

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
Date: 4/15/96 By: BC
This survey consists of:
Map: M 124-11
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

PROPERTY SURVEY
Located in the:
WEST 1/2 of SECTION 31,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

Prepared for:
STEWART K. SPENCER
1009 ASH CREEK ROAD
RIDDLE, OREGON 97469

REGISTERED PROFESSIONAL LAND SURVEYOR
Raymond F. Brown
OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391
EXP. 12/31/97

SURVEYED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
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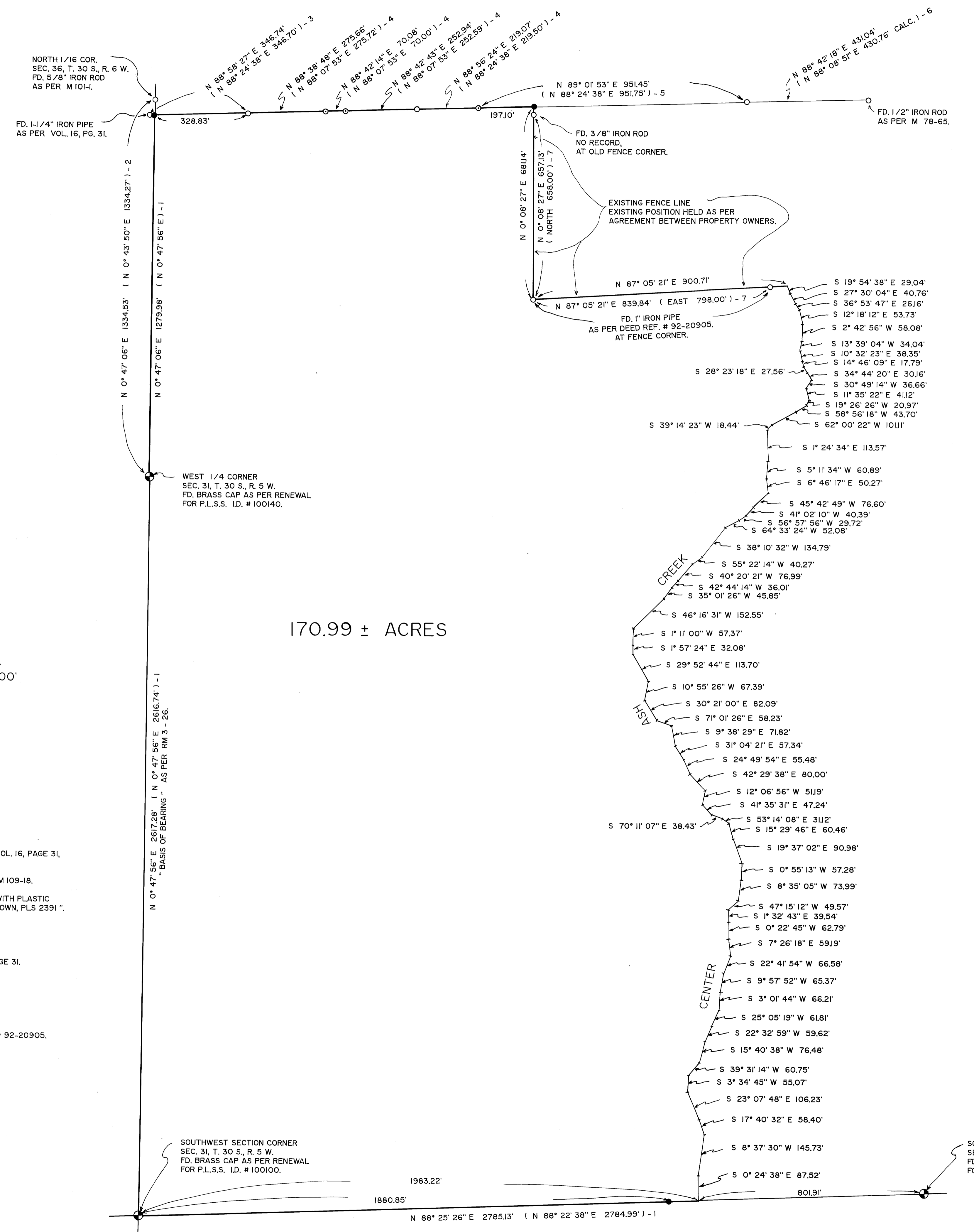
NARRATIVE:

PURPOSE OF THE SURVEY WAS TO DEFINE THE BOUNDARIES OF THE PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 92-20905, DEED RECORDS, DOUGLAS COUNTY, OREGON AND TO CALCULATE THE ACREAGE COVERED BY SAID DEED.

FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS.

CONTROL FOR THE SURVEY WAS THE EXISTING CENTER LINE OF ASH CREEK ON THE EAST BOUNDARY. DOUGLAS COUNTY SURVEYOR'S OFFICE SURVEY FILE NUMBER RM 3-26 CONTROLLED THE SOUTH BOUNDARY. SAID RM 3-26 ALONG WITH DOUGLAS COUNTY SURVEYOR'S OFFICE SURVEY FILE NUMBER M 101-1 CONTROLLED THE WEST BOUNDARY. THE NORTH BOUNDARY WAS CONTROLLED BY THE SOUTHERLY BOUNDARY OF THE FIRST ADDITION TO ASH CREEK ACRES SUBDIVISION, AS RECORDED IN VOL. 16, PAGE 31, DOUGLAS COUNTY SURVEYOR'S OFFICE. NOTE THAT SAID DEED REFERENCE NUMBER 92-20905 CALLS FOR THE NORTHWEST CORNER OF THE PROPERTY TO BE A POINT 3960.00 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN. BUT THE EXISTING SAID SOUTH BOUNDARY OF SAID FIRST ADDITION TO ASH CREEK ACRES WAS HELD. THE NORTHEAST CORNER OF THE PROPERTY WAS CONTROLLED BY DEED CALLED EXISTING MONUMENTS THAT WERE FOUND. THIS AREA IS ALSO FENCED AND THE PARTIES ON BOTH SIDES OF THE SAID FENCE LINES HAVE AGREED TO HOLD TO THE EXISTING FENCE LINES AS THEIR COMMON BOUNDARY.

THE WEST BOUNDARY OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, FROM THE SOUTHWEST SECTION CORNER TO THE WEST QUARTER CORNER, AS DEFINED BY SAID SURVEY FILE NUMBER RM 3-26, WAS USED AS "BASIS OF BEARING".



170.99 ± ACRES

MARCH, 1996
SCALE: 1" = 200'

LEGEND:

- FD. 1/2" IRON ROD AS PER VOL. 16, PAGE 31, UNLESS OTHERWISE NOTED.
- ⊙ FD. 5/8" IRON ROD AS PER M 109-18.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391".
- () - 1 RECORD AS PER RM 3 - 26.
- () - 2 RECORD AS PER M 101-1.
- () - 3 RECORD AS PER VOL. 16, PAGE 31.
- () - 4 RECORD AS PER M 109-18.
- () - 5 RECORD AS PER M 108-78.
- () - 6 RECORD AS PER M 78-65.
- () - 7 RECORD AS PER DEED REF. # 92-20905.