

COMMON BOUNDARY LINE ADJUSTMENT

Gov't Lot 2, NW1/4SW1/4, NE1/4SW1/4, SW1/4SW1/4, Gov't Lot 3, and A.M. JOHNSON DLC NO. 45

Sec 10, T 28 S, R 7 W, WM

Douglas County, Oregon

Scale 1" = 500'

FILED

Date: 4/29/94 By: JF
 This survey consists of:
 Map: M118-67
 Narrative:
 Corner Rpt:

DOUGLAS COUNTY SURVEYOR

LEGEND

- ⊕ FOUND BRASS CAP
- FOUND 5/8" IR MONUMENT
- + CENTERLINE STATIONS FOR ROAD EASEMENT
- NO PERMANENT MONUMENTS SET AT THESE POINTS

CLIENT

GAIL HELMAN
 1083 STRICKLAND CANYON ROAD
 ROSEBURG, OR 97470

NARRATIVE

A PORTION OF THE RANCH WILL BE RETAINED BY GAIL HELMAN FOR HER PERSONAL RESIDENCE AND THE REST OF THE RANCH WILL BE SOLD.
 THE FIRST COMMON BOUNDARY LINE IS ESTABLISHED AS A LINE BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 AND FOLLOWS A FENCE NORTHERLY AND WESTERLY TO THE WEST BOUNDARY OF DLC NO 45.
 THE SECOND COMMON BOUNDARY LINE BEGINS AT THE SOUTHWEST CORNER OF DLC NO 45 AND RUNS SOUTHERLY TO THE SOUTH QUARTER CORNER OF SECTION 10.

NEW LOT DESCRIPTIONS

THE ADJUSTED BOUNDARY DESCRIPTION FOR PARCEL 1 IS AS FOLLOWS:

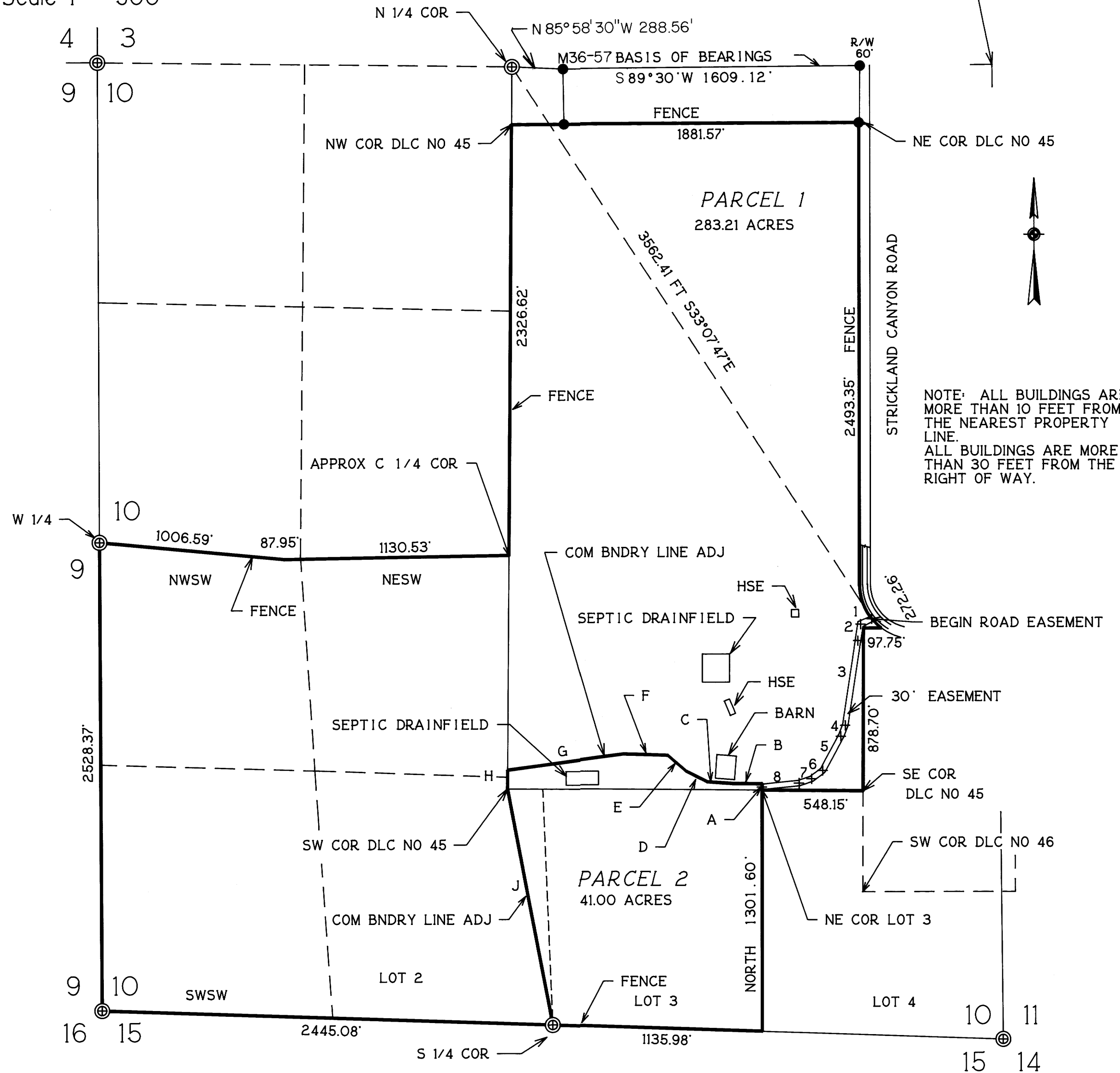
ALL OF A.M. JOHNSON DLC NO 45 AND THE SW 1/4, INCLUDING GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 28 S, RANGE 7 W, WILLAMETTE MERIDIAN, IN DOUGLAS COUNTY, OREGON, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 10, TOWNSHIP 28 S, RANGE 7 W, WILLAMETTE MERIDIAN, THENCE NORTH 33.89 FT TO A FENCE; THENCE N88°40'W, 158.87 FT ALONG SAID FENCE; THENCE N85°47'W, 137.03 FT ALONG SAID FENCE; THENCE N63°26'W 131.85 FT ALONG SAID FENCE; THENCE N48°57'W 127.50 FT ALONG SAID FENCE; THENCE N88°06'W 239.10 FT ALONG SAID FENCE; THENCE S82°22'W 635.38 FT ALONG SAID FENCE TO THE WESTERN BOUNDARY OF DLC NO 45; THENCE S0°25'W 101.55 FT ALONG SAID WEST BOUNDARY TO THE SOUTHWEST COR OF DLC 45; THENCE S10°29'E 1297.73 FT TO THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE N 2°23'W 1274.39 FT TO THE SOUTH BOUNDARY LINE OF DLC NO 45; THENCE EASTERLY 1188.42 FT TO THE POINT OF BEGINNING; CONTAINING 283.21 ACRES, MORE OR LESS.

THE ADJUSTED BOUNDARY DESCRIPTION FOR PARCEL 2 IS AS FOLLOWS:

GOVERNMENT LOT 3, SECTION 10, TOWNSHIP 28 S, RANGE 7 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, INCLUDING THE FOLLOWING DESCRIBED LANDS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, THENCE NORTH 33.89 FT TO A FENCE; THENCE N88°40'W 158.87 FT ALONG SAID FENCE; THENCE N85°47'W 137.03 FT ALONG SAID FENCE; THENCE N63°26'W 131.85 FT ALONG SAID FENCE; THENCE 48°57'W 127.50 FT ALONG SAID FENCE; THENCE N88°06'W 239.10 FT ALONG SAID FENCE; THENCE S82°22'W 635.38 FT ALONG SAID FENCE TO THE WESTERN BOUNDARY OF DLC NO 45; THENCE S0°25'W 101.55 FT ALONG SAID BOUNDARY TO THE SOUTHWEST CORNER OF DLC NO 45; THENCE S10°29'E 1297.73 FT TO THE SOUTH 1/4 COR OF SECTION 10; THENCE N2°23'W 1274.39 FT TO A POINT ON THE SOUTH BOUNDARY OF DLC NO 45; THENCE EASTERLY 1188.42 FT TO THE POINT OF BEGINNING, CONTAINING 41.00 ACRES MORE OR LESS.



NOTE: ALL BUILDINGS ARE MORE THAN 10 FEET FROM THE NEAREST PROPERTY LINE.
 ALL BUILDINGS ARE MORE THAN 30 FEET FROM THE RIGHT OF WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR

Maurice E Farr

OREGON SEPT 23, 1977 MAURICE E. FARR 1181

EXPIRES 12-31-95

ROAD EASEMENT		
PT	BEARING	DISTANCE
TIE	S 33° 07' 47" E	3562.41 FROM N 1/4 COR
1	S 64° 32' W	67.58
2	S 9° 04' W	90.04
3	S 8° 41' W	462.37
4	S 21° 27' W	64.49
5	S 28° 06' W	209.80
6	S 53° 07' W	74.37
7	S 71° 11' W	71.62
8	S 84° 02' W	202.14
TIE	N 19° 08' 46" W	4120.09 TO N 1/4 COR

ADJUSTED BOUNDARY PARCEL 2

A	N 0°00' E	33.89'
B	N 88°40' W	158.87'
C	N 85°47' W	137.03'
D	N 63°26' W	131.85'
E	N 48°57' W	127.50'
F	N 88°06' W	239.10'
G	S 82°22' W	635.38'
H	S 0°25' W	101.55'
J	S 10°29' E	1,297.73'

SURVEYOR

MAURICE E FARR
 PROFESSIONAL LAND SURVEYOR
 1960 SW BURDETTE DRIVE
 ROSEBURG, OR 97470

PH (503) 679-6598

PD 93-328

APPROVAL:

Kerth & Cubie

4/28/94

DOUGLAS COUNTY PLANNING DIRECTOR

DATE

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE