

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE OUTER BOUNDARY OF A PARCEL DESCRIBED IN VOL. 209, PAGE 145, DEED RECORDS OF DOUGLAS COUNTY, OREGON AND BEING LOCATED IN THE NW 1/4 OF SECTION 18, T. 22 S., R. 5W., WM, DOUGLAS COUNTY, OREGON. THE CURRENT PARCEL ALSO HAS SEVERAL EXCEPTED PROPERTIES THAT ADDED TO THE COMPLEXITY OF THIS SURVEY. THE FOLLOWING DEEDS ARE EXCEPTED FROM THE MAIN PARENT PARCEL:

- RECORDER'S NO. 204496 (VOL. 248 PG. 396)
- RECORDER'S NO. 66-1851 (ADD'L ROW FOR HAYHURST EXTENSION RD.)
- RECORDER'S NO. 79-11910 (VOL. 725 PG. 255)
- RECORDER'S NO. 97-07743 (BOOK 1466 PAGE 170) (ADD'L ROW FOR SOUTH ELK COUNTY RD.)

WEST LINE AND PORTION OF NORTH LINE SOUTH OF ELK CREEK

I HELD FOUND STONE MONUMENT AT NW CORNER OF STILLWELL DLC NO. 45 AND FOUND CORNERS SET PER M33-22 FOR PORTION OF THE NORTH LINE OF PARCEL. FOR WEST LINE OF SUBJECT PARCEL, I HELD DEED CALLOUTS AND SET CORNERS AS SHOWN.

NORTH LINE ALONG HIGHWAY 38

I HELD FOUND MONUMENTS SET PER ODOT MAP 1B - 20 - 16B AND ALSO SHOWN ON ODOT MAP 38-010 (A-H). I THEN CALCULATE RIGHT-OF-WAY BASED ON FOUND MONUMENTS. RELATIONSHIP OF FOUND MONUMENTS AND STATIONING SHOWN ON ODOT MAP 1B - 16 - 16B AGREED WELL WITH COORDINATE RELATIONSHIP SHOWN ON ODOT MAP 38-010E. I HELD 40' ROW FOR PORTION OF NORTH LINE AS SHOWN AND DEED BEARINGS LEAVING SAID ROW PER RECORDER'S NO. 79-11910. NOTE THAT THIS DEED REFERS TO THE NORTHEAST CORNER OF DLC NO. 39 WHICH WAS CALCULATED BY HOLDING FOUND NORTHWEST CORNER DLC NO. 45 AND METES AND BOUND CALLOUTS PER FIELD NOTES ON PAGES 24 AND 25 OF DONATION LAND CLAIMS RECORDS FOR TOWNSHIP 22 SOUTH, RANGE 5 WEST.

EAST LINE ALONG OLD BILLY CREEK

THE DEED CALLS OUT "FOLLOWING THE CENTER OF BILLY CREEK" AND THIS CALLOUT IS FURTHER COMPLICATED SINCE THE MAIN CHANNEL OF BILLY CREEK HAS BEEN REROUTED. REMNANTS OF THE OLD BILLY CREEK HAVE ALSO BEEN IMPACTED BY MANMADE CHANNELS. DISCUSSIONS WITH MR. WILLIAM NASH WHO OWNS THE PARCEL ON THE EAST SIDE OF THE PARCEL BEING SURVEYED PROVIDED FIELD INPUT AS TO THE ORIGINAL LOCATION OF OLD BILLY CREEK. AN EXISTING DRY CREEK BED WAS OBSERVED AND FURTHER CALCULATIONS TO DEED CALLOUTS SEEMS TO AGREE WITH THE LOCATION INDICATED BY MR. NASH. I HELD THE DEED CALLOUTS PER RECORDER'S NO. 79-11910 FOR THE NORTHERLY PORTION OF THIS EAST LINE AND THEN HELD THE EXISTING DRY CREEK BED. MONUMENTS HAVE BEEN SET AND A PROPERTY LINE AGREEMENT HAS BEEN MADE TO HOLD THESE SET MONUMENTS FOR THE PORTION LYING IN THE OLD BILLY CREEK.

EASTERLY LINE BETWEEN BILLY CREEK AND HAYHURST EXTENSION ROAD NO. 24

THE DEED CALLOUTS FOR THIS SECTION "BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE OREGON WESTERN RAILROAD RIGHT-OF-WAY AND BILLY CREEK; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY, 23-1/2 RODS TO THE WEST LINE OF THE DRAIN HAYHURST WAGON ROAD; THENCE IN A NORTHWESTERLY DIRECTION 27 RODS TO THE CENTER OF BILLY CREEK" HAVE BEEN DIFFICULT TO RETRACE.

RESEARCH WAS MADE AT DOUGLAS COUNTY COURTHOUSE FOR THE RAILROAD MAPS, BUT NONE WERE FOUND. THE RAILROAD RIGHT-OF-WAY IS DESCRIBED IN VOL. 51, PAGES 394 - 395. THE RAILROAD DEED CALLS "THENCE ON A STRAIGHT LINE BEARING NORTH 57° 4' WEST A DISTANCE OF 2659.3 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 5 WEST, SAID POINT OF INTERSECTION OF SAID CENTER LINE OF RAILROAD BEING DISTANCE FIVE HUNDRED AND EIGHTY FOUR (584) FEET EASTERLY FROM THE WESTERLY BOUNDARY LINE OF SAID SECTION 18".

BASED ON DISCUSSION WITH MR. WOOLLEY, THIS RAILROAD WAS NEVER COMPLETED. REMNANTS OF THE CONCRETE ABUTMENTS FOR THE RAILROAD BRIDGE OVER BILLY CREEK WERE TIED OUT. THE DEED CALLOUTS FOR THE CENTERLINE OF THE RAILROAD DISAGREE WITH THESE CONCRETE BRIDGE ABUTMENTS BY OVER 150 FEET. IT APPEARS THAT IF THE DEED WAS INTENDING THAT THE NORTH LINE WAS ACTUALLY THE NORTH LINE OF THE THOMAS STILLWELL DONATION LAND CLAIMS, THEN THIS SEEMS TO AGREE WITH THE CONCRETE ABUTMENTS. THIS ANALYSIS AGREES WITH THE RAILROAD RIGHT-OF-WAY SHOWN ON M8-80 AND CO. RD. MAP 197 #00000066 ALTHOUGH NO SPECIFIC TIES ARE SHOWN ON THESE SURVEYS.

THE FOUND CORNERS PER SURVEY M12 - 11 WERE HELD. IN ADDITION, THE ANGLE RELATIONSHIP AND DISTANCES SHOWN ON THIS SURVEY WERE HELD SINCE THIS WAS THE ONLY SURVEY THAT PROVIDED A METES AND BOUNDS OF THE FORMER HAYHURST COUNTY ROAD. THIS RELATIONSHIP ALSO AGREED WITH THE EXISTING FENCE.

DUE TO THE AMBIGUITIES OF THIS SECTION OF THE EASTERLY LINE, A PROPERTY LINE AGREEMENT WAS MADE.

HAYHURST EXTENSION ROAD NO. 24

ALTHOUGH ONLY A SMALL SEGMENT OF THIS ROAD AFFECTS THE PARCEL BEING SURVEYED, IT WAS NECESSARY TO DETERMINE THIS ROAD RIGHT-OF-WAY. I HELD THE END STATION WHERE IT TIED INTO HIGHWAY 38 PER MONUMENTS FOUND PER ODOT DWG 1B - 20 - 16 AND RECORD DATA SHOWN ON DOUGLAS COUNTY ROAD NO. 24A (08700906). I SET TWO CORNERS AT THE INTERSECTION OF HAYHURST / SOUTH ELK CREEK ROAD.

SOUTH ELK CREEK ROAD (COUNTY ROAD NO. 197)

THE MAJORITY OF THE RIGHT-OF-WAY THAT AFFECTS THE PARCEL BEING SURVEYED WAS DETERMINED FROM ODOT DWG 10B - 9 - 20 AND M124-118 (ODOT). I FOUND AND HELD ODOT CONTROL POINT #2 AND POINT 1002 AS THE BASIS. THE COORDINATE RELATIONSHIP SHOWN ON DWG 10B - 9 - 20 WAS HELD AND ROTATED TO MATCH THE FOUND CONTROL POINTS. I HELD DEED CALLOUTS FOR STATIONING AND RIGHT-OF-WAY PER DEED IN RECORDER'S NO. 97-07743. MONUMENTS WERE SET AT EACH OF THE ANGLE POINTS EXCEPT WHERE NOTED.

BASIS OF BEARINGS:

FOUND MONUMENTS PER M33 - 22.

REFERENCE SURVEYS:

- M8 - 80 DOW 1951
- M12 - 11 DOW 1951
- M12 - 22 DOW 1951
- M33 - 22 HAINES 1967
- M124 - 18 (ODOT) GARDNER 1996

DOUGLAS COUNTY ROAD NO. 197 SURVEY (00000066)
DOUGLAS COUNTY ROAD NO. 24A SURVEY (08700906)

- ODOT DWG 1B - 20 - 16 1986
- ODOT DWG 10B - 9 - 20 1996
- ODOT DWG 38-010 (A-H) 2002

PART. PLAT 1992 - 0079

PLAT MEADOWVIEW ACRES VOL. 9 PG. 45

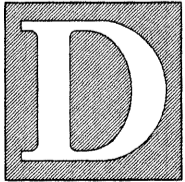
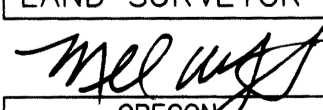
EQUIPMENT USED
TRIMBLE S6 ROBOTIC
LISCAD SOFTWARE
AUTOCAD LAND DEVELOPMENT DESKTOP 2006

ASSISTING IN SURVEY
PAT IRVIN
GARY SLAWSON

SOUTH ELK CREEK ROAD - RIGHT-OF-WAY WIDTHS (PER DEED 97-07743)				
POINT	STATION (M)	STATION (FT)	WIDTH (M)	WIDTH (FT)
5000	10022	32880.18	9.2	30.18
5001	10060.094	33005.16	9.2	30.18
5002	10122	33208.26	11.25	36.91
5003	10134	33247.63	9.864	32.36
5004	10146.257	33287.84	20	65.62
5005	10162.55	33341.29	10	32.81
5006	10188	33424.79	9.2	30.18
5007	10242	33601.95	10	32.81
5008	10258	33654.45	10	32.81
5009	10268	33687.25	7.66	25.13

FILED
Date: 5/21/2009 By: NW
This survey consists of:
Map: M 159-27A-C
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M 159-27C

 <p>THE DYER PARTNERSHIP ENGINEERS & PLANNERS, INC. 1330 TEAKWOOD AVE. COOS BAY, OREGON 97420 TELEPHONE: (541) 269-0732</p>	<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p>  <p>OREGON JULY 26, 1988 MICHAEL W. ERICKSON 2340 EXPIRES: 12-31-09</p>	<p>PROPERTY SURVEY DAN WOOLLEY</p>		PROJECT NO. 900.69	DRAWING NO. S3
		<p>NW 1/4 SEC. 18, T. 22 S., R. 5 W</p>		DATE APRIL, 2009	SHEET NO. 3 OF 3

LINE IS 2 INCHES AT FULL SCALE
IF NOT 2" = SCALE ACCORDINGLY

MAP FILE M 159-27C

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