

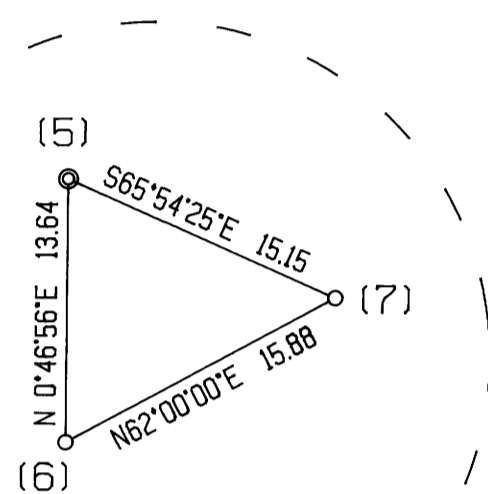
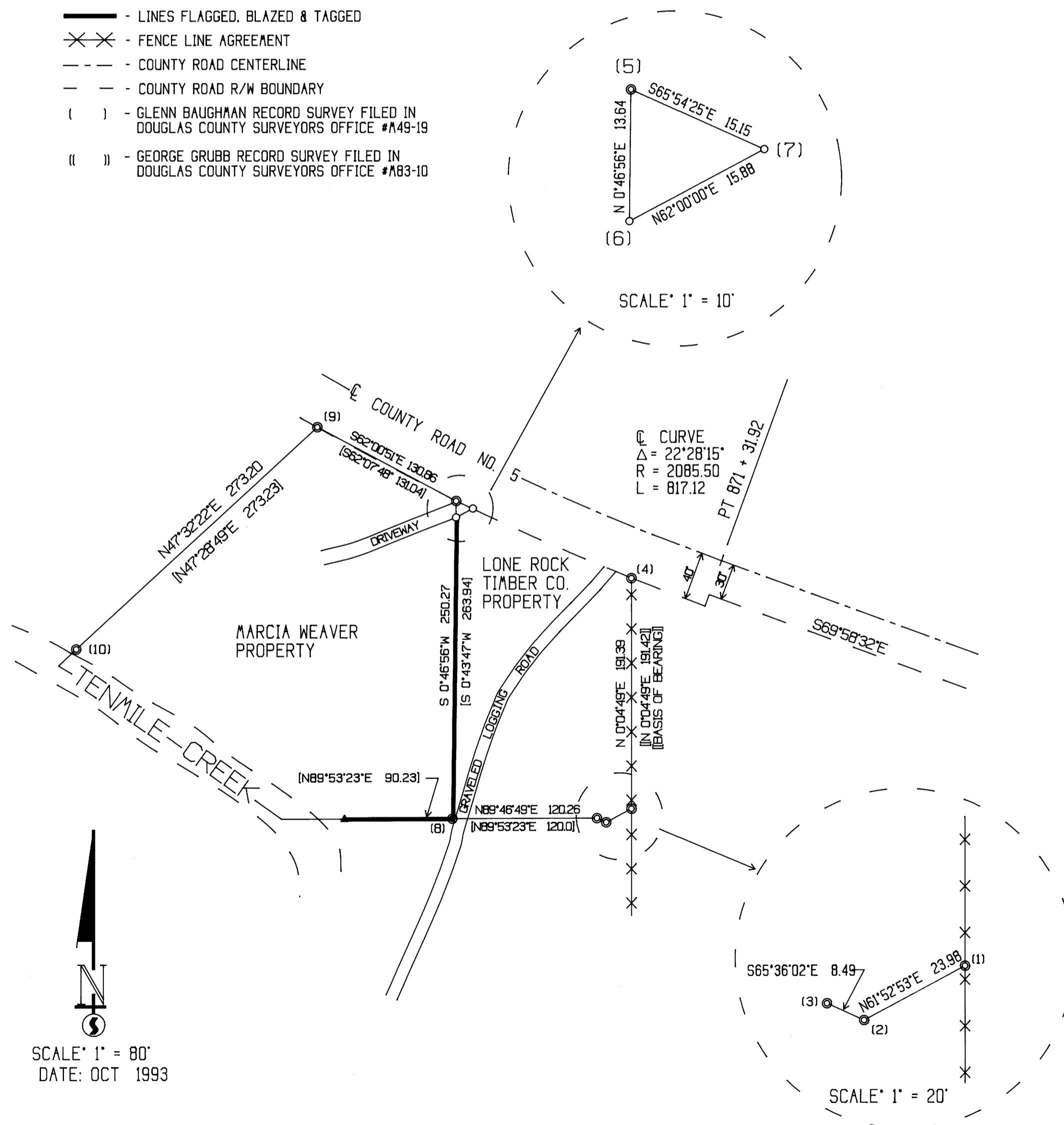
LONE ROCK TIMBER CO.

PO BOX 1127 ROSEBURG, OREGON 97470 AELIUS-WEAVER PROPERTY SURVEY
NE 1/4 SECTION 23, TOWNSHIP 28 SOUTH, RANGE 8 WEST, W.A. DOUGLAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ken W. Hoffine
OREGON
JULY 16, 1987
KEN W. HOFFINE
2281
EXPIRES: 12-31-93

LEGEND:

- ⊙ - FOUND MONUMENT SIZE AND TYPE NOTED.
- - SET 5/8" X 20" IRON ROD WITH PLASTIC CAP MARKED LS 2291
- ▲ - CALCULATED CORNER POSITION-(#A-49-19)
- - PROJECTED LINES
- - LINES FLAGGED, BLAZED & TAGGED
- ✕✕ - FENCE LINE AGREEMENT
- - - COUNTY ROAD CENTERLINE
- - - COUNTY ROAD R/W BOUNDARY
- () - GLENN BAUGHMAN RECORD SURVEY FILED IN DOUGLAS COUNTY SURVEYORS OFFICE #A49-19
- (()) - GEORGE GRUBB RECORD SURVEY FILED IN DOUGLAS COUNTY SURVEYORS OFFICE #A83-10

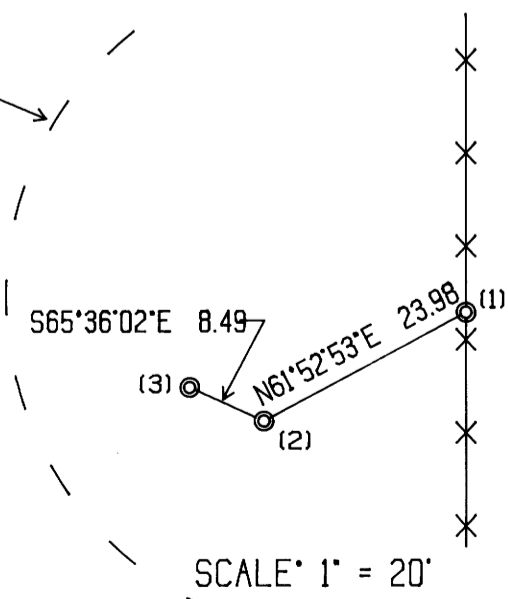


SCALE* 1" = 10'

CURVE
Δ = 22°28'15"
R = 2085.50
L = 817.12

PT 871 + 31.92

N 0°04'49"E 19.36
(IN 0°04'49"E 19.42)
(BASIS OF BEARING)



NARRATIVE

THIS SURVEY WAS CONDUCTED TO MARK THE PROPERTY LINE BETWEEN MARCIA (WEAVER) POTTER AND LONE ROCK TIMBER CO. AND ESTABLISH THE RELATIONSHIP BETWEEN THE PROPERTY LINE WITH EXISTING GRAVELED LOGGING ROAD AND DRIVEWAY. LONE ROCK'S PROPERTY WAS SOLD BY WEAVER TO AELIUS (LRT PREVIOUS OWNER) IN 1942 WITH A CORRECTION OF THE DESCRIPTION FILED IN 1971 (BOOK 453, PAGE 513) WITH THE SOUTHEAST CORNER OF LOT 2 IN SECTION 23 BEING THE POINT OF BEGINNING. THIS CORNER WAS FOUND IN PROPER POSITION AS A 5/8" IRON ROD IN A MAP FILED BY GLENN BAUGHMAN (A49-19) FOR RAY AND DON WEAVER TO ESTABLISH PROPERTY CORNERS AND DESCRIBE LAND FOR AN ESTATE SETTLEMENT OF WHICH THE PROPERTY FOR MARCIA WEAVER WAS DESCRIBED AND FILED IN 1974 (BOOK 558, PAGE 6).

MARCIA WEAVER'S PROPERTY LINE IN COMMON WITH LRT IS A METES AND BOUNDS DESCRIPTION DESCRIBED FROM THE NW CORNER OF SECTION 23 TO A 5/8" IRON ROD ON THE SOUTH R/W BOUNDARY OF COUNTY ROAD NO. 5 (FOUND), THENCE S0°43'47"W, 263.94 FEET ALONG THE AELIUS PROPERTY (QUALIFYING STATEMENT OF SENIOR RIGHTS) TO A 5/8" IRON ROD (FOUND), THENCE S89°53'23"W, 142.49 (90.23 FEET, A#49-19 5/8" IRON ROD DESTROYED BY STREAM EROSION) ALONG THE SOUTH LINE OF LOT 2 TO THE CENTER OF TENAILE CREEK. IN 1978 BURTON HOLT ESTABLISHED A NEW LOCATION 5/8" IRON ROD (FOUND) FOR THE SE CORNER OF LOT 2 BASED ON HIS ESTABLISHMENT OF THE EAST 1/4 OF SECTION 23 WHICH LIES IN A ROCK PIT. THE CHANGE IN LOCATION OF THE SE CORNER OF LOT 2 CAUSED A BOUNDARY CONFLICT BETWEEN LRT EAST NEIGHBOR, CARL HALE, WHICH WAS RESOLVED BY A SURVEY BY GEORGE GRUBB SETTING A 1 1/8" IRON ROD (FOUND) FOR THE LOCATION OF THE SE CORNER OF LOT 2 FROM A POSITION OF THE EAST 1/4 CORNER ACCEPTED AND RENEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE. THIS RESULTED IN A BOUNDARY LINE AGREEMENT BETWEEN LRT AND HALE ALONG THE ESTABLISHED FENCE LINE AS SHOWN ON THIS PLAT.

IN 1988 DUE TO UNCERTAINTY OF THE LOCATION OF CORNERS AND PROPERTY LINE BETWEEN WEAVER AND LRT DUE TO TIME AND ROAD CONSTRUCTION, AN EASEMENT WAS DRAWN UP BETWEEN WEAVER AND LRT FOR ANY ENCROACHMENT OF THE LOGGING ROAD UPON WEAVER'S PROPERTY. IN 1993 DISAGREEMENT ON FULFILLMENT OF THE TERMS OF THE EASEMENT PROMPTED THIS SURVEY TO LOCATE THE PROPERTY LINE CORNERS TO DETERMINE THE ENCROACHMENT OF ANY IMPROVEMENTS BY EITHER PARTY AND TO MONUMENT THE EXACT LOCATION OF THE ENCROACHMENT. COMPLETION OF THE SURVEY FOUND THE SOUTHEAST CORNER OF THE WEAVER PROPERTY TO BE ON THE WEST EDGE OF THE LOGGING ROAD AND NO ENCROACHMENT BY LRT. WEAVER'S DRIVEWAY WAS FOUND TO BE ENCROACHING UPON LRT PROPERTY IN THE NORTHWEST CORNER AND MONUMENTS WERE SET FOR DESCRIBING A PERMANENT EASEMENT FROM LRT TO MARCIA WEAVER.

CORNER INFORMATION

THE FOLLOWING IS A RECORD OF ALL CORNERS FOUND OR SET DURING THE COURSE OF THIS SURVEY.

- (1) 1983 - CENTEREAST 1/16 (#A83-10)
FOUND 1 1/8" IRON ROD IN GOOD CONDITION
-- POWER POLE #A105 BEARS N24°W, 9.2 FEET (RECORD N25 1/2"W, 9.1 FEET)
-- 14" OAK BEARS N52°W, 117.4 FEET (RECORD N50 1/2"W, 118.3 FEET), WELL HEALED SCAR WITH BLA TAG
- (2) 1979 - CENTEREAST 1/16 (#A70-9)
FOUND 5/8" IRON ROD 0.3 FEET BELOW GROUND
-- POWER POLE #105 BEARS N41°30'W, 26.2 FEET (RECORD N46°E, 26.5 FEET)
-- 14" OAK BEARS N40°45'W, 109.9 FEET (RECORD N38°W, 112.0 FEET), WELL HEALED SCAR WITH BLA TAG
- (3) 1973 - CENTEREAST 1/16 (#A49-19)
FOUND 5/8" IRON ROD 0.3 FEET BELOW GROUND
-- POWER POLE #A105 BEARS N57°W, 29.9 FEET
-- 14" OAK BEARS N39°W, 102.3 FEET, WELL HEALED SCAR WITH BLA TAG
- (4) FOUND 1/2" IRON ROD ON SOUTHERN COUNTY R/W BOUNDARY 2.8 FEET EAST OF FENCE AT GROUND LEVEL (#A83-10)
-- A 6 FOOT TALL, 8" DIAMETER CONCRETE FENCE POST BEARS N65°W, 4.9 FEET
- (5) FOUND A 5/8" IRON ROD 0.1 FEET ABOVE GROUND ON SOUTHERN COUNTY R/W BOUNDARY (#A49-19)
-- 52" OAK BEARS N56°W, 10.5 FEET, I SCRIBE "BT"
-- 18" PINE BEARS S42°E, 29.5 FEET, I TAG TREE
- (6) SET A 5/8" IRON ROD AT GROUND LEVEL ON SOUTH EDGE OF DRIVEWAY
-- 19" DOUGLAS FIR BEARS N76°E, 27.0 FEET, I SCRIBE "BT"
- (7) SET A 5/8" IRON ROD AT GROUND LEVEL ON SOUTHERN COUNTY R/W BOUNDARY
-- 19" DOUGLAS FIR BEARS S84°E, 12.6 FEET, I SCRIBE "BT"
- (8) FOUND A 5/8" IRON ROD 0.1 FEET BELOW GROUND LEVEL ON WEST EDGE OF GRAVELED ROAD (#A49-19)
-- 28" DOUGLAS FIR BEARS S80°W, 8.0 FEET, I TAG TREE, SCRIBE "BT"
- (9) FOUND A 5/8" IRON ROD AT 0.3 FEET BELOW GROUND LEVEL IN FENCE LINE ON SOUTHERN COUNTY R/W BOUNDARY (A#49-19)
-- METAL FENCE POST BEARS N62°W, 0.2 FEET
- (10) FOUND A 5/8" IRON ROD 0.1 FEET ABOVE GROUND LEVEL 1 FOOT SE OF FENCE LINE (49-19)
-- CEDAR FENCE POST CORNER BEARS S74°W, 2.6 FEET

M117-71

M117-71