

FILED
Date: 12/11/2011 By: J.C.
This survey consists of:
Map: M157-50
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

DESCRIPTIONS

UNIT 1 (Stevens, Herbert Craig)
The property as described in Deed Reference Number 2009-8664 of the official deed records of Douglas County, Oregon.
ALSO, a portion of the property described in Deed Reference Number 2003-29785 of the official deed records of Douglas County, Oregon, described as follows:

Beginning at a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the westerly boundary of the property described in Deed Number 2009-8664 of the official records of Douglas County, Oregon from which the Northwest corner thereof bears North 1°33'15" East 839.81 feet; thence South 01° 33' 15" West 212.48 feet a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the northerly Right of Way of Little River County Road Number 17; thence along said Right of Way, 17.07 feet along the arc of a 658.51 foot radius curve to the right, the long chord of which bears North 51° 26' 35" West 17.07 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence North 50° 42' 02" West 56.41 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence leaving said Right of Way North 17° 24' 41" East 152.97 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence North 40° 15' 25" East 26.29 feet to the **POINT OF BEGINNING**, containing 0.16 acres more or less.

EXCEPT therefrom that portion described as follows:
Beginning at a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the westerly boundary of the property described in Deed Number 2009-8664 of the official records of Douglas County, Oregon from which the Northwest corner thereof bears North 1°33'15" East 839.81 feet; thence South 15° 23' 51" East 189.70 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 40° 15' 25" West 88.45 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence North 01° 33' 15" East 250.48 feet to the **POINT OF BEGINNING**, containing 0.16 acres more or less.

BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE PER G.P.S. OBSERVATION HOLDING NGS CORS STATION "DCSO".
UNIT 2 (Moore, Sue Ann)

The property as described in Deed Reference Number 2003-29785 of the official deed records of Douglas County, Oregon.
ALSO, a portion of the property described in Deed Reference Number 2009-8664 of the official deed records of Douglas County, Oregon, described as follows:

Beginning at a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the westerly boundary of the property described in Deed Number 2009-8664 of the official records of Douglas County, Oregon from which the Northwest corner thereof bears North 1°33'15" East 839.81 feet; thence South 15° 23' 51" East 189.70 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 40° 15' 25" West 88.45 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence North 01° 33' 15" East 250.48 feet to the **POINT OF BEGINNING**, containing 0.16 acres more or less.

EXCEPT that portion described as follows:
Beginning at a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the westerly boundary of the property described in Deed Number 2009-8664 of the official records of Douglas County, Oregon from which the Northwest corner thereof bears North 1°33'15" East 839.81 feet; thence South 01° 33' 15" West 212.48 feet a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the northerly Right of Way of Little River County Road Number 17; thence along said Right of Way, 17.07 feet along the arc of a 658.51 foot radius curve to the right, the long chord of which bears North 51° 26' 35" West 17.07 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence North 50° 42' 02" West 56.41 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence leaving said Right of Way North 17° 24' 41" East 152.97 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence North 40° 15' 25" East 26.29 feet to the **POINT OF BEGINNING**, containing 0.16 acres more or less.

ALSO, a portion of the property described in Deed Reference Number 2008-14933 of the official deed records of Douglas County, Oregon, described as follows:

Beginning at a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the westerly boundary of the property described in Deed Number 2003-29785 of the official records of Douglas County, Oregon from which the Northwest corner thereof bears North 1°24'08" East 638.97 feet; thence South 01° 24' 08" West 258.83 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the northerly Right of Way of Little River County Road Number 17; thence along said Right of Way 81.79 feet along the arc of a 2868.30 foot radius curve to the left, the chord of which bears North 54° 23' 26" West 81.79 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence North 19° 01' 54" East 223.34 feet to the **POINT OF BEGINNING**, containing 0.20 acres more or less.

EXCEPT that portion described as follows:
Beginning at a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the westerly boundary of the property described in Deed Number 2003-29785 of the official records of Douglas County, Oregon from which the Northwest corner thereof bears North 1°24'08" East 638.97 feet; thence North 01° 24' 08" East 185.66 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 75° 17' 26" East 49.62 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 40° 15' 26" East 52.97 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 33° 12' 08" West 158.45 feet to the **POINT OF BEGINNING**, containing 0.20 acres more or less.

BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE PER G.P.S. OBSERVATION HOLDING NGS CORS STATION "DCSO".
UNIT 3 (McIntyre, Anita)

The property as described in Deed Reference Number 2008-14933 of the official deed records of Douglas County, Oregon.
ALSO, a portion of the property described in Deed Reference Number 2003-29785 of the official deed records of Douglas County, Oregon, described as follows:

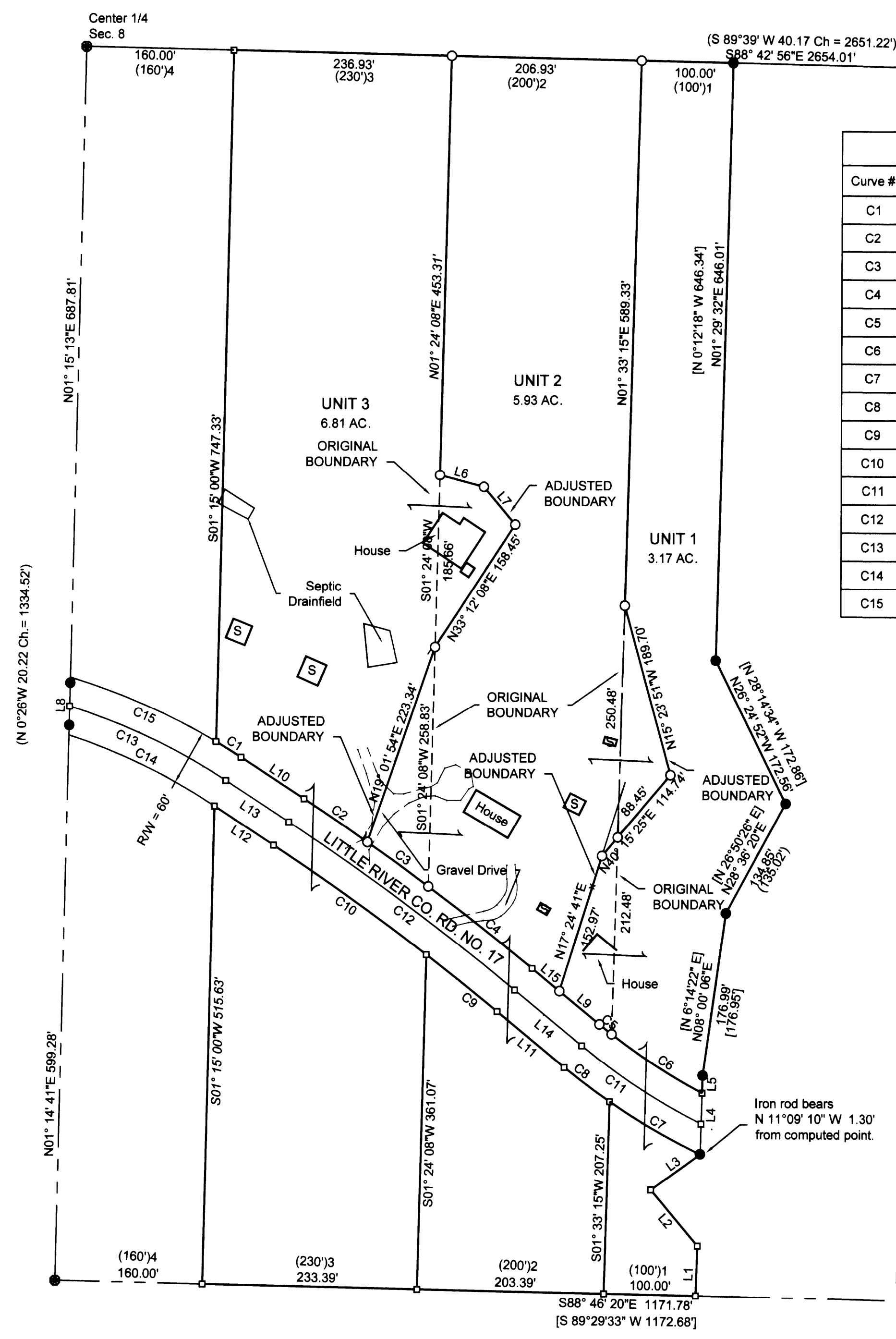
Beginning at a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287" on the westerly boundary of the property described in Deed Number 2003-29785 of the official records of Douglas County, Oregon from which the Northwest corner thereof bears North 1°24'08" East 638.97 feet; thence North 01° 24' 08" East 185.66 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 75° 17' 26" East 49.62 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 40° 15' 26" East 52.97 feet to a 5/8" iron rod with a plastic cap marked "LAND MARK PLS2287"; thence South 33° 12' 08" West 158.45 feet to the **POINT OF BEGINNING**, containing 0.20 acres more or less.

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BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE PER G.P.S. OBSERVATION HOLDING NGS CORS STATION "DCSO".

Fd. DCSO Brass Cap & Accessories per renewal 300540, Douglas County Survey Records
Lat 43°14'08.3583" North
Lon 122°57'06.1736" West

Curve Table and Parcel Line Table with columns for Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Line #, Length, Direction, RECORD INFO.



NARRATIVE

The purpose of the survey is to determine the boundaries, encroachments and adjust boundaries of the properties described in Deed Reference Numbers 2009-8664, 2003-29785 and 2006-14933.

The properties in question were determined to be a portion of the North half of the Southeast quarter of Section 8. Tax Lots 1200 and 1300 were created holding distances from the East 1/4 corner and Tax Lots 1400 and 1500 were created holding the Center 1/4 corner. The North boundary was controlled by holding the East and Center 1/4 Corners per found record monuments. The Northeast corner of Tax Lot 1200 was established holding the found monument per M111-6 and computing the Northwest corner of Tax Lot 1200 at record distance.

The Northeast corner of Tax Lot 1400 was computed at record distance along the North boundary. Calculating the Northwest corner of Tax Lot 1300 at record distances revealed a hiatus between Tax Lot 1300 and 1400. Research indicated that Tax Lot 1300 was the junior deed (Volume 25, Page 535) of all properties lying in the North 1/2 of the Southeast 1/4. It was determined that the intent was to sell all remaining land. Tax Lot 1300 and 1400 were both owned by the parents of the current owners and inherited, each getting one of the parcels, therefore they agreed to split the gap equally.

The South boundary of the properties were established holding the record South-Center 1/16 corner and the Southeast corner of Parcel 1, Partition 94-0088. The deficiency in the record distance per Partition 94-0088 was ignored because of the excess per deeds. Again record distances were held along the line and the excess was divided between Tax Lot 1300 and 1400.

After boundaries were established, encroachments were determined and the adjusted to resolve the issues.

- Owners: Unit 1: Herbert Craig Stevens, 11060 Little River Rd, Glide, OR 97443; Unit 2: Sue Ann Moore, 11024 Little River Rd, Glide, OR 97443; Unit 3: Anita McIntyre, 10984 Little River Rd, Glide, OR 97443

Water Supply: Wells
Sanitary Sewer: Septic System
Zone: R5
Comp. Plan: RC5

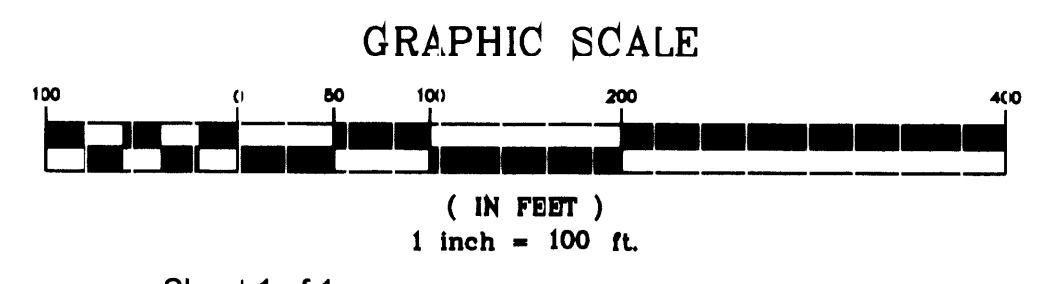
Approvals: Keith L. Cubie, DOUGLAS COUNTY PLANNING DIRECTOR, 12/6/12 DATE

DOUGLAS COUNTY PLANNING FILE NO. 10-M051
CONVEYANCE INST. #s
Unit 1 2011-16161
Unit 2 2011-16157 & 2011-16160
Unit 3 2011-16158

- Legend: Fd. Brass or Aluminum Cap as noted; Fd. 5/8" iron rod as noted; Set 5/8" X 30" Iron Rod with yellow plastic cap inscribed "LANDMARK PLS 2287"; Calculated point Not Set; Shed or Outbuilding

- Record Information: () Record data as per 1973 BLM Dependent Resurvey; (1) Deed Ref. # 2009-8664; (2) Deed Ref. # 2003-29785; (3) Deed Ref. # 2008-14933; (4) Deed Ref. # 2005-13970; [] Partition 94-0088; () M158-58

BASIS OF BEARING - OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE PER G.P.S. OBSERVATIONS.



Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT
In the SE 1/4, Section 8
Township 27 South, Range 2 West, W.M.
Douglas County, Oregon
July 2011
REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbler
OREGON
JULY 16, 1987
MARK A. HEIMBLER
2287
RENEWS JUNE 30, 2013
FOR: ANITA MCINTYRE
10984 Little River Road
Glide, OR 97443
LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG OREGON 97470
TEL. (541) 677-9400
FAX: (541) 677-9401
LM PROJ. NO. 2010-0024