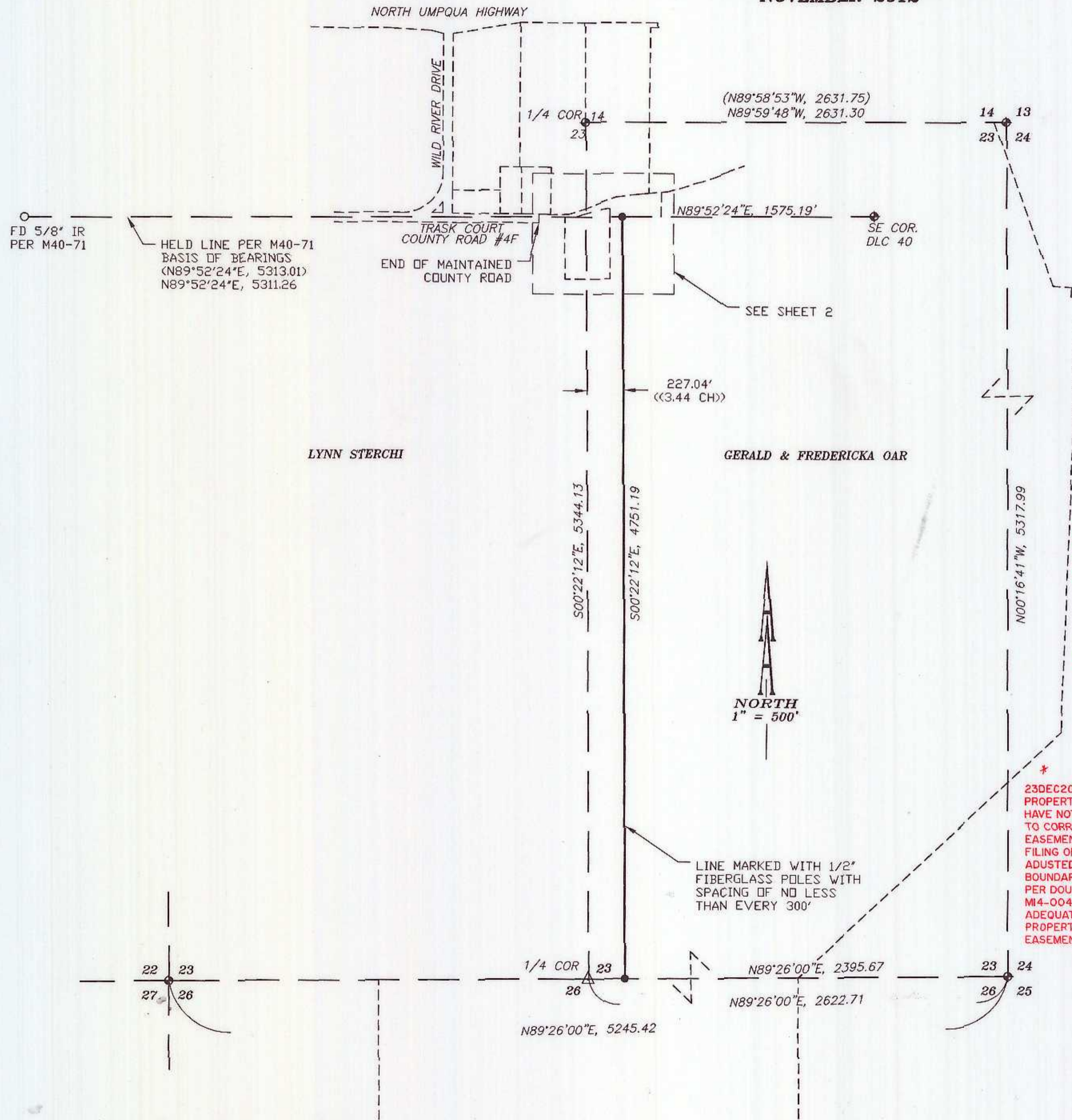


PROPERTY LINE AND EASEMENT SURVEY
FOR GERALD OAR
LOCATED IN THE EAST HALF OF SECTION 23
TOWNSHIP 26 SOUTH, RANGE 04 WEST, W.M.
DOUGLAS COUNTY, OREGON
NOVEMBER 2012

FILED
Date: 11/21/2012 By: JC
This survey consists of:
Map: M164-38 A; B
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

MAP FILE M164-38A



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND MARK THE WEST LINE OF THE OAR PROPERTY AND TO MONUMENT A PORTION OF THE ROADWAY EASEMENT AS INSTRUCTED BY THE CLIENT.

THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23 WAS ESTABLISHED AND THE WEST PROPERTY LINE OF OAR'S PROPERTY WAS HELD PARALLEL AS SHOWN.

I CONCUR WITH SURVEY M40-71 IN THAT EXISTING FENCE LINES, SOUTH OF TRASK COURT AND SOUTH OF WILD RIVER DRIVE, APPEAR TO BE CONSISTENT WITH THE ESTABLISH LINE PER SAID SURVEY. FOR THAT REASON, I HELD THE ESTABLISHED LINE BETWEEN THE SE CORNER OF DLC 40 AND THE 5/8" IR SET PER M40-71.

THE ROADWAY EASEMENT WAS ESTABLISHED BY HOLDING RECORD BEARINGS AND DISTANCES, WITH THE NORTH LINE ABUTTING THE EASTERNMOST SOUTH LINE OF THE WEEKLY PROPERTY AS SHOWN ON M43-55. THE EASEMENT IS WRITTEN IN TWO PARTS. THE SECOND PART HAS AN ERROR AND THEREFORE DOES NOT ADEQUATELY PROVIDE ACCESS TO THE INTENDED PROPERTY (OAR). BOTH PARTIES (OAR'S AND MITCHELL'S) HAVE AGREED TO REESTABLISH THE SECOND PART AND VACATING UNNEEDED PORTIONS OF THE ORIGINAL EASEMENT AFTER THIS PLAT IS RECORDED.

AMENDED AFFIDAVIT OF CORRECTION RECORDED 1/9/2015 AS COUNTY CLERK INSTR. No. 2015-000288; C.S. 65/83-6

AFFIDAVIT OF CORRECTION RECORDED 1/6/2015 AS COUNTY CLERK INSTR. No. 2015-000144; C.S. 65/83-5

23DEC2014 - THE OAR'S AND THE PROPERTY OWNERS TO THE NORTH HAVE NOT REACHED AN AGREEMENT TO CORRECT THE ERROR IN THE EASEMENT DESCRIPTION. SINCE THE FILING OF THIS PLAT, THE OAR'S HAVE ADJUSTED THEIR WESTERLY BOUNDARY FURTHER TO THE WEST PER DOUGLAS COUNTY PLANNING FILE No. M14-004. THIS ADJUSTMENT ALLOWS ADEQUATE ACCESS TO THE OAR'S PROPERTY VIA THE EXISTING ACCESS EASEMENT, AS IT IS CURRENTLY WRITTEN.

LEGEND:

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AA SURVEYING INC."
- FOUND 5/8" IRON ROD, UNLESS OTHERWISE NOTED
- ◆ FOUND BRASS CAP
- △ CALCULATED POINT

RECORD INFORMATION:

- () M40-71
- (()) DEED INSTRUMENT #2005-020614 RECORDS OF DOUGLAS COUNTY, OREGON
- [] M43-55

SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael P. Schulze
OREGON
NOVEMBER 30, 2007
MICHAEL P. SCHULZE
71827
EXP. DATE: 6-30-14

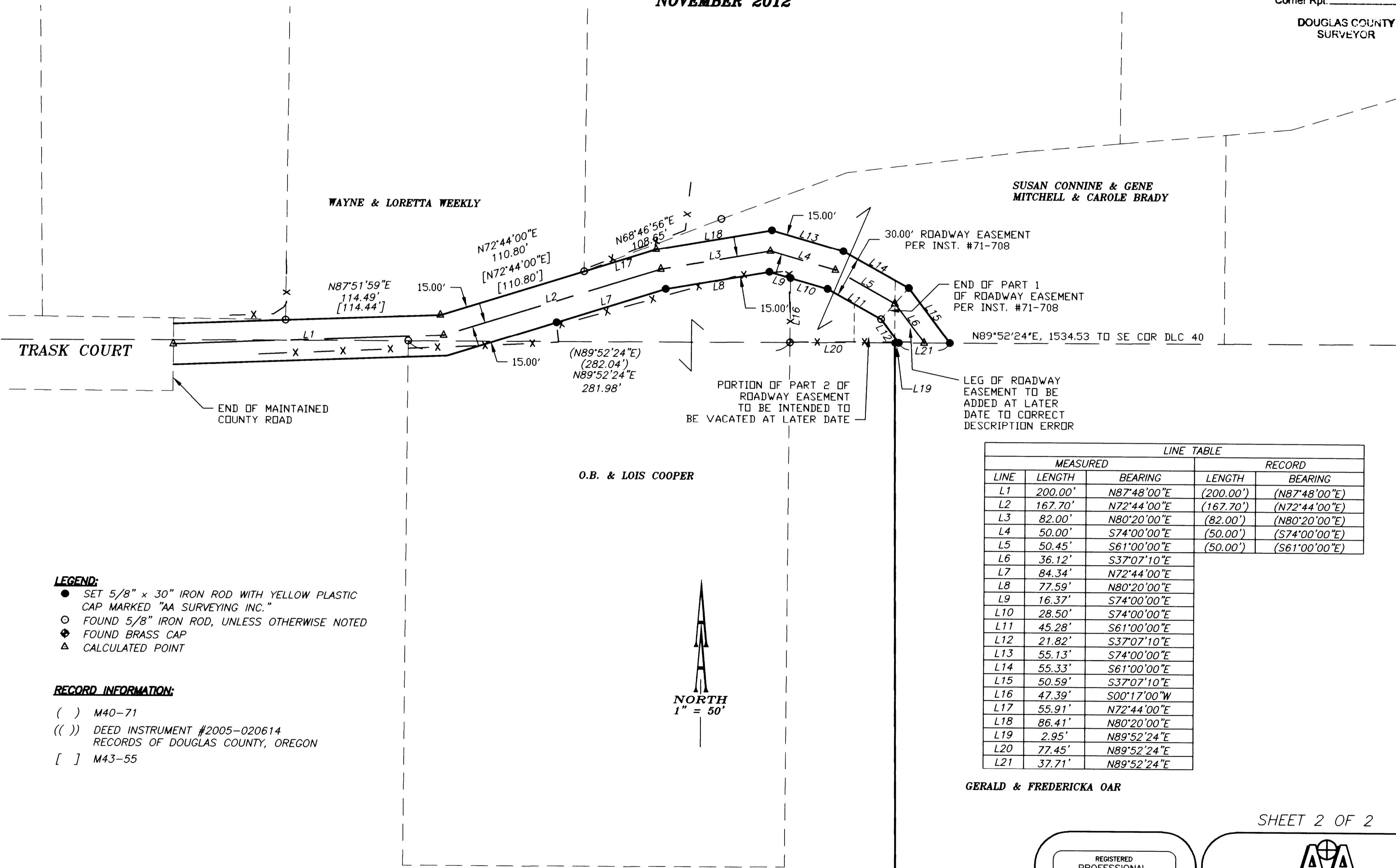
AA
SURVEYING & ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611

MAP FILE M164-38A

PROPERTY LINE AND EASEMENT SURVEY
FOR GERALD OAR
LOCATED IN THE EAST HALF OF SECTION 23
TOWNSHIP 26 SOUTH, RANGE 04 WEST, W.M.
DOUGLAS COUNTY, OREGON
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FILED
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DOUGLAS COUNTY
 SURVEYOR

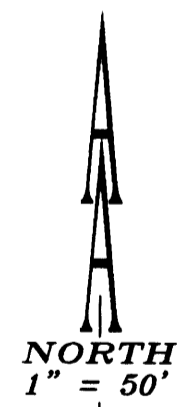


| LINE TABLE | | | | |
|------------|---------|-------------|-----------|---------------|
| MEASURED | | | RECORD | |
| LINE | LENGTH | BEARING | LENGTH | BEARING |
| L1 | 200.00' | N87°48'00"E | (200.00') | (N87°48'00"E) |
| L2 | 167.70' | N72°44'00"E | (167.70') | (N72°44'00"E) |
| L3 | 82.00' | N80°20'00"E | (82.00') | (N80°20'00"E) |
| L4 | 50.00' | S74°00'00"E | (50.00') | (S74°00'00"E) |
| L5 | 50.45' | S61°00'00"E | (50.00') | (S61°00'00"E) |
| L6 | 36.12' | S37°07'10"E | | |
| L7 | 84.34' | N72°44'00"E | | |
| L8 | 77.59' | N80°20'00"E | | |
| L9 | 16.37' | S74°00'00"E | | |
| L10 | 28.50' | S74°00'00"E | | |
| L11 | 45.28' | S61°00'00"E | | |
| L12 | 21.82' | S37°07'10"E | | |
| L13 | 55.13' | S74°00'00"E | | |
| L14 | 55.33' | S61°00'00"E | | |
| L15 | 50.59' | S37°07'10"E | | |
| L16 | 47.39' | S00°17'00"W | | |
| L17 | 55.91' | N72°44'00"E | | |
| L18 | 86.41' | N80°20'00"E | | |
| L19 | 2.95' | N89°52'24"E | | |
| L20 | 77.45' | N89°52'24"E | | |
| L21 | 37.71' | N89°52'24"E | | |

- LEGEND:**
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RECORD INFORMATION:

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 RECORDS OF DOUGLAS COUNTY, OREGON
 [] M43-55



GERALD & FREDERICKA OAR

SHEET 2 OF 2

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 NOVEMBER 30, 2007
 MICHAEL P. SCHULZE
 71827
 EXP. DATE: 6-30-14

AA
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LYNN STERCHI

MAP FILE M164-38B

MAP FILE M164-38B