



PROPERTY SURVEY FOR: MICHAEL W. HOLLEMON
 P.O. BOX 33
 CURTIN, OR 97428

PROPERTY OWNERS: MICHAEL W. HOLLEMON
 DOROTHY F. HOLLEMON

FILED
 FEB 21 1991
 COUNTY SURVEYOR
 DOUGLAS COUNTY, OREGON

DESCRIPTION OF PROPERTY (FROM BOOK 1090, PAGE 274, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON):

THE WEST 500' OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH OF BEAR CREEK, SECTION 29, TOWNSHIP 21 SOUTH, RANGE 4 WEST, W.M., DOUGLAS COUNTY, OREGON.

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF THE HEREON DESCRIBED PROPERTY. CONTROLLING MONUMENTS FOR THIS SURVEY ARE THE 1/64 CORNER SET BY ANDREWS IN C.S. M80-28 AND THE C1/4 CORNER SET BY QUIMBY IN C.S. M79-7. EXAMINATION OF THE TWO NOTED SURVEYS REVEALS THAT SECTION 29 WAS SUBDIVIDED USING IDENTICAL EXTERIOR BOUNDARY DIMENSIONS IN BOTH SURVEYS. I THEREFORE BASED MY SURVEY ON THE PREVIOUSLY DESCRIBED MONUMENTS WHICH I FOUND IN GOOD CONDITION. THE MEASURED DISTANCE BETWEEN THE TWO MONUMENTS, BASED UPON MY TRAVERSE, AGREED CLOSELY WITH THE THEORETICAL DISTANCE BASED UPON SECTION SUBDIVISION CALCULATIONS.

THE WEST LINE OF THE HOLLEMON PARCEL IS THE N-S 1/4 LINE OF THE SECTION. I SET THE CN 1/16 CORNER AT CALCULATED DISTANCES FROM THE FOUND CORNERS. THE SOUTH LINE OF THE PARCEL IS THE E-W 1/4 LINE OF THE SECTION. THE SOUTHEAST CORNER WAS SET SUCH THAT THE EAST LINE OF THE PARCEL WAS ESTABLISHED PARALLEL WITH AND 500 FEET FROM THE WEST LINE OF THE PARCEL.

THE NORTH LINE OF THE PARCEL EXTENDS EASTERLY ALONG THE 1/16 LINE FROM THE CN 1/16 CORNER. I DID NOT USE THE FOUND REBAR AS SET BY ANDREWS TO CONTROL THE DIRECTION OF THE 1/16 LINE BECAUSE IT WAS SEVERELY BENT AND DID NOT AGREE CLOSELY WITH THE MEASUREMENT TO THE FOUND 1/64 CORNER AS SHOWN IN C.S. M80-28. IT ALSO FELL SUBSTANTIALLY SOUTH OF THE 1/16 LINE AS DEFINED BY THE CONTROLLING MONUMENTS.

THAT PORTION OF THE NORTH LINE BOUNDED BY BEAR CREEK IS AMBIGUOUS DUE TO THE REALIGNMENT OF THE CREEK. C.S. M80-28 SHOWS THE CENTERLINE OF THE APPARENT MAIN CHANNEL OF BEAR CREEK. THE CREEK HAS BEEN CHANNELIZED AND STRAIGHTENED SINCE THAT SURVEY WAS PERFORMED. I SPOKE WITH EARL JACOBS IN A TELEPHONE CONVERSATION ON JANUARY 9, 1991 AND HE STATED THAT HE HAD STRAIGHTENED THE CREEK; HOWEVER, HE COULDN'T RECALL THE SPECIFIC DATE.

THE RIPARIAN PORTION OF THE NORTH BOUNDARY WOULD FOLLOW THE NATURAL ACCRETIONS OF BEAR CREEK IN THE ABSENCE OF HUMAN INTERVENTION. THE RELOCATION OF THE CREEK BY CHANNEL EXCAVATION MAY BE CONSIDERED AN AVULSION AND, THEREFORE, MAY FIX THE BOUNDARY AT THE CREEK LOCATION PRIOR TO THE AVULSIVE ACT. BECAUSE THERE WAS NO WRITTEN BOUNDARY AGREEMENT BY THE ADJOINERS REGARDING ACCEPTANCE OF THE CHANNELIZED CREEK LOCATION AS THE BOUNDARY, I MONUMENTED THE FORMER APPARENT MAIN CHANNEL CENTERLINE AS DEFINED IN C.S. M80-28. THE RIPARIAN BOUNDARY REMAINS AMBIGUOUS, HOWEVER, AND IT IS LEFT TO THE MEMBERS OF THE LEGAL PROFESSION TO DEFINE IT PRECISELY.

THE LACK OF AGREEMENT BETWEEN THE PARCEL BOUNDARIES AS DETERMINED BY THIS SURVEY AND THE EXISTING FENCE LINES ON THE GROUND MAY GIVE RISE TO OCCUPANCY RIGHTS OR UNWRITTEN TITLE RIGHTS BY THIRD PARTIES.

**COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE**

**SURVEY FOR
 MICHAEL W. HOLLEMON**
 A PART OF THE NE 1/4
 OF SECTION 29, T21S, R4W,
 W.M., DOUGLAS COUNTY, OREGON
 TAX LOT 2100, MAP 21-04-29

Geomax
 OF OREGON, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 325 S. SIXTH STREET COTTAGE GROVE, OREGON 97424
 TELEPHONE: (503) 942-0126

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 DENNIS D. FINDORFF
 2424

JOB NO.	90160	DRAWN:	M.W.R.	CHECKED:	D.D.F.
DATE:	1/29/91	SHEET	1	OF	1

Map File 2111-76
 C.S. File 63/129