

BOUNDARY LINE ADJUSTMENT
IN
NW 1/4 SEC. 26, T30S, R5W, W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE PROPERTIES DESCRIBED IN DEED INSTRUMENT 90-13863 (BOOK 1112, PAGES 714-715), AND INSTRUMENT 82-11268 (BOOK 831, PAGE 589) OF THE DOUGLAS COUNTY DEED RECORDS. MONUMENTS FOUND PER SURVEY MAPS M43-15 AND M124-62 WERE USED TO CONTROL THIS SURVEY.

THE CALL FOR THE NORTH EAST CORNER OF UNIT 1 WAS DESCRIBED IN THE DEED INST. NO. 90-13863 AS THE NORTH WEST CORNER OF LAND CONVEYED IN DEED INSTRUMENT NO 277493, WHICH HAS BEEN MONUMENTED IN SURVEY M124-62. I ACCEPTED THIS MONUMENT AS THE BEST EVIDENCE OF THE TRUE CORNER POSITION AND DISREGARDED THE 3/4" ROD FOUND 3.46 FEET N59°58'06"E, OF WHICH THERE WAS NO RECORD OF BEING SET AND IT DID NOT FIT WELL WITH ADJOINING DEED TO THE EAST.

THE MONUMENT CALLED FOR ALONG THE SOUTH MOST PROPERTY BOUNDARY WAS NOT FOUND AND WAS RESET AT PROPORTIONED RECORD DISTANCE BETWEEN MONUMENTS FOUND PER M43-15.

THE FENCE ALONG THE WESTERN PORTION OF THE SOUTH LINE OF THE PROPERTY DID NOT FOLLOW THE PROPERTY LINE AND IS ENCRANCHING AS SHOWN.

ADJUSTED UNIT 1

BEGINNING AT A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF ADJUSTED UNIT 1 WHICH LIES S51°15'40"W 1309.95' FROM THE NORTH EAST CORNER OF THE WILLIAM PRESTON DONATION LAND CLAIM NO. 62;
THENCE N14°57'48"W 467.00' TO A 5/8" IRON ROD AT THE NORTH WEST CORNER OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 97-13472, DOUGLAS COUNTY DEED RECORDS, WHICH LIES ALONG THE SOUTH LINE OF THE PICKETT PROPERTY DESCRIBED IN DEED INSTRUMENTS 2001-12738 AND 99-17613; THENCE ALONG SAID SOUTH LINE S78°10'54"W 68.19' TO A 5/8" IRON ROD; THENCE S78°11'55"W 152.51' TO A 5/8" IRON ROD WHICH LIES ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. 215; THENCE FOLLOWING SAID RIGHT-OF-WAY S36°30'29"E 72.90' TO A 3/4" PIPE; THENCE S34°55'30"E 37.63' TO A POINT; THENCE S7°33'03"E 517.94' TO A 3/4" IRON PIPE AT THE NORTH WEST CORNER OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 87-6196; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE NORTH LINE OF SAID PROPERTY N69°19'39"E 102.53' TO A 5/8" IRON ROD; THENCE LEAVING SAID PROPERTY LINE N7°20'47"W 131.23' TO A 5/8" IRON ROD; THENCE N76°12'47"E 128.18' TO THE POINT OF BEGINNING, CONTAINING 2.52 ACRES.

TOGETHER WITH A SANITARY DRAIN FIELD EASEMENT FOR THE BENEFIT OF ADJUSTED PARCEL TWO SHOWN ON THE MAP AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD AT THE NORTH WEST CORNER OF THE NEWLY ADJUSTED UNIT 2;
THENCE N76°12'47"E 27.35' ALONG THE NORTH BOUNDARY OF SAID UNIT 2;
THENCE LEAVING THE NORTH BOUNDARY N8°55'16"W 98.50' TO A POINT; THENCE S76°12'47"W 37.28' TO A POINT; THENCE S8°55'16"E 98.50' TO A POINT; THENCE N76°12'47"E 9.93' TO THE POINT OF BEGINNING.

ADJUSTED UNIT 1 IS ENCUMBERED WITH THE FOLLOWING:

- 1) A RESERVATION FOR WELL, INST. NO. 72-8027 RABERN.
- 2) ACCESS AND UTILITY EASEMENT, INST. NO. 81-7236, "PICKETT LANE" LOCAL AREA ACCESS.
- 3) AN EASEMENT FOR RIGHT OF WAY, INST. NO. 69-9942, TO PACIFIC POWER & LIGHT.
- 4) AN UNOBSTRUCTED ROAD EASEMENT RESERVED IN INST. NO 106208 TO RICHEY.

ADJUSTED UNIT 2

BEGINNING AT A 5/8" IRON ROD AT THE NORTH EAST CORNER OF ADJUSTED UNIT 2 WHICH LIES S51°15'40"W 1309.95' FROM THE NORTH EAST CORNER OF THE WILLIAM PRESTON DONATION LAND CLAIM NO. 62;
THENCE FOLLOWING THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 97-13472, DOUGLAS COUNTY DEED RECORDS, S14°57'48"E 40.30' TO A 5/8" IRON ROD; THENCE N80°03'23"E 25.30' TO A 5/8" IRON ROD; THENCE S1°16'08"E 106.44' TO AN IRON PIPE; THENCE ALONG THE NORTH LINE OF THAT PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 87-6196, S82°16'35"W 146.72' TO A 5/8" IRON ROD; THENCE N7°20'47"W 131.23' TO A 5/8" IRON ROD; THENCE N76°12'47"E 128.18' TO THE POINT OF BEGINNING, CONTAINING 0.47 ACRES

ALSO TOGETHER WITH A 20' X 20' ACCESS EASEMENT FOR THE BENEFIT OF ADJUSTED UNIT 1 AS SHOWN ON THE MAP.

ADJUSTED UNIT 2 IS ENCUMBERED WITH THE FOLLOWING:

- 1) ACCESS AND UTILITY EASEMENT, INST. NO. 81-7236, "PICKETT LANE" LOCAL AREA ACCESS.
- 2) AN EASEMENT FOR RIGHT OF WAY, INST. NO. 69-9942, TO PACIFIC POWER & LIGHT.
- 3) AN UNOBSTRUCTED ROAD EASEMENT RESERVED IN INST. NO 106208 TO RICHEY.

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-059

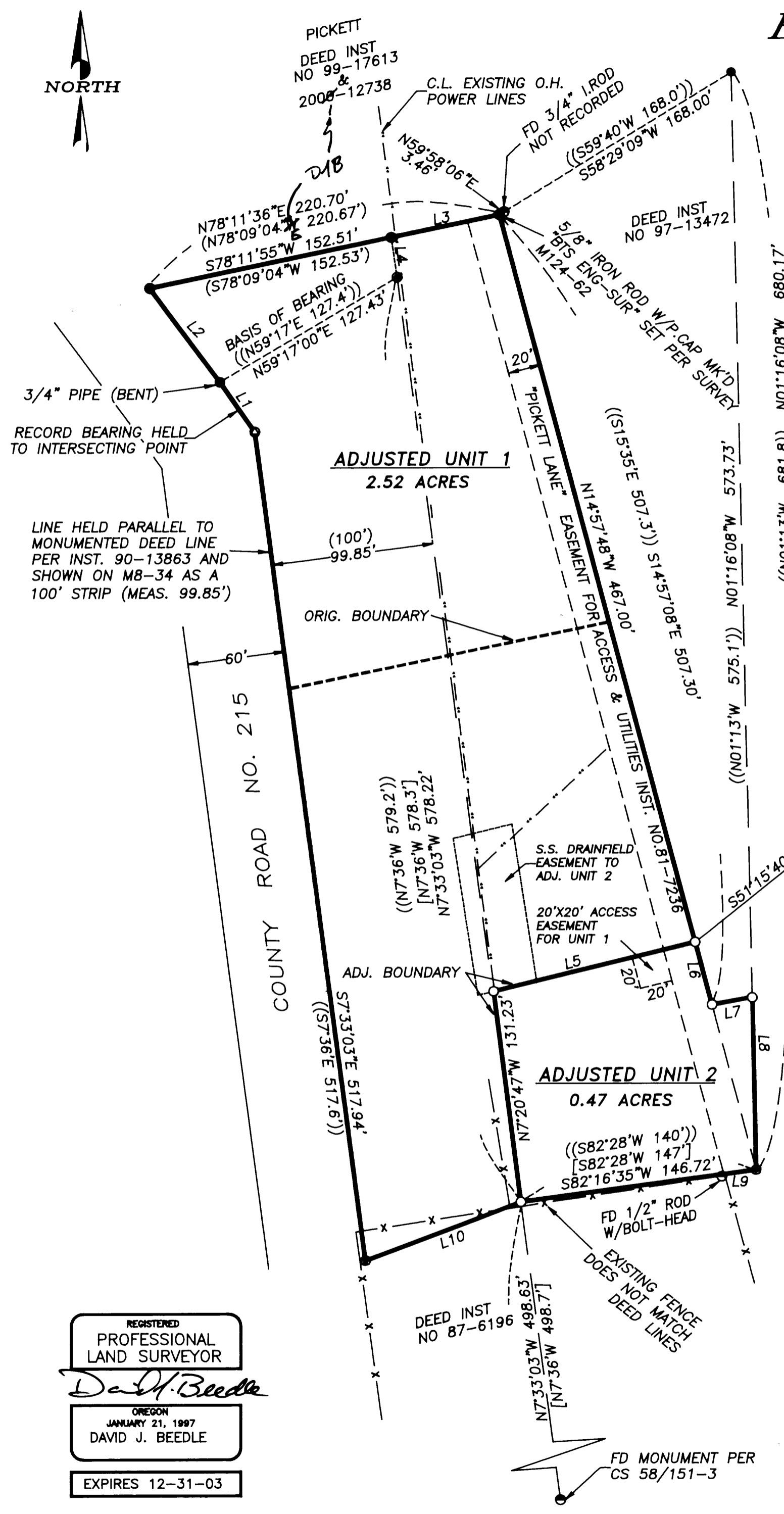
8/12/02
DATE

LEGEND

- SET 5/8"X30" IRON ROD W/PC *LS2798'
- FOUND IRON PIPE AS NOTED
- FOUND MONUMENT PER M124-62 DR AS NOTED
- FOUND AS NOTED
- CALCULATED POSITION
- < > PER SURVEY MAP M124-62 DR AS NOTED
- [] PER SURVEY MAP 43-15
- << >> PER DEED RECORDS
- X FENCE LINE
- - - D.H. POWER LINE

LINE TABLE

MEASURED		RECORD	
BEARING	DIST.	BEARING	DIST.
L1	S34°55'30"E 37.63'	((N34°55'30"W 37.4'))	
L2	S36°30'29"E 72.90'	((ALONG C.R.R/W))	
L3	S78°10'54"W 68.19'	((N78°09'04"E 68.14'))	
L4	S08°22'44"E 24.96'	((S08°18'00"E 24.99'))	
L5	N76°12'47"E 128.18'		
L6	S14°57'48"E 40.30'		
L7	N80°03'23"E 25.30'	((N77"E 26.4'))	
L8	S01°16'08"E 106.44'	((N01°13'W 106.7'))	
L9	S79°01'13"W 21.69'	((S82°28'W 20'))	
L10	N69°19'39"E 102.53'	((S69°43'W 102.5'))	



REGISTERED
PROFESSIONAL
LAND SURVEYOR
David J. Beedle
OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
EXPIRES 12-31-03

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SCALE: 1"=60'
DATE: 7-15-02

SURVEYED FOR: RICHARD & KAY COOKSLEY
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MAP FILE M140-57

MAP FILE M140-57