

LONE ROCK TIMBER CO.

SURVEY BY : LONE ROCK TIMBER CO.
PO BOX 1127 ROSEBURG, OREGON 97470 LONE ROCK SURVEY: TIPTON ROAD
NE1/4 OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M. DOUGLAS COUNTY, ORE.
SCALE: 1" = 40'
AUGUST, 2002

FILED
Date: 8/3/2002 By: JP
This survey consists of:
Map: M140-68
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

THIS SURVEY WAS CONDUCTED TO ESTABLISH PROPERTY LINES AND CORNERS OF PARCEL ONE AND TWO FROM DEED DESCRIPTION. WE RAN A RANDOM CLOSED TRAVERSE AROUND THE AREA TYING IN THE CORNERS SHOWN HEREON. BOTH DEED DESCRIPTIONS REFERENCE FOR BEGINNING THE NORTHEAST CORNER LOT 12 AND DESCRIBE LINES PARALLEL TO NORTH LINE OF LOT 12 WHICH ARE DETERMINED FROM FOUND IRON PIPES (1) AND (2) DESCRIBED HEREON. PARCEL 1 "A" AND "B" CORNERS WERE ESTABLISHED AT DEED DISTANCE AND BEARING WITH IRON RODS SET 6 FEET BACK ON LINE TO STAY BACK FROM THE TIPTON ROAD BLACKTOP. PARCEL 1 "C" AND "D" WERE SET AT DEED DISTANCE AND BEARINGS WITH IRON RODS AT THEIR COMPUTED LOCATION. PARCEL 1 "E" AND "F" CORNERS ARE IRON RODS SET ON LINE ON THE FLOOD LINE BANK OF SOUTH UMPQUA. THE SOUTHWEST CORNER OF PARCEL 2 WE FOUND A 1" IRON ROD (4) AS PER DEED CALL. WE SET A 5/8" IRON ROD (CORNER PARCEL 2 "G") ON LINE INTERSECTING THE INTERIOR EAST LINE OF PARCEL 1 AS I BELIEVE THE INTENT WAS NOT TO LEAVE A SMALL TRIANGLE WHEN THIS PARCEL WAS CREATED. WE THEN ESTABLISHED THE SOUTHEAST CORNER OF PARCEL 2 "H" AT RECORD DISTANCES FROM CORNERS (1) AND (4) WITH AN IRON ROD SET 6 FEET BACK ON LINE FROM THE EDGE OF TIPTON ROAD. THIS SURVEY WAS DONE WITH A NIKON DTM 450 WITH GARY ANGIOLET, MARK DVORSCAK AND IGNACIO ROMAN ASSISTING ME.

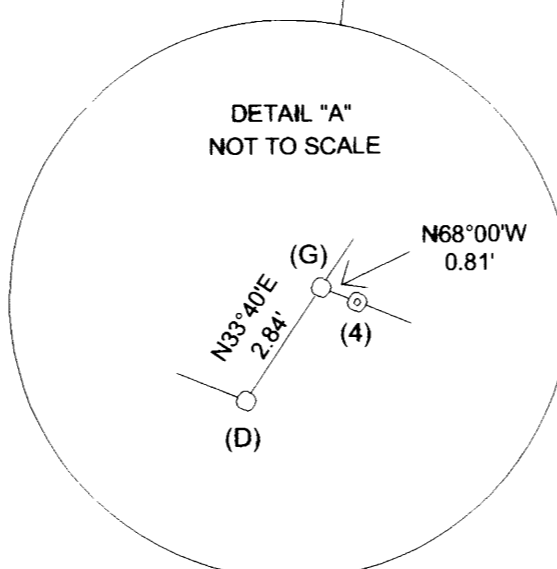
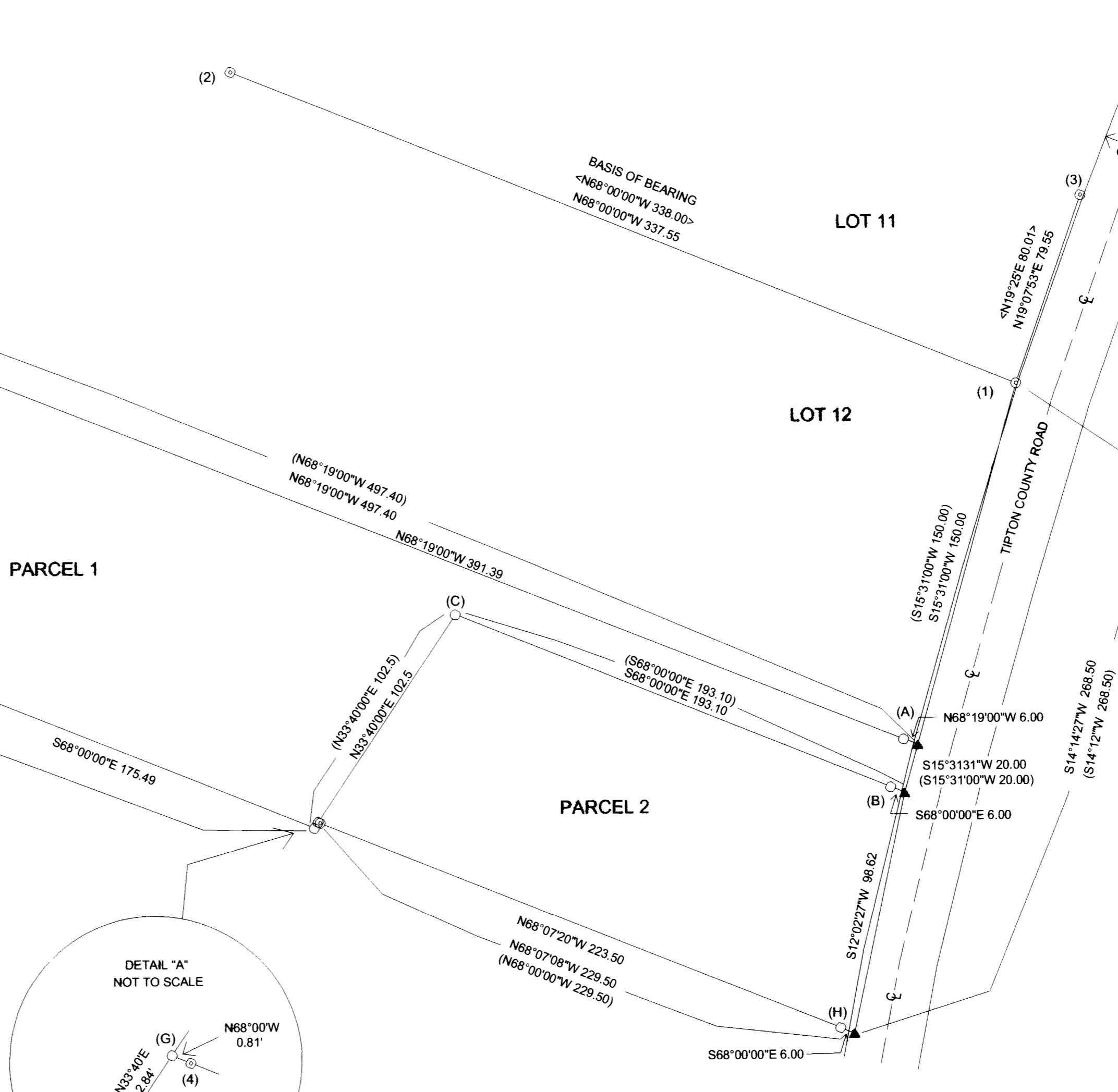
PARCEL ONE: BOOK 515 PAGE 741 DOUGLAS COUNTY RECORDS

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE TIPTON ROAD, AND ON THE EAST LINE OF LOT 12, "THE OAKS" AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK OF DOUGLAS COUNTY, OREGON, FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 12 BEARS NORTH 15° 31' EAST 150.0 FEET; THENCE NORTH 68° 19' WEST 497.4 FEET TO THE WEST LINE OF THE SAID LOT; THENCE SOUTH 33° 37' WEST 120.0 FEET ALONG SAID WEST LINE; THENCE SOUTH 68° 00' EAST 310.0 FEET, PARALLEL TO THE NORTH LINE OF SAID LOT; THENCE NORTH 33° 40' EAST 102.5 FEET; THENCE SOUTH 68° 00' EAST 193.1 FEET PARALLEL TO SAID NORTH LINE TO A POINT ON THE AFORESAID EAST LINE; THENCE NORTH 15° 31' EAST 20.0 FEET, ALONG THE SAID EAST LINE TO THE PLACE OF BEGINNING IN LOT 12 "THE OAKS" AND IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND DOUGLAS COUNTY, OREGON.

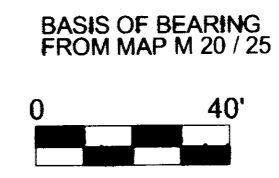
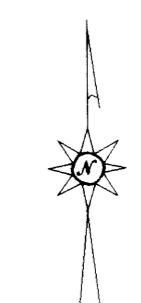
PARCEL TWO: BOOK 515 PAGE 741 DOUGLAS COUNTY RECORDS

A PORTION OF LOT 12 OF THE OAKS, DOUGLAS COUNTY, OREGON, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE EAST CORNER OF THE SAID LOT 12 AND ON THE WEST SIDE OF THE TIPTON ROAD; THENCE RUNNING FROM SAID IRON PIPE AND FOLLOWING THE EAST SIDE OF SAID LOT 12 ON A CURVE, THE LONG CHORD OF WHICH BEARS SOUTH 14° 12' WEST 268.5 FEET TO AN IRON PIPE; THENCE LEAVING THE EAST SIDE OF LOT 12, AND RUNNING PARALLEL TO THE NORTH LINE OF SAID LOT 12, NORTH 68° WEST 229.5 FEET TO AN IRON PIPE; THENCE NORTH 33° 37' EAST 100 FEET TO A POINT; THENCE NORTH 68° WEST 310 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE FOLLOWING THE SAID WEST LINE NORTH 33° 37' EAST 172.8 FEET TO THE NORTH CORNER OF SAID LOT 12; SOUTH 68° EAST 448.8 FEET TO THE POINT OF BEGINNING, ALL BEING LOCATED IN SAID LOT 12 OF THE OAKS IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

EXCEPTING THAT PORTION SOLD TO WESLEY E. BAILOR AND RUTH T. BAILOR AS RECORDED IN VOLUME 209 PAGE 469, OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ken W. Hoffine
OREGON
KEN W. HOFFINE
JULY 16 1967
#2291
EXPIRES: 6-30-03



LEGEND	
⊙	FOUND IRON PIPES
○	SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291
▲	CALCULATED NOT SET
< >	RECORD FROM MAP M20 / 25 FILED IN DOUGLAS COUNTY SURVEYORS OFFICE
()	RECORD DEED INFORMATION

- (1) FOUND 1" IRON PIPE - NE CORNER LOT 12 OAKES ADDITION SUBDIVISION PLAT VOL 2 PG. 8
- (2) & (3) FOUND 3/4" IRON PIPES FROM PLAT OF PARTITION OF LOT 11 "THE OAKS" M 20 - 25
- (4) FOUND 1" IRON PIPE DEED RECORD ONLY

MAP FILE M140-68

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