF A RIGHT OF WAY EASEMENT FROM SAID WILLIAM I. DIXON AND DORA DIXON, INSTRUMENT NO. 160363, TO THE CALIFORNIA OREGON POWER CO.; THENCE LEAVING THE NORTHERLY BOUNDARY OF SAID DOUGLAS VENEER CO., INSTRUMENT NO. 337903, AND BEARING N. 28° 17' E. A DISTANCE OF 218.20 FEET ALONG SAID SOUTHERLY LINE OF THE CALIFORNIA OREGON POWER CO. RIGHT OF WAY EASEMENT, INSTRUMENT NO 160363, TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES, MORE OR LESS, AND ALL BEING WITHIN THE NORTH HALF OF SECTION 24 AND THE EDWIN MORGAN DONATION LAND CLAIM NO 50, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON.

NARRATIVE:

I, GARLAND E. RALEIGH, DECLARE THAT THE SURVEY REPRESENTED HEREWITH, COMPLETED DECEMBER 1, 1989, WAS DONE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF PACIFIC POWER & LIGHT COMPANY. MONUMENTS OF 5/8" REBAR, 30" LONG WITH ALUMINUM CAPS STAMPED "PAC PWR LGT CO LS 888" WERE SET AT THE PROPERTY CORNERS AS SHOWN HEREON.

MONUMENTS RECOVERED AND USED TO ESTABLISH THE WESTERLY, NORTHERLY, AND MOST EASTERLY BOUNDARIES OF THE PARCELS SHOWN HEREWITH, ARE AS SHOWN ON A SURVEY FILED FOR RECORD AND RECORDED AS RM3-70 A&B IN DOUGLAS COUNTY OREGON SURVEY RECORDS.

THE SOUTHWEST CORNER OF RM1-44 WAS REESTABLISHED BY PROJECTING THE WESTERLY LINE OF RM1-44 AS ESTABLISHED IN RM3-70 A&B THROUGH THE FOUND MONUMENTS AND USING THE RECORD DISTANCE FROM THE NORTHWEST CORNER.

THE MOST SOUTHERLY CORNER OF RM1-44 WAS REESTABLISHED USING THE RECORD ANGLE AT THE SOUTHWEST CORNER FROM THE WESTERLY LINE OF RM1-44 AS ESTABLISHED ON RM3-70 A&B AND THE RECORD DISTANCE FROM THE SOUTHWEST CORNER.

THE SOUTHEASTERLY LINE WAS CLOSED TO FOUND MONUMENT R1, THE POINT OF BEGINNING OF RM1-44.

THE GRADER BLADE FOUND BETWEEN MONUMENTS MARKED R1 AND R2 WAS NOT ACCEPTED SINCE IT WAS FOUND OFF THE LINE BETWEEN SAID R1 AND R2 AND OUT OF ALIGNMENT WITH THE NORTHERLY RIGHT OF WAY LINE OF THE DOUGLAS VENEER CO. ROAD. THE MOST SOUTHERLY CORNER OF M42-57 WAS REESTABLISHED AT THE INTERSECTION OF A STRAIGHT LINE BETWEEN FOUND MONUMENTS R1 AND R2 AND THE NORTHERLY LINE OF THE DOUGLAS VENEER CO. ROAD AS ESTABLISHED ON RM3-70 A&B.

DOUGLAS COUNTY ROAD NO. 17, BUCKHORN ROAD, WAS ESTABLISHED FROM MONUMENTS FOUND ON THE NORTHERLY RIGHT OF WAY LINE AS SHOWN HEREON AND THE RECORD INFORMATION FROM DOUGLAS COUNTY ROAD DRAWINGS FOR ROAD NO. 17 AS CITED HEREWITH. THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY AND THE SOUTHEASTERLY PROPERTY LINE WAS MONUMENTED AS SHOWN.



COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

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 (503) 626-6656

DR.	<i>DAR</i>
CH.	MRH
DATE	12-11-89

MAP FILE M.L. 109-228