

SURVEY FOR EASEMENT LOCATIONS IN TWP 30 S., RANGE 5 W., SEC. 31

FILED
Date: 2-8-2012 By: JC
This survey consists of:
Map: M163-28
Narrative:
Corner Exp:

DOUGLAS COUNTY
SURVEYOR

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT PORTIONS OF THE ADJOINING PROPERTIES DESCRIBED IN DEED INSTRUMENTS 91-12682 AND 2007-4728, FOR THE CREATION OF RECIPROCAL EXCLUSIVE LAND USE EASEMENTS AS AGREED UPON BETWEEN THE CURRENT OWNERS.
PARCEL 2 OF LAND PARTITION 1991-0042 WAS CREATED IN 1991 USING SECTION 31 CORNERS SET IN 1979 PER SURVEY RM3-26. DOUGLAS COUNTY RESURVEYED THE SECTION IN 2007 AND RELOCATED INTERIOR CORNERS OF SECTION 31 PER M146-53.

THE MONUMENTS FOUND PER LAND PARTITION 1991-0042 AND RIGHT-OF-WAY MONUMENTS FOUND ALONG COUNTY ROAD NO. 299 CONTROLLED THIS SURVEY.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION, COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

DESCRIPTION OF EASEMENT AREA NO. 1

BEGINNING AT A 5/8" IRON ROD AT THE NORTH WEST CORNER OF PARCEL 2 OF LAND PARTITION 1991-0042, DOUGLAS COUNTY RECORDS, THENCE S88°49'39"W 44.86' TO A 5/8" IRON ROD ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 299 AT CURVE STATION 32+67.82; THENCE FOLLOWING SAID RIGHT-OF-WAY 67.74' AROUND A 331.56' RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S60°05'44"W 67.62', TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY S5°04'05"W 856.37' TO A 5/8" IRON ROD; THENCE S84°55'55"E 100.00' TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF PARCEL 2 OF LAND PARTITION 1991-0042; THENCE FOLLOWING SAID WESTERLY BOUNDARY N5°04'05"E 900.00' TO THE POINT OF BEGINNING, CONTAINING 2.03 ACRES, MORE OR LESS.

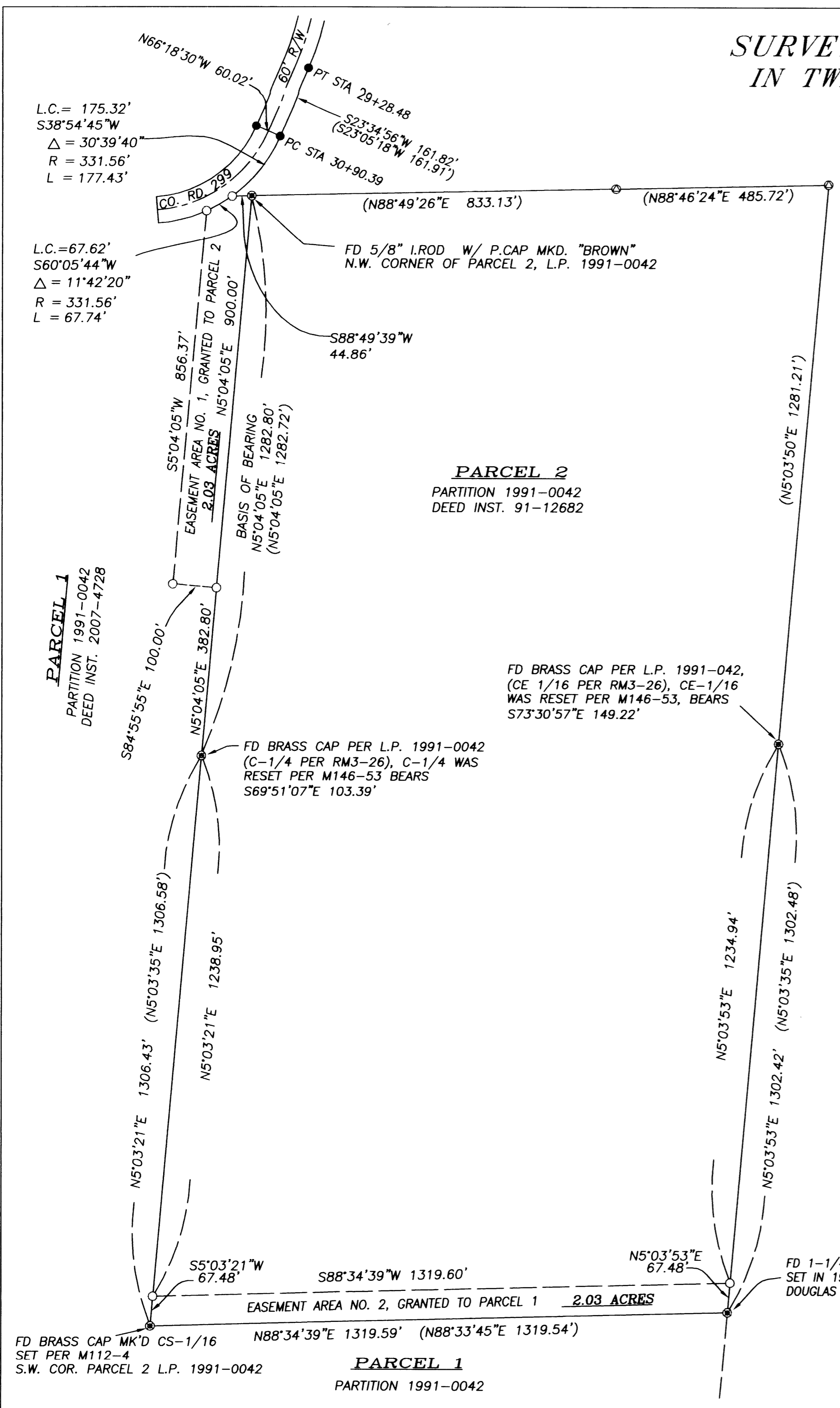
DESCRIPTION OF EASEMENT AREA NO. 2

BEGINNING AT A 1-1/4" IRON PIPE AT THE SOUTH EAST CORNER OF PARCEL 2 OF LAND PARTITION 1991-0042, WHICH BEARS N74°50'26"W 222.30' FROM THE RESET SE 1/16TH OF SECTION 31, T30S, R5W, W.M.; THENCE N5°03'53"E 67.48' TO A 5/8" IRON ROD ON THE EAST BOUNDARY OF SAID PARCEL 2; THENCE S88°34'39"W 1319.60' TO A 5/8" IRON ROD ON THE WEST BOUNDARY OF SAID PARCEL 2; THENCE S5°03'21"W 67.48' ALONG THE WEST BOUNDARY TO A BRASS CAP MK'D "CS 1/16" AT THE SOUTH WEST CORNER OF SAID PARCEL 2; THENCE N88°34'39"E 1319.59' TO THE POINT OF BEGINNING, CONTAINING 2.03 ACRES, MORE OR LESS.

LEGEND

- SET 5/8"x30" IRON ROD W/PC *LS2798*
- FOUND AS NOTED PER LAND PARTITION 1991-0042
- ⊙ CALCULATED POSITION
- FOUND 3/4" IRON ROD, ASH CREEK ROAD, COUNTY ROAD NO. 299, JUNE 67, SHEET 11
- () RECORD DATA PER LAND PARTITION 1991-0042

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David J. Beedle
OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798
RENEWAL: 12-31-13



FD BRASS CAP MK'D CS-1/16
SET PER M112-4
S.W. COR. PARCEL 2 L.P. 1991-0042

PARCEL 1
PARTITION 1991-0042

PARCEL 2
PARTITION 1991-0042
DEED INST. 91-12682

FD BRASS CAP PER L.P. 1991-042,
(CE 1/16 PER RM3-26), CE-1/16
WAS RESET PER M146-53, BEARS
S73°30'57"E 149.22'

FD 1-1/4" IRON PIPE AT SOUTH EAST CORNER OF L.P. 1991-0042 ORIGINALLY
SET IN 1979 AS S.E. 1/16TH OF SEC. 31. THE BRASS CAP WAS CUT OFF THE PIPE IN 2007 BY
DOUGLAS COUNTY PER SURVEY M146-53, AND THE S.E.1/16TH WAS RELOCATED S74°50'26"E 222.30'.

DAVID BEEDLE
LAND SURVEYING LLC
PH: 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=200'
DATE: 1-26-12

SURVEYED FOR:
GEORGE DAWSON
744 ASH CREEK ROAD
RIDDLE, OR 97469