

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
Date: 11-30-1998 By: JC
This survey consists of:
Map: M129-25
Narrative:
Corner Rpt:
JC DOUGLAS COUNTY SURVEYOR

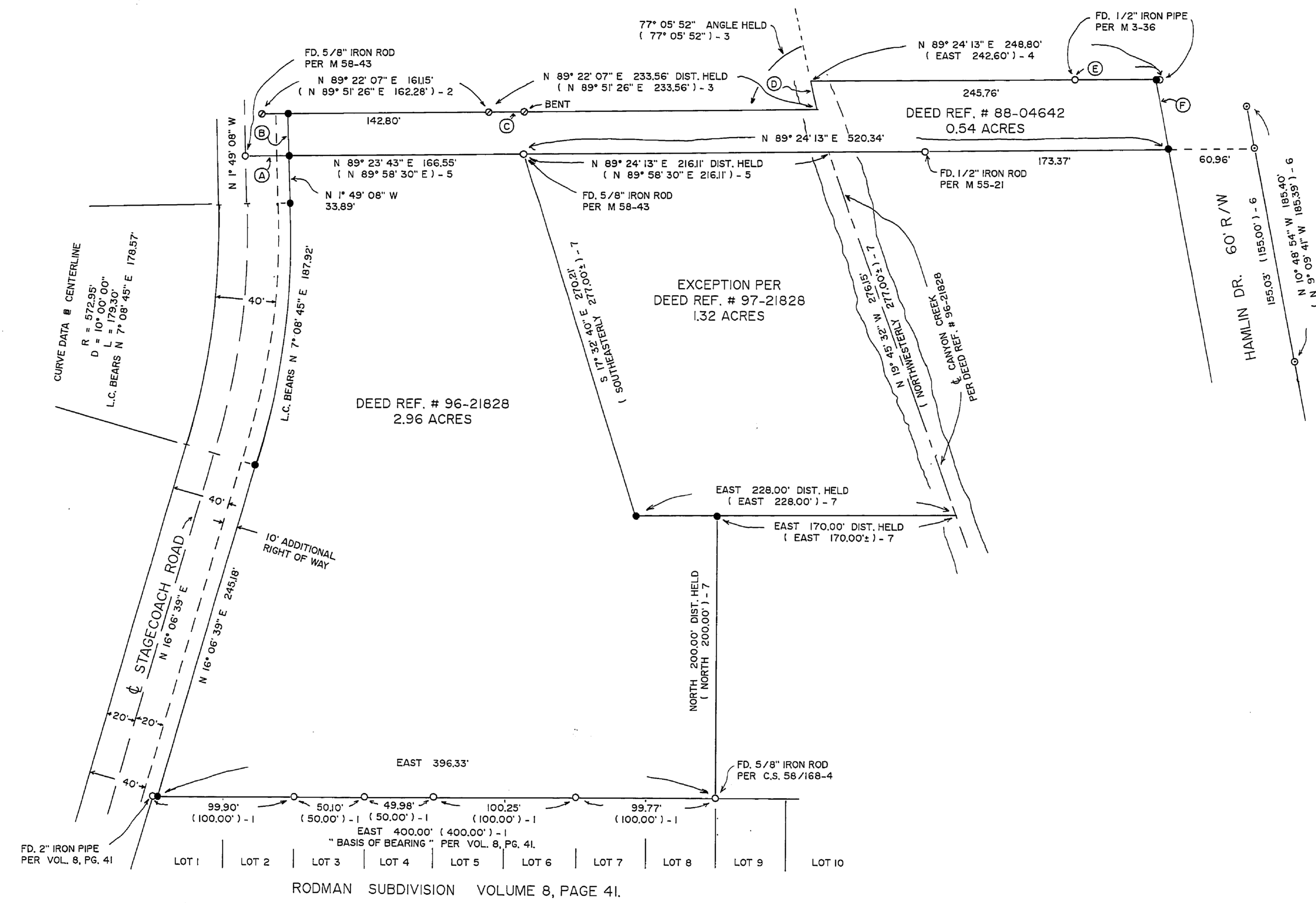
PROPERTY SURVEY

Located in the:
NORTHWEST 1/4 of SECTION 27,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

NOV., 1998
SCALE: 1" = 50'

- LEGEND:
- FD. 1/2" IRON ROD PER VOL. 8, PG. 41, UNLESS OTHERWISE NOTED.
 - ⊙ FD. 5/8" IRON ROD PER 1995-0044.
 - ⊙ FD. 5/8" IRON ROD PER M 72-79.
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391".
 - ()-1 RECORD AS PER VOL. 8, PAGE 41.
 - ()-2 RECORD AS PER M 66-1
 - ()-3 RECORD AS PER M 72-79
 - ()-4 RECORD AS PER M 3-36
 - ()-5 RECORD AS PER M 58-43
 - ()-6 RECORD AS PER 1995-0044
 - ()-7 RECORD AS PER DEED REF. # 96-21828

- LINE INDEX:
- (A) N 89° 23' 43" E 30.71'
(N 89° 58' 30" E) - 5
 - (B) N 1° 49' 08" W 30.02'
 - (C) S 89° 56' 55" E 251.7'
(N 89° 51' 26" E 25.40') - 2
 - (D) N 13° 32' 01" W 19.93'
 - (E) N 89° 24' 13" E 59.90'
(EAST 60.00') - 4
 - (F) N 10° 48' 54" W 50.45'



PREPARED FOR:
STAGECOACH ROAD L.L.C.
5235 LOWER RIVER ROAD
GRANTS PASS, OREGON 97526

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. 12/31/99

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO ESTABLISH THE PROPERTY CORNERS TO THE TWO PIECES OF PROPERTY AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS.

THE NORTH BOUNDARY OF THE RODMAN SUBDIVISION CONTROLLED THE SOUTH BOUNDARY OF THE 2.96 ACRE PARCEL. DEED CALLS CONTROLLED THE EAST BOUNDARY OF THE SAID 2.96 ACRE PARCEL WITH A DISTANCE CHECK OF 170.00 FEET MADE TO THE CENTER OF CANYON CREEK AT THE EAST END OF THE BOUNDARY THAT BEARS NORTH 200.00 FEET AND EAST 170.00 FEET FROM THE NORTHWEST CORNER OF LOT 9 OF THE SAID RODMAN SUBDIVISION. THIS CHECK DOES FIT WELL TO THE CENTER OF CANYON CREEK. THE WESTERLY BOUNDARY WAS CONTROLLED BY THE EXISTING CENTER LINE OF STAGECOACH ROAD BEING USED AS THE BEST EVIDENCE TO PLACE THE RIGHT OF WAY OF SAID STAGECOACH ROAD. A 10 FOOT WIDE STRIP WAS ALSO ADDED TO THE RIGHT OF WAY ALONG THE WESTERLY PROPERTY LINE AS PER A CONDITION PLACED BY THE CITY OF CANYONVILLE DURING A REQUEST FOR A ZONE CHANGE.

THE 0.54 ACRE PARCEL TO THE NORTH WAS CONTROLLED BY EXISTING SURVEY MONUMENTS, EXISTING SURVEY CALLS, AND AS PER DEED CALLS. THE SAID 10 FOOT WIDE ADDITIONAL RIGHT OF WAY WAS ALSO ADDED TO THE WEST END OF THE SAID 0.54 ACRE PARCEL AND THE PROPERTY BOUNDARY ON THE EAST END WAS SET SO THAT HAMLIN DRIVE WILL HAVE A FULL 60 FOOT WIDE RIGHT OF WAY.

THE NORTH BOUNDARY OF SAID RODMAN SUBDIVISION, AS DEFINED BY VOLUME 8, PAGE 41, BETWEEN THE NORTHWEST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF LOT 8, WAS USED AS "BASIS OF BEARING".