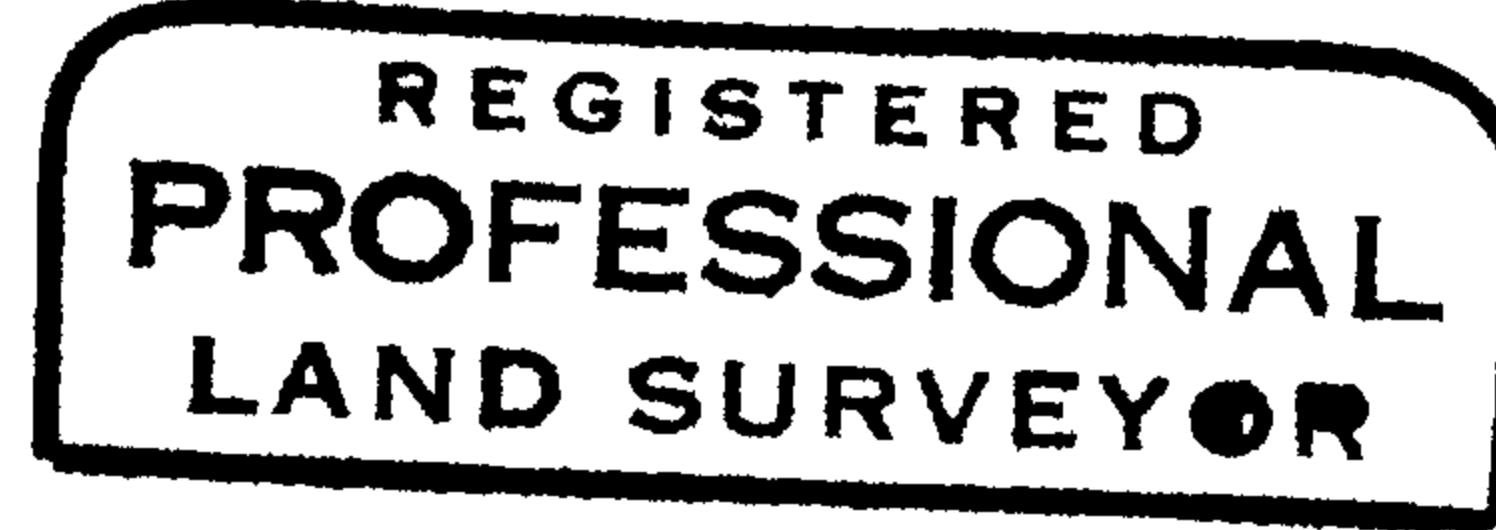


M 159-56

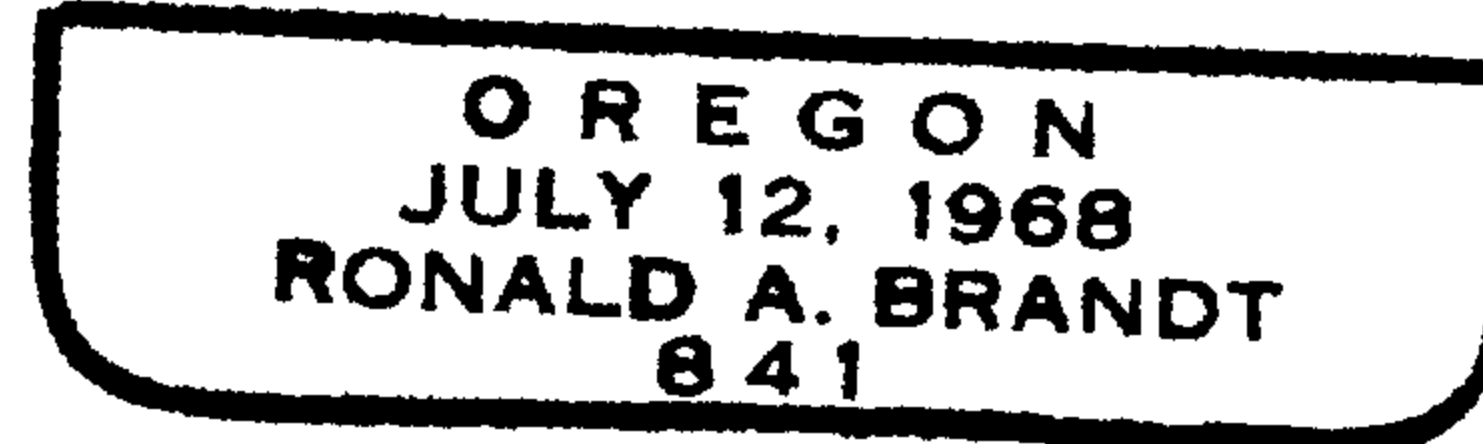
SEE MAP FILE FOR PLAT

Ronald A. Brandt Consulting
P.O. Box 427
Glendale, Oregon 97442
July 8, 2009

NARRATIVE of LAND SURVEY
a Boundary Line Adjustment
in the NE 1/4, SE 1/4, Section 6, T. 32 S., R. 4 W., W.M.
Douglas County, Oregon



Ronald A. Brandt



license expires 12/31/09

Survey for- Tom and Jan Prestianni
2741 Upper Cow Creek Road
Azalea, Oregon 97410

PURPOSE: to identify a parcel of land for a sale between adjoining owners through a *boundary line adjustment* and to ascertain that the remainder parcel of the seller will remain above the 10 acre minimum for the farm use zoning.

METHOD: this survey utilized monuments found from previous surveys, the current Cow Creek centerline of mean high water and supporting fence positions; this survey was a *closed-traverse* from the SE 1/16 Corner of said Section 6 set in survey filed as M120-58, the basis-of-bearing for this survey and also the survey which established the Prestianni 3.05 acre parcel to be joined with the 2.12 acres from the ownership of Betty C. Ewert; the traverse continued to the Cow Creek County Road 36 south boundary, across and along the centerline of Cow Creek to the section line common to Sections 5 and 6 then southerly and westerly near the east and south lines of said NE 1/4, SE 1/4, back across Cow Creek.

EQUIPMENT: this work was conducted with a 20-second Jena theodolite and 300 ft. Lufkin stainless tape with angles read to 20 seconds and distances to 1/100th's foot.

INDIVIDUALS and DATES: this survey was initiated June 22 and completed July 6, 2009 with Tom and Jan Prestianni, Alan Brandt and neighbors witnessing all or part of the work.

REFERENCES:

The following Land Surveys of record in the Douglas County Land Surveyor's Office-

1. M120-58 Templin for Superior Lumber, 1994.
2. M66-56, Rogers for Azalea Realty, 1977.
3. M26-77, Wenderoth for Rodney Smith, 1963.
4. County Road 36 file, 329968.

The following Deeds of Record in the Douglas County Recorder's Office-

1. 96-20468, Betty C. Ewert
2. 05-31243, Tom Prestianni
3. 77-22926, Robert Naylor

FILED

Date: 8/10/2009 By: hw
This survey consists of: _____
Map: M 159-56
Narrative: CS 65/67-5A4b
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

CORNERS FOUND and UTILIZED:

1. The SE 1/16 Corner, Section 6, T. 32 S., R. 4 W., W.M. found a 5/8" rebar with a yellow cap mkd. Templin LS2359, flush, at the SE fence corner of the Prestianni property, from which bears (per survey M120-58, *Geodetic Tie*) S 50°31'03"W, 379.90' the D.C.S.O. brass disk of Station "C-122 reset 1990".

C.S. File No CS 65/67-5A

2. The intersection of the east line of the NW ¼, SE ¼, said Section 6 with the southerly boundary of Douglas County Rd. 36, Cow Creek. found a 5/8" rebar with a yellow cap mkd. Templin LS2359, flush, at the northern most fence corner of the Prestianni property.
3. The S 1/16 Corner of Section 5 and 6, T. 32 S., R. 4 W., W.M., found ½" galv. I.P., B.T.'s down, heavy duff, in N-S fenceline and abutting fence from the west and old timber cutting line from the east, this pipe referred to in surveys 2 and 3 above, but not referred to in the M120-58 survey, which used an unmarked calculated point.
4. The 5/8" I.rod of M66-55 on the line common to Sections 5 and 6, still located 74.7' from the Cow Creek centerline and found in the north end of old fence heavily covered in berry brambles.

CORNERS SET:

1. The NW Corner of the 2.12 acre "boundary line adjustment" parcel, set a 5/8" steel rod x 32" with aluminum cap mkd. R BRANDT LS841, flush, and located 0.67' east of the east fence of the Prestianni 3.05 acre parcel and N 00° 02' 42" W, 531.21' from the SE 1/16 th of said Section 6.
2. The North boundary line point of the 2.12 acre "boundary line adjustment" parcel located S 66°52'30"E, 160.03' from corner 1 above and N 66°52'30"W, 40.00' from the Cow Creek centerline, set a 5/8" steel rod x 32" with aluminum cap mkd. R BRANDT LS841, flush.
3. The South boundary line point of said 2.12 acre parcel located N 89°01'31"E, 170.00" from the SE 1/16 Corner said Section 6 and S 89°01'31"W, 48.32' from the centerline of Cow Creek and on the south line of said NE ¼, SE ¼, Section 6, set a 5/8" steel rod x 32" with aluminum cap mkd. R BRANDT LS841, flush.

SUMMARY: Survey M66-56 identified Cow Creek centerline in 1977 and deed 77-22926 specified "that portion of NE ¼, SE ¼, Section 6, T. 32 S., R. 4 W., W.M. lying southeasterly of the centerline of Cow Creek." which at that time established the acreage remaining to the northwesterly side of Cow Creek. Today, Cow Creek position appears to have stabilized as evidenced by larger hardwoods on both sides of the bank. The southern end of Cow Creek has moved westerly toward the SE 1/16 corner over the last 32 years, however the upstream point at the Section line of 5 and 6 remains where it was and going downstream there were minor back and forth changes. The acreage of the Betty Ewert "remainder parcel" is **10.27** acres.

DESCRIPTION of BOUNDARY LINE ADJUSTMENT PARCEL:

A *parcel of land* in the NE ¼, SE ¼, Section 6, T. 32 S., R. 4 W., W.M., Douglas County, Or.

Beginning at the SW Corner of said NE ¼, SE ¼; thence N 00°02'42"W, 531.21 ft. on a fenceline to a point on the west boundary said NE ¼, SE ¼, marked by a 5/8" steel rod x 32" with aluminum cap mkd. R BRANDT LS841; thence S 66°52'30"E, 163.01 ft. to a point marked by a 5/8" steel rod x 32" with aluminum cap mkd. R BRANDT LS841; thence continuing S 66°52'30"E, 40.00 ft. more-or-less to a point in the centerline of Cow Creek; thence S 06°22'09"W, 155.02 ft more-or-less on the centerline of Cow Creek to a point; thence S 09°30'44"E, 297.77 ft. more-or-less on the centerline of Cow Creek to the point of intersection with the southline of said NE ¼, SE ¼ ; thence on said southline S 89° 01'31"W, 48.32 ft. more-or-less to a point marked by a 5/8" steel rod x 32" with aluminum cap mkd. R BRANDT LS841; thence continuing on said southline S 89°01'31"W, 170.00 ft. to the point of **beginning** and containing **2.12** acres more-or-less.