

FILED
 Date: 9/11/2012 By: *nr*
 This survey consists of:
 Map: M 164-15
 Narrative:
 Corner Rpt:

DOUGLAS COUNTY
 SURVEYOR

RECORD OF SURVEY

LOCATED IN THE NW 1/4 OF
 SECTION 33, T.30S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

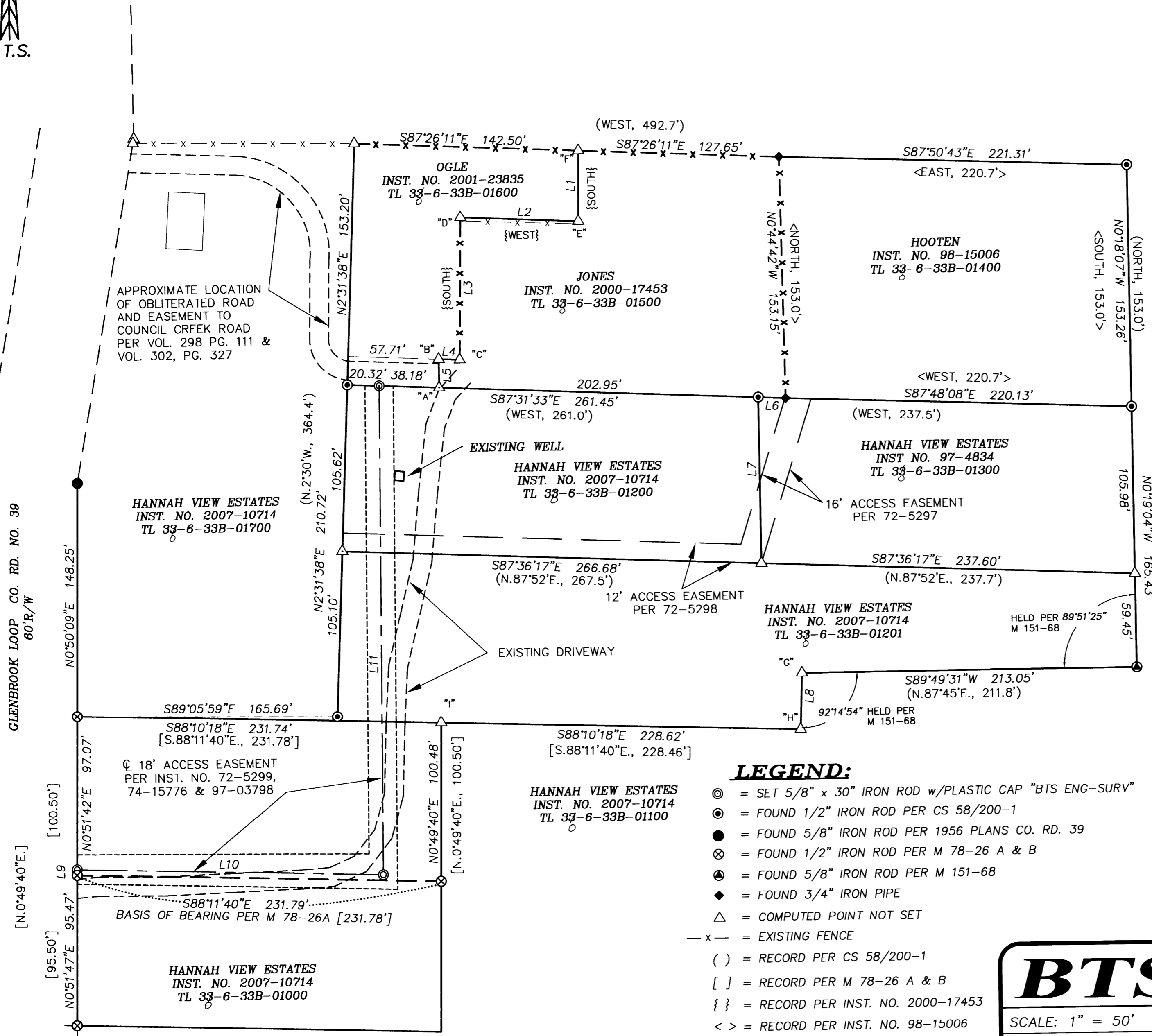
RENEWAL DATE: 12-31-2013



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE JONES PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2000-017453, AND TO MONUMENT THAT APPURTENANT 18 FOOT ACCESS EASEMENT DESCRIBED IN INSTRUMENT NO. 97-03798 AND ALSO TO LOCATE THAT APPURTENANT ACCESS EASEMENT DESCRIBED IN VOL. 298, PG. 111. THIS SURVEY WAS ORDERED IN RESPONSE TO AN ONGOING LEGAL CONFLICT BETWEEN JONES AND HANNAH VIEW ESTATES OVER ACCESS RIGHT TO THE JONES PROPERTY. THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND PER THE 1956 PLANS FOR GLENBROOK CO. RD. NO. 39, CS 58/200-1, M 78-26 A&B AND M 151-68. THE EAST LINE OF TL 1201, 1300 & 1400 ARE CONTROLLED BY MONUMENTS FOUND PER CS 58/200-1 AND M 151-68. THE WEST LINE OF TL 1200, 1201 AND 1600 ARE CONTROLLED BY MONUMENTS FOUND PER CS 58/200-1 WITH THE NW CORNER OF TL 1600 COMPUTED AT THE RECORD CS 58/200-1 DISTANCE OF 153.20 FEET FROM THE FOUND MONUMENT AT THE SW CORNER OF TL 1600. THE WEST LINE OF TL 1400 IS CONTROLLED BY FOUND MONUMENTS, NOT OF RECORD, THAT CLOSELY MATCH THE INST. NO. 98-15006 RECORD COURSES AND MATCH AN EXISTING FENCE LINE ON THE TL 1500-1400 BOUNDARY LINE. THE NORTH LINE OF TL 1500 & 1600 IS THEN INVERSED BETWEEN THE NW CORNER OF TL 1600 AND THE NW CORNER OF TL 1400. THE SOUTH LINE OF TL 1500 & 1600 IS CONTROLLED BY CS 58/200-1 MONUMENTS. THE TL 1500--TL1600 BOUNDARY IS COMPUTED PER INST. NO. 2001-23835 AS FOLLOWS. CORNER "A" IS COMPUTED AT DEED DISTANCE OF 58.50 FEET EASTERLY OF THE CS 58/200-1 MONUMENT AT THE SW CORNER OF TL 1600. LINE "B"- "C" IS 18 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF TL 1600. CORNER "B" IS COMPUTED ON LINE "B"- "C" AT DEED DISTANCE OF 57.71 FEET EASTERLY OF THE WEST LINE OF TL 1600. LINE "C"- "D" IS COMPUTED AT THE MEAN BEARING OF AN EXISTING FENCE LINE. CORNER "C" IS COMPUTED AT THE INTERSECTION OF LINE "B"- "C" AND LINE "C"- "D". CORNER "D" IS COMPUTED AT DEED DISTANCE OF 90.2 FEET NORTHERLY OF CORNER "C" ON LINE "C"- "D". CORNER "E" IS COMPUTED AT THE INTERSECTION OF DEED DISTANCES BETWEEN CORNER "D" AND CORNER "F". CORNER "F" IS COMPUTED AT DEED DISTANCE EASTERLY OF THE NW CORNER OF TL 1600 ON THE ABOVE DESCRIBED NORTH LINE OF TL 1500 AND 1600. CORNERS "G" AND "H" ON THE SOUTH LINE OF TL 1201 WERE COMPUTED BY HOLDING RECORD ANGLES AND DISTANCES PER M 151-68. CORNER "I" IS MISSING AND IS COMPUTED AT THE INTERSECTION OF THE RECORD M 78-26 BEARING FROM THE SE CORNER OF TL 1000 WITH THE SOUTH LINE OF TL 1201. THE 18 FOOT ACCESS EASEMENT WAS ORIGINALLY GRANTED TO TL 1300 & 1400 AS RECORDED IN INST. NO. 72-5299. THE EASEMENT DESCRIPTION WAS CORRECTED AND GRANTED TO TL 1600 AS RECORDED AS INST. NO. 74-15776. THE EASEMENT DESCRIBED IN INST. NO. 74-15776 WAS THEN GRANTED TO TL 1500 IN INST. NO. 97-03798. THE NORTH LINE OF THE 25 FOOT WIDE ACCESS EASEMENT CREATED UNDER M 78-26 A & B IS COMMON WITH THE NORTH LINE OF THE 18 FOOT EASEMENT PER INST. NO. 97-03798. I ACCEPTED M 78-26 MONUMENTS ON THE CENTERLINE OF THE 25 FOOT EASEMENT TO CONTROL THE LOCATION OF THE 18 FOOT EASEMENT. THE EXISTING DRIVEWAYS TO TL 1400, 1500 AND 1600 ARE MOSTLY CONSTRUCTED OUTSIDE OF THE 18 FOOT EASEMENT AS SHOWN ON THE FACE OF THE MAP. A "ROAD EASEMENT PROVIDING EGRESS AND INGRESS TO COUNCIL CREEK COUNTY ROAD" WAS GRANTED TO TL 1400, 1500 AND 1600 AS SET FORTH UNDER VOL. 298, PG. 111 AND VOL. 302, PG. 327. THE DRIVEWAY OVER THIS EASEMENT IS NOW BLOCKED AND PARTIALLY OBLITERATED BUT WAS PLAINLY VISIBLE ON THE 1976 DCSO AERIAL PHOTOGRAPHS. THE WESTERLY 35 FEET OF THE ROADWAY WAS TIED BY SURVEY AND THE REMAINDER IS SCALED FROM THE AERIAL PHOTOGRAPHS. THERE IS A DISPUTE BETWEEN THE PARTIES AS TO THE GRANTORS' RIGHT TO GRANT THESE EASEMENTS.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND SCOTT MCCURDY. ALL SURVEY OBSERVATIONS WERE MEASURED USING A LEICA TCRP 1203 TOTAL STATION WITH COMPUTATIONS BY ADAM DEGROOT AND DRAFTING BY KRIS DEGROOT AND SCOTT MCCURDY.



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊙ = FOUND 1/2" IRON ROD PER CS 58/200-1
- = FOUND 5/8" IRON ROD PER 1956 PLANS CO. RD. 39
- ⊗ = FOUND 1/2" IRON ROD PER M 78-26 A & B
- ⊙ = FOUND 5/8" IRON ROD PER M 151-68
- ◆ = FOUND 3/4" IRON PIPE
- △ = COMPUTED POINT NOT SET
- x - = EXISTING FENCE
- () = RECORD PER CS 58/200-1
- [] = RECORD PER M 78-26 A & B
- { } = RECORD PER INST. NO. 2000-17453
- < > = RECORD PER INST. NO. 98-15006

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N0°49'31"E	45.00	L7	N0°19'04"W	105.37
L2	S87°23'20"E	75.00	L8	S2°04'25"W	35.93
L3	S1°07'46"W	90.20	L9	N0°51'42"E	3.50
L4	S87°31'33"E	13.33	L10	S88°11'40"E	194.98
L5	N0°00'51"E	18.02	L11	N0°20'20"E	310.23
L6	N87°06'15"W	17.45			

BTS ENGINEERING & SURVEYING, INC.
 431 S.E. MAIN ST., ROSEBURG, OR 97470
 PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 50'
 DATE: SEPT. 10, 2012

FOR: ALLEN JONES
 203 HANNAH VIEW LN
 RIDDLE, OR 97469

JOB #: 10-051
 FILE: 10-051 ALLEN JONES--DWG
 SHEET 1 OF 1

MAP FILE M164-15

MAP FILE M164-15