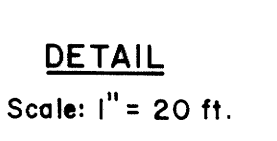
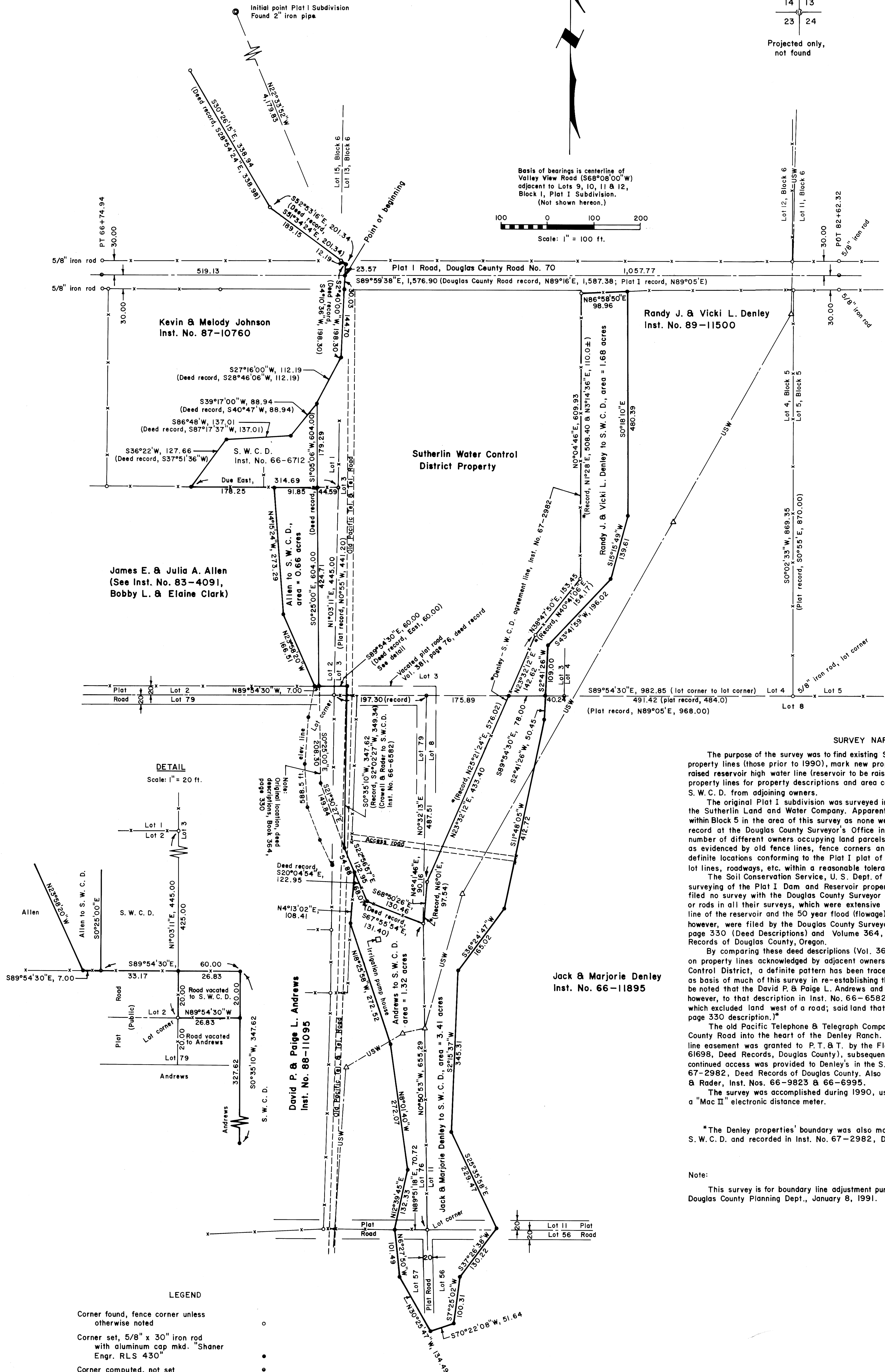
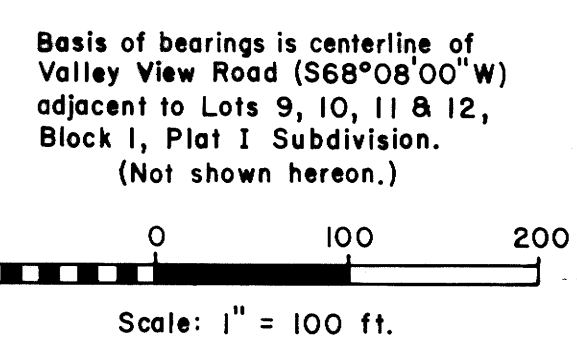
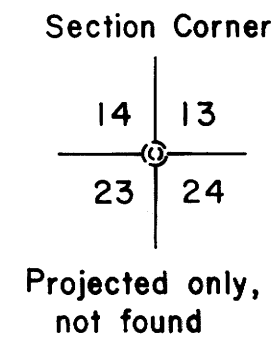


JAN 11, 1991

MAP FILE M1112-21



SURVEY NARRATIVE

The purpose of the survey was to find existing Sutherlin Water Control District (S. W. C. D.) property lines (those prior to 1990), mark new property lines at the newly established and raised reservoir high water line (reservoir to be raised in 1991) and use the survey of these property lines for property descriptions and area computations and for land purchases by S. W. C. D. from adjoining owners.

The original Plat I subdivision was surveyed in 1911 by L. G. Hicks, Chief Engineer of the Sutherlin Land and Water Company. Apparently there were no iron pipes or rods set within Block 5 in the area of this survey as none were recovered. No filed surveys were of record at the Douglas County Surveyor's Office in Block 5 since 1911, despite quite a number of different owners occupying land parcels. Comparison of existing lines of occupation as evidenced by old fence lines, fence corners and traveled roadways showed strong and definite locations conforming to the Plat I plat of record and were usable in re-establishing lot lines, roadways, etc. within a reasonable tolerance.

The Soil Conservation Service, U. S. Dept. of Agriculture, did the engineering and surveying of the Plat I Dam and Reservoir properties in the early to mid 1960's. They filed no survey with the Douglas County Surveyor and also apparently set no iron pipes or rods in all their surveys, which were extensive and included both the normal high-water line of the reservoir and the 50 year flood (flowage) easement line. These survey descriptions, however, were filed by the Douglas County Surveyor, James W. Byron, in Volume 364, page 330 (Deed Descriptions) and Volume 364, page 332 (Flowage Easement), Deed Records of Douglas County, Oregon.

By comparing these deed descriptions (Vol. 364, page 330) with existing fence lines on property lines acknowledged by adjacent owners to be those of the Sutherlin Water Control District, a definite pattern has been traced as shown on this plat and was used as basis of much of this survey in re-establishing the S. W. C. D. property line. (It should be noted that the David P. & Paige L. Andrews and the S. W. C. D. property line conforms, however, to that description in Inst. No. 66-6582 (Crowell & Rader to S. W. C. D.) which excluded land west of a road; said land that was included in above Vol. 364, page 330 description.)

The old Pacific Telephone & Telegraph Company road runs south from the Plat I County Road into the heart of the Denley Ranch. (See map.) The road and underground line easement was granted to P. T. & T. by the Flory's (Vol. 136, Page 141, Inst. No. 61698, Deed Records, Douglas County), subsequently by P. T. & T. to Denley's and continued access was provided to Denley's in the S. W. C. D. & Denley agreement, Inst. No. 67-2982, Deed Records of Douglas County. Also see easements to Denley by Crowell & Rader, Inst. Nos. 66-9823 & 66-6995.

The survey was accomplished during 1990, using a Jena 0°00'01" theodolite and a "Mac II" electronic distance meter.

*The Denley properties' boundary was also modified by agreement with the S. W. C. D. and recorded in Inst. No. 67-2982, Deed Records of Douglas County.

Note:
This survey is for boundary line adjustment purposes as per decision by the Douglas County Planning Dept., January 8, 1991.

LEGEND

- Corner found, fence corner unless otherwise noted
- Corner set, 5/8" x 30" iron rod with aluminum cap mkd. "Shaner Engr. RLS 430"
- Corner computed, not set
- S. W. C. D. boundary line, prior to 1990
- S. W. C. D. boundary line, after 1990
- Other property lines
- Plat I Subdivision lot lines
- Fence line
- Gate
- Traveled roadway, gravel
- U S West Communications buried fiber optic line, approximate location

Jack & Marjorie Denley
Inst. No. 327537

REGISTERED PROFESSIONAL LAND SURVEYOR
Bruce A Shaner
OREGON OCT 4, 1987
BRUCE A. SHANER 430

SUTHERLIN WATER CONTROL DISTRICT BOUNDARY SURVEY
in Block 5, Plat I Subdivision of the Sutherlin Land and Water Company in the NE 1/4 of Section 23, T 25 S, R 5 W, W. M., Douglas County, Oregon

For: Sutherlin Water Control District
Route 1, Box 585
Sutherlin, Oregon 97479
By: Shaner Engineering, Inc.
P. O. Box 1430
Roseburg, Oregon 97470

MAP FILE M1112-21