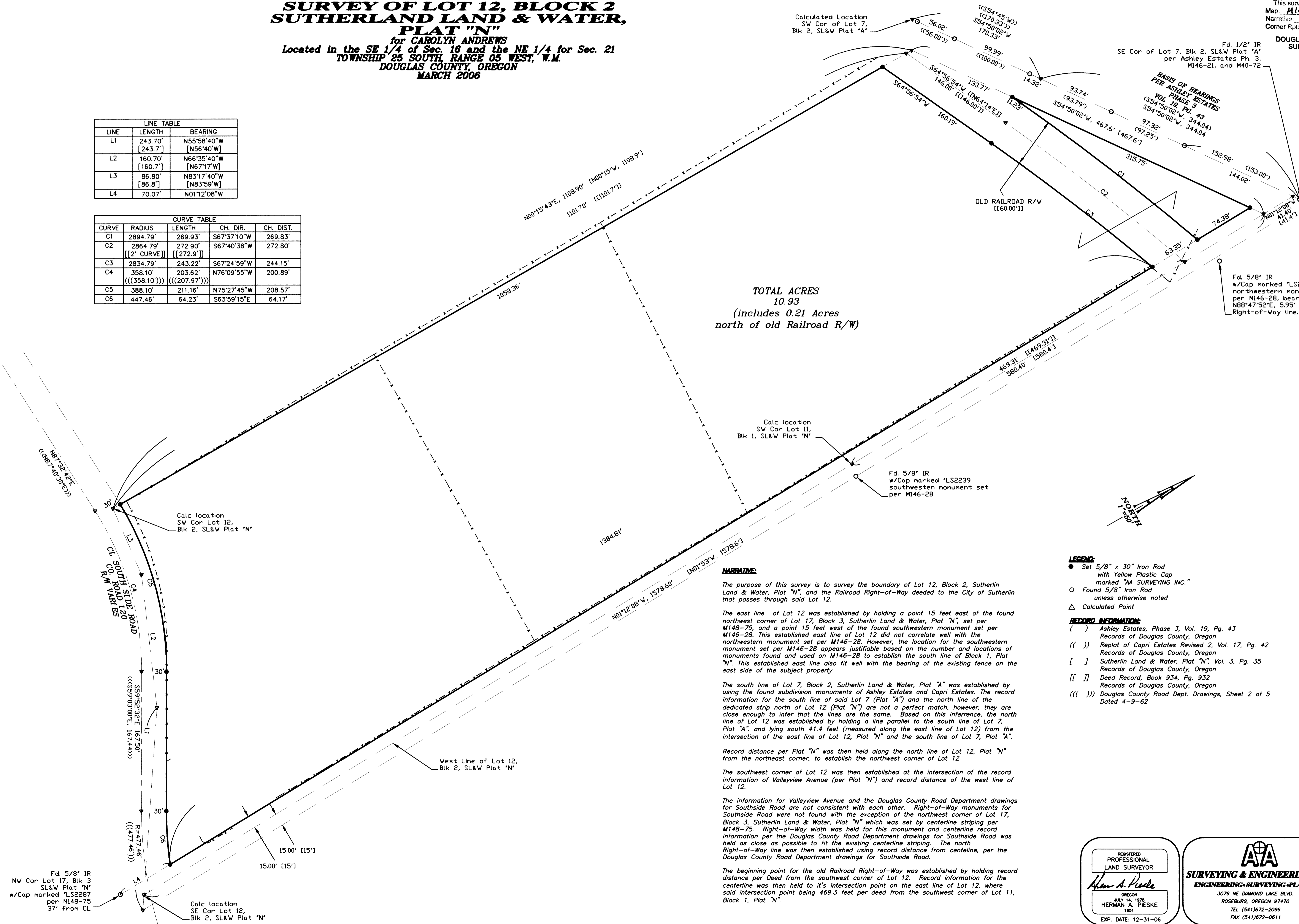


**SURVEY OF LOT 12, BLOCK 2  
SUTHERLAND LAND & WATER,  
PLAT "N"**  
for CAROLYN ANDREWS  
Located in the SE 1/4 of Sec. 16 and the NE 1/4 for Sec. 21  
TOWNSHIP 25 SOUTH, RANGE 05 WEST, W.M.  
DOUGLAS COUNTY, OREGON  
MARCH 2006

LINE	LENGTH	BEARING
L1	243.70' [243.7']	N55°58'40"W [N56°40'W]
L2	160.70' [160.7']	N66°35'40"W [N67°17'W]
L3	86.80' [86.8']	N83°17'40"W [N83°59'W]
L4	70.07'	N01°12'08"W

CURVE	RADIUS	LENGTH	CH. DIR.	CH. DIST.
C1	2894.79'	269.93'	S67°37'10"W	269.83'
C2	2864.79'	272.90'	S67°40'38"W	272.80'
	[[2' CURVE]]	[[272.9']]		
C3	2834.79'	243.22'	S67°24'59"W	244.15'
C4	358.10'	203.62'	N76°09'55"W	200.89'
	(((358.10)))	(((203.62)))		
C5	388.10'	211.16'	N75°27'45"W	208.57'
C6	447.46'	64.23'	S63°59'15"E	64.17'

TOTAL ACRES  
10.93  
(includes 0.21 Acres  
north of old Railroad R/W)



**NARRATIVE:**

The purpose of this survey is to survey the boundary of Lot 12, Block 2, Sutherland Land & Water, Plat "N", and the Railroad Right-of-Way deeded to the City of Sutherland that passes through said Lot 12.

The east line of Lot 12 was established by holding a point 15 feet east of the found northwest corner of Lot 17, Block 3, Sutherland Land & Water, Plat "N", set per M148-75, and a point 15 feet west of the found southwestern monument set per M146-28. This established east line of Lot 12 did not correlate well with the southwestern monument set per M146-28. However, the location for the southwestern monument set per M146-28 appears justifiable based on the number and locations of monuments found and used on M146-28 to establish the south line of Block 1, Plat "N". This established east line also fit well with the bearing of the existing fence on the east side of the subject property.

The south line of Lot 7, Block 2, Sutherland Land & Water, Plat "A" was established by using the found subdivision monuments of Ashley Estates and Capri Estates. The record information for the south line of said Lot 7 (Plat "A") and the north line of the dedicated strip north of Lot 12 (Plat "N") are not a perfect match, however, they are close enough to infer that the lines are the same. Based on this inference, the north line of Lot 12 was established by holding a line parallel to the south line of Lot 7, Plat "A", and lying south 41.4 feet (measured along the east line of Lot 12) from the intersection of the east line of Lot 12, Plat "N" and the south line of Lot 7, Plat "A".

Record distance per Plat "N" was then held along the north line of Lot 12, Plat "N" from the northeast corner, to establish the northwest corner of Lot 12.

The southwest corner of Lot 12 was then established at the intersection of the record information of Valleyview Avenue (per Plat "N") and record distance of the west line of Lot 12.

The information for Valleyview Avenue and the Douglas County Road Department drawings for Southside Road are not consistent with each other. Right-of-Way monuments for Southside Road were not found with the exception of the northwest corner of Lot 17, Block 3, Sutherland Land & Water, Plat "N" which was set by centerline striping per M148-75. Right-of-Way width was held for this monument and centerline record information per the Douglas County Road Department drawings for Southside Road was held as close as possible to fit the existing centerline striping. The north Right-of-Way line was then established using record distance from centerline, per the Douglas County Road Department drawings for Southside Road.

The beginning point for the old Railroad Right-of-Way was established by holding record distance per Deed from the southwest corner of Lot 12. Record information for the centerline was then held to it's intersection point on the east line of Lot 12, where said intersection point being 469.3 feet from the southwest corner of Lot 11, Block 1, Plat "N".

**LEGEND:**

- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- Found 5/8" Iron Rod unless otherwise noted
- △ Calculated Point

**RECORD INFORMATION:**

- ( ) Ashley Estates, Phase 3, Vol. 19, Pg. 43 Records of Douglas County, Oregon
- (( )) Replat of Capri Estates Revised 2, Vol. 17, Pg. 42 Records of Douglas County, Oregon
- [ ] Sutherland Land & Water, Plat "N", Vol. 3, Pg. 35 Records of Douglas County, Oregon
- [[ ]] Deed Record, Book 934, Pg. 932 Records of Douglas County, Oregon
- ((( ))) Douglas County Road Dept. Drawings, Sheet 2 of 5 Dated 4-9-62

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1981  
EXP. DATE: 12-31-06

**AAA SURVEYING & ENGINEERING, INC.**  
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