

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
Date: 11-20-1998 By: JC
This survey consists of:
Map: M 129-24
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

ADJUSTMENT OF COMMON BOUNDARY LINE SURVEY

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 97-190.

Located in the:
SOUTHWEST 1/4 of SECTION 12,
and in the
NORTHWEST 1/4 of SECTION 13,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

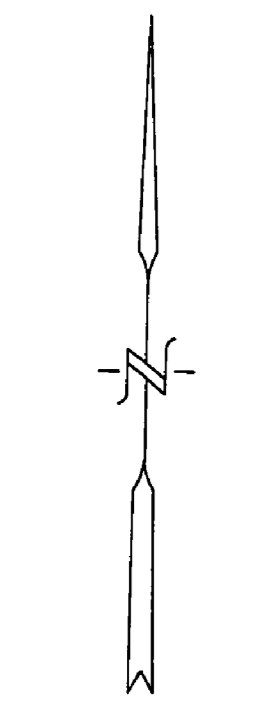
LEGAL OWNERS OF ALL UNITS INVOLVED:

STEVEN L. BROWN
P. O. BOX 364
CANYONVILLE, OR. 97417
BJORN M. VIAN
8748 BUCKHORN ROAD
ROSEBURG, OR. 97470

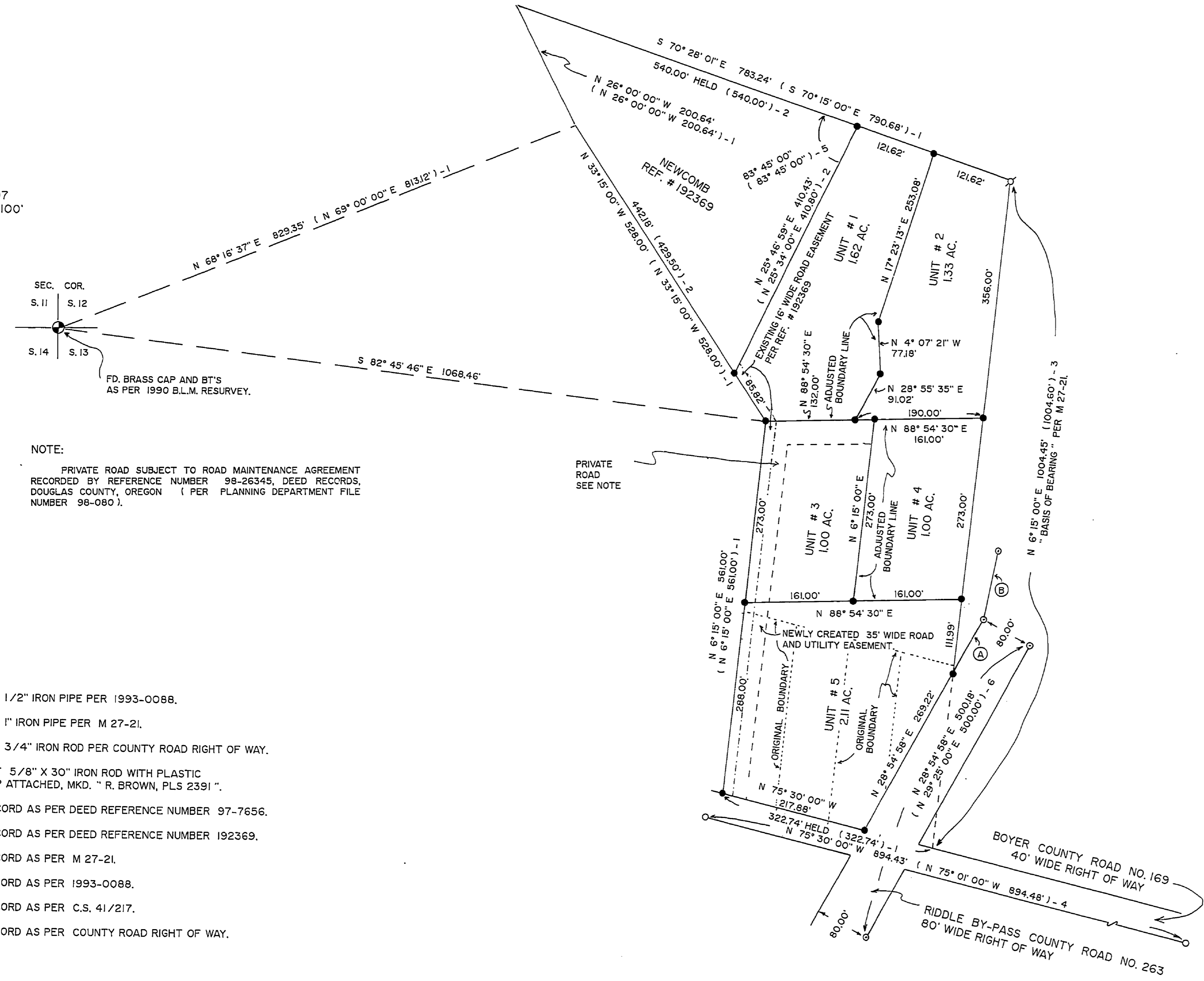
PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839-6185

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Raymond F. Brown
OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391

EXP. 12/31/97



DEC., 1997
SCALE: 1" = 100'



NOTE:
PRIVATE ROAD SUBJECT TO ROAD MAINTENANCE AGREEMENT
RECORDED BY REFERENCE NUMBER 98-26345, DEED RECORDS,
DOUGLAS COUNTY, OREGON (PER PLANNING DEPARTMENT FILE
NUMBER 98-060).

PRIVATE
ROAD
SEE NOTE

- LEGEND:
- FD. 1/2" IRON PIPE PER 1993-0088.
 - ⊕ FD. 1" IRON PIPE PER M 27-21.
 - ⊙ FD. 3/4" IRON ROD PER COUNTY ROAD RIGHT OF WAY.
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
 - () - 1 RECORD AS PER DEED REFERENCE NUMBER 97-7656.
 - () - 2 RECORD AS PER DEED REFERENCE NUMBER 192369.
 - () - 3 RECORD AS PER M 27-21.
 - () - 4 RECORD AS PER 1993-0088.
 - () - 5 RECORD AS PER C.S. 41/217.
 - () - 6 RECORD AS PER COUNTY ROAD RIGHT OF WAY.

- LINE INDEX:
- Ⓐ N 28° 54' 58" E 92.99'
(N 29° 25' 00" E) - 6
 - Ⓑ N 12° 20' 56" E 103.72'
(N 12° 43' 03" E 104.40' CALC.) - 6

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPARTMENT
DIRECTOR

11/24/98
DATE

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO ADJUST THE FIVE EXISTING UNITS OF LAND INTO THE UNITS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. THE SOUTHERLY RIGHT OF WAY OF BOYER COUNTY ROAD NUMBER 169 CONTROLLED THE SOUTH BOUNDARY. BY HOLDING THE DEED BEARING OF SAID BOYER COUNTY ROAD AND RUNNING A INTERSECT LINE FROM THE SAID FOUND 1 INCH IRON PIPE AT THE NORTHEAST PROPERTY CORNER ON THE DEEDED BEARING, I FOUND THAT THE INTERSECT POINT IS SOUTH 6° 15' 00" WEST 1004.45 FEET FROM THE SAID 1 INCH IRON PIPE. THIS DISTANCE IS VERY CLOSE TO THE DISTANCE OF 1004.60 FEET AS RECORDED IN DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER M 27-21. THIS EASTERLY BOUNDARY OF THE PROPERTY AS DEFINED BY SAID M 27-21 WAS BEFORE THE SUBTRACTION OF THE RIGHT OF WAY OF COUNTY ROAD NUMBER 263 AND WAS USED AS MY " BASIS OF BEARING ". THE BALANCE OF THE EASTERLY BOUNDARY WAS CONTROLLED BY EXISTING RIGHT OF WAY MONUMENTS PER SAID COUNTY ROAD NUMBER 263.

THE ORIGINAL DEED TO THE PROPERTY (DEED REFERENCE NUMBER 97-7656) DOES NOT CLOSE, WITH A CLOSURE ERROR OF 1 IN 482. THE PROPERTY IN THE NORTHWEST CORNER OF THE ORIGINAL PROPERTY (DEED REFERENCE NUMBER 192369) DOES NOT CLOSE, WITH A CLOSURE ERROR OF 1 TO 102. A EXISTING SURVEY OF A PORTION OF THE PROPERTY TO THE SOUTH (DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER C.S. 55/337-2) CALLS FOR MORE PROPERTY THAN THAT CALLED FOR IN THE ORIGINAL DEED AND A EXISTING SURVEY OF THAT PROPERTY SUBTRACTED FROM THE ORIGINAL PROPERTY IN THE NORTHWEST CORNER (DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER C.S. 41/217) ALSO CALLS FOR MORE PROPERTY THAN IN THE ORIGINAL DEED. I RESEARCHED ALL ADJOINING DEEDS AND FOUND THAT THE SAID ORIGINAL DEED HAS NEVER CHANGED AND THERE APPEARS TO BE A GAP IN THE ORIGINAL DEED AND THE DEED THAT DESCRIBES THE PROPERTY TO THE WEST. THEREFORE I HELD DEED BEARINGS AND DISTANCES PER TO ORIGINAL DEED FOR THE LOCATION OF THE WESTERLY BOUNDARY TO THE ORIGINAL NORTHWEST CORNER. I THEN CLOSED MY TRAVERSE FROM THE SAID NORTHWEST CORNER TO THE SAID FOUND 1 INCH IRON PIPE. I NEXT SUBTRACTED THE PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 192369, BY HOLDING RECORD DISTANCE FROM THE NORTHWEST TO IT'S NORTHEAST CORNER AND HELD RECORD INTERIOR ANGLE PER DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER C.S. 41/217, AT IT'S SAID NORTHEAST CORNER TO ESTABLISH IT'S EASTERLY BOUNDARY THAT INTERSECTS WITH THE WESTERLY BOUNDARY OF THE ORIGINAL PROPERTY.