

FILED

Date: 8-18-2000 By: JS
This survey consists of:
Map: M135-34
Narrative:
Corner Rpt:

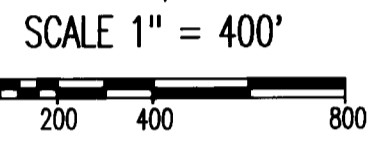
DOUGLAS COUNTY SURVEYOR

BOUNDARY SURVEY

IN THE SE 1/4 SECTION 24 & SE 1/4 SECTION 25, T. 22 S., R. 8 W., & THE SW 1/2 OF SECTION 19 AND SECTION 30, T. 22 S., R. 7 W., W.M. DOUGLAS COUNTY, OREGON - AUGUST 2000

SHORT LINE TABLE:

L1	S79°27'14"E	158.20	(S80°01'00"E	158.20")R2
L2	S10°44'46"W	10.00	(S10°11'00"W	10.00")R2
L3	S79°15'14"E	587.20	(S79°49'00"E	587.20")R2
L4	S8°33'46"W	10.00	(S8°00'00"W	10.00")R2
L5	S81°26'14"E	84.00	(S82°00'00"E	84.00")R2



NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS TO MONUMENT THE LINES SHOWN AND FOR THE PURPOSE OF AREA CALCULATIONS TO ESTABLISH THE ADJUSTED UNITS. THE ENTIRE PROPERTY IS DESCRIBED IN INSTRUMENT #99-09613, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND A PORTION OF THE PROPERTY WAS PARTITIONED INTO THREE PARCELS PER INSTRUMENT #96-04627 OF SAID COUNTY RECORDS, A NON-SURVEYED LAND PARTITION. A CLOSED LOOP TRAVERSE WAS RUN TYING THE CENTER AND EAST 1/4 CORNERS OF SEC. 25, T 22 S, R 8 W, "T" IRONS PER M30-37, NORTHEAST AND NORTHWEST CORNERS OF SEC. 30, T22S, R7W, EDGES OF ASPHALT ON HENDERER AND MELH ROAD, FENCE CORNERS, HIGH BANK OF THE UMPQUA RIVER AND THE AXLE PER M10-73. THE SOUTH LINE ORIGINALLY SURVEYED BY J. W. COLE IN 1915, VOL. 2, PG. 234, DOUGLAS COUNTY SURVEYORS RECORDS CONTAINS CALLS OF FOLLOWING THE EXISTING FENCE LINES FROM THE POINT WHERE THE SURVEY LEFT THE UMPQUA RIVER MEANDER LINE TO A POINT WHICH ANGLES NORTHWEST TO INTERSECT THE CENTER SECTION LINE OF SECTION 25, T22S, R8W. HIS SURVEY BEGAN AT THE APPROXIMATE POSITION OF THE NORTH 1/4 CORNER OF SECTION 30; HOWEVER, THAT CORNER WAS NOT PROPERLY ESTABLISHED AT THAT TIME PER THE FIELD NOTES BUT AN APPROXIMATE POSITION WAS USED. APPLYING DEED BEARINGS AND DISTANCES WHICH MATCH THE FIELD INFORMATION PRODUCED FROM THE SURVEY BY J.W. COLE, WITH THE EXCEPTION OF ONE COURSE (SEE MAP), THE LINE FALLS NORTH AND EAST OF THE EXISTING FENCE LINES BEGINNING AT THE RIVER BANK AND CONTINUING ALONG THE SOUTH BOUNDARY OF THE PROPERTY. A PORTION OF THIS FENCE LINE EXISTED AND WAS HELD IN A 1965 SURVEY BY WILFORD HAINES, M30-37, BY HOLDING THE "T" IRONS SET IN THAT SURVEY SHOWN AT "A" AND "B" AND THE EXISTING FENCE LINE BETWEEN POINTS "C" AND "D" ESTABLISHED POINT "E" BY INTERSECTION. I HELD THE POINT "E" AND ACCEPT THE REMAINING ANGLE POINTS IN THE FENCE LINE ALONG THE SOUTH BOUNDARY OF THE PROPERTY. RECORD DEED BEARINGS AND DISTANCES FOLLOWED THE ANGLE POINTS IN THIS FENCE WHEN APPLIED FROM POINT "E" AND ARE SHOWN ALONG THE LINES COMPARED TO THE MONUMENTED COURSES. THE ANGLE POINTS IN THE FENCE LINE ARE STILL ANCHORED BY OLD OAK POSTS BEING APPROXIMATELY 40 TO 50 YEARS OLD INDICATING THAT THE LINES HAVE BEEN ACCEPTED AS THE TRUE BOUNDARY LINES. IT IS EVIDENT THAT A FENCE OF SOME KIND COULD VERY WELL HAVE BEEN PRESENT DURING COLES ORIGINAL SURVEY OR THAT MARKS SET BY COLES SURVEY WERE USED TO ERECT A FENCE. THE WESTERLY BOUNDARY OF THAT PORTION OF THE LAND NORTH OF HENDERER ROAD WAS ESTABLISHED PER DEED BY HOLDING THE AXLE FOUND FROM SURVEY M10-73 BY BEN B. IRVING IN 1951. DEFLECTION ANGLES CALCULATED FROM THAT SURVEY WERE APPLIED TO THE CENTERLINE BEARING (LINE L3) AND THE SOUTHEAST AND NORTHEAST CORNERS OF M10-73 WERE REESTABLISHED HOLDING THE POSITION OF THE AXLE. A FENCE LINE IS LOCATED EASTERLY OF THIS LINE HOWEVER NO EVIDENCE IS PRESENT INDICATING IT TO BE ANYTHING OTHER THAN A CONVENIENCE FENCE ACROSS THE PASTURE. THE EASTERLY LINE AND THE SOUTH BOUNDARY OF UNIT 2 AS WELL AS THE DIVIDING LINE BETWEEN UNITS 1 AND 3 WERE POSITIONED AS DIRECTED BY THE OWNERS.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT USED: NIKON DTM-430 W/ SUPPORT
MAPPING: C. SWEEDEN

LEGEND:

- GOVERNMENT CORNER
 - 5/8" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
 - SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
 - ▲ COMPUTED POINT NOTHING FOUND OR SET
 - ()R1 RECORD PER DEED #99-9613
 - ()R2 RECORD PER M10-73
 - ()R3 RECORD PER M30-37
 - ()R4 RECORD PER M133-33
- VOL. 2, PG. 234 IS EQUAL TO DEED UNLESS NOTED OTHERWISE

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-02

OWNERS
ELKTON FARMS FUNDING LLC/
MONTEGRA CAPITAL RESOURCES LTD
600 S. CHERRY ST. SUITE 510
DENVER, COLORADO 80246

Sweeden
Land Surveying
Carl A. Sweeden
P.L.S.
5211 Cole Road
Oakland, Ore. 97462
Tel. 541-459-9523

