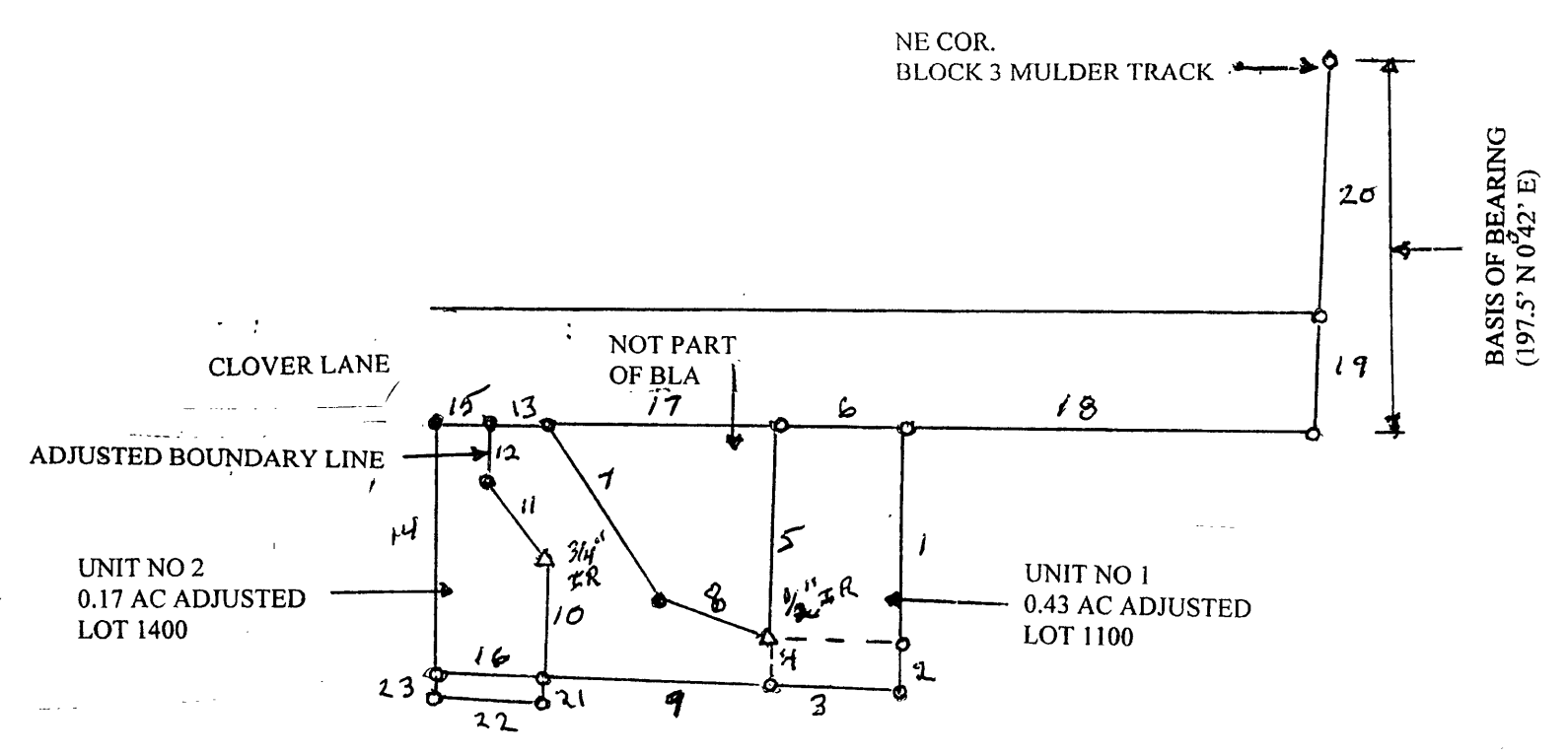


MAP FILE M160-54

FILED  
 Date: 4-15-2010 By: JC  
 This survey consists of:  
 Map: M160-54  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

PLANNING DEPARTMENT FILE NO 06-M035



SCALE: 1" = 100'

LEGEND  
 ● SET 5/8" X 30" RD WITH CAP MARKED LS 2345  
 ○ NOT FOUND OR SET  
 △ FOUND AS NOTED

LINE	BEARING	DISTANCE
1	S 0°02' W	110'
2	S 0°02' W	27.5'
3	N 89°59' W	70'
4	N 0°02' E	27.5'
5	N 0°02' E	110'
6	N 89°59' E	70'
7	S 33°05' E	109.8'
8	S 73°19' E	62.64'
9	N 89°59' W	120'
10	N 0°02' E	72'
11	N 42°28' 30" W	44.39'
12	N 0°02' E	32.75'
13	N 89°59' E	30'
14	N 0°02' E	137.5'
15	N 89°59' E	30'
16	N 89°59' W	60'
17	N 89°59' E	120'
18	N 89°59' E	211.82'
19	N 0°42' E	60'
20	N 0°42' E	137.5'
21	N 0°02' E	10'
22	N 89°59' W	60'
23	N 0°02' E	10'

APPROVALS:  
*Keith L. Cubie* 4/15/10  
 DOUGLAS COUNTY PLANNING DIRECTOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Duane W. Kirby*

OREGON  
 JULY 26, 1988  
 DUANE W. KIRBY  
 2345

DEED RECORDING NO. 2010-5160

EXPIRES 6/30/07

UNIT 1

BEGINNING AT A POINT ON THE SOUTH LINE OF NORTHEAST CLOVER LANE EXTENDED, SAID POINT BEING SOUTH 0°42' WEST 197.5 FEET AND SOUTH 89°59' WEST 211.82 FEET FROM THE NORTHEAST CORNER OF BLOCK 3, MULDER TRACT, THENCE SOUTH 0°02' WEST 137.5 FEET, THENCE NORTH 89°59' WEST 70 FEET, THENCE NORTH 0°02' EAST 137.5 FEET, THENCE NORTH 89°59' EAST 70 FEET TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT A POINT WHICH BEARS SOUTH 0°42' WEST 197.5 FEET AND SOUTH 89°59' WEST 401.82 FEET FROM THE NORTHEAST CORNER OF BLOCK 3 MULDER TRACT, THENCE SOUTH 33°05' EAST 109.8 FEET, THENCE SOUTH 73°19' EAST 62.64 FEET, THENCE SOUTH 0°02' WEST 27.5 FEET, THENCE NORTH 89°59' WEST 120 FEET, THENCE NORTH 0°02' EAST 72 FEET, THENCE NORTH 42°28' 30" WEST 44.39 FEET, THENCE NORTH 0°02' EAST 32.75 FEET TO THE SOUTH LINE OF CLOVER LANE IF EXTENDED, THENCE NORTH 89°59' EAST 30.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT RIGHTS OF WAY OF LEONARD RILEY AND LUCILLE RILEY, DESCRIBED IN RECORDERS NO 223388, AND OF G. J. HAGAN AND WIFE IN DEED RECORDERS NO 175288.

ALSO A NON-EXCLUSIVE EASEMENT 60 FEET WIDE, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 0°02' EAST 167.5 FEET FROM THE SOUTHWEST CORNER OF BLOCK 3 MULDER TRACTS, DOUGLAS COUNTY, OREGON, THENCE NORTH 89°59' EAST 420.05 FEET.

UNIT 2

A PORTION OF BLOCK 3 MULDER TRACTS, DOUGLAS COUNTY, OREGON DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 3, WHICH IS NORTH 89°59' EAST 170 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH 0°02' EAST 137.5 FEET; THENCE NORTH 89°59' EAST 30 FEET TO AN IRON ROD; THENCE SOUTH 0°02' WEST 32.75 FEET TO AN IRON ROD; THENCE SOUTH 42°28' 30" EAST 44.39 FEET TO AN IRON ROD; THENCE SOUTH 0°02' WEST 72 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 3; THENCE NORTH 89°59' WEST 60 FEET TO THE PLACE OF BEGINNING.

ALSO THE NORTHERLY 10 FEET OF LOT 5, BLOCK 3, J. THOMAS KERR TRACTS, DOUGLAS COUNTY, OREGON.

NARRATIVE:

SURVEY TO MONUMENT PROPERTY LINE FOR ADJUSTMENT OF PROPERTY. THE SURVEY USED TO CONTROL THIS SURVEY WAS 42/220 AND 42/363

BOUNDARY LINE ADJUSTMENT LOCATED IN BLOCK 3 MULDER TRACT SECTION 07BC, T27S, R5WW.M. UNIT NO 1 DESCRIBED AS TAX LOT 1100 AND UNIT NO 2 DESCRIBED AS TAX LOT 1400 DOUGLAS COUNTY, OREGON

SURVEY FOR: FERNE ANDRUS

LEGAL OWNER: FERN ANDRUS

SURVEY BY: DUANE W. KIRBY  
 8087 LOOKINGGLASS RD  
 ROSEBURG, OREGON 97470

DATE: MAY 2006

MAP FILE M160-54