

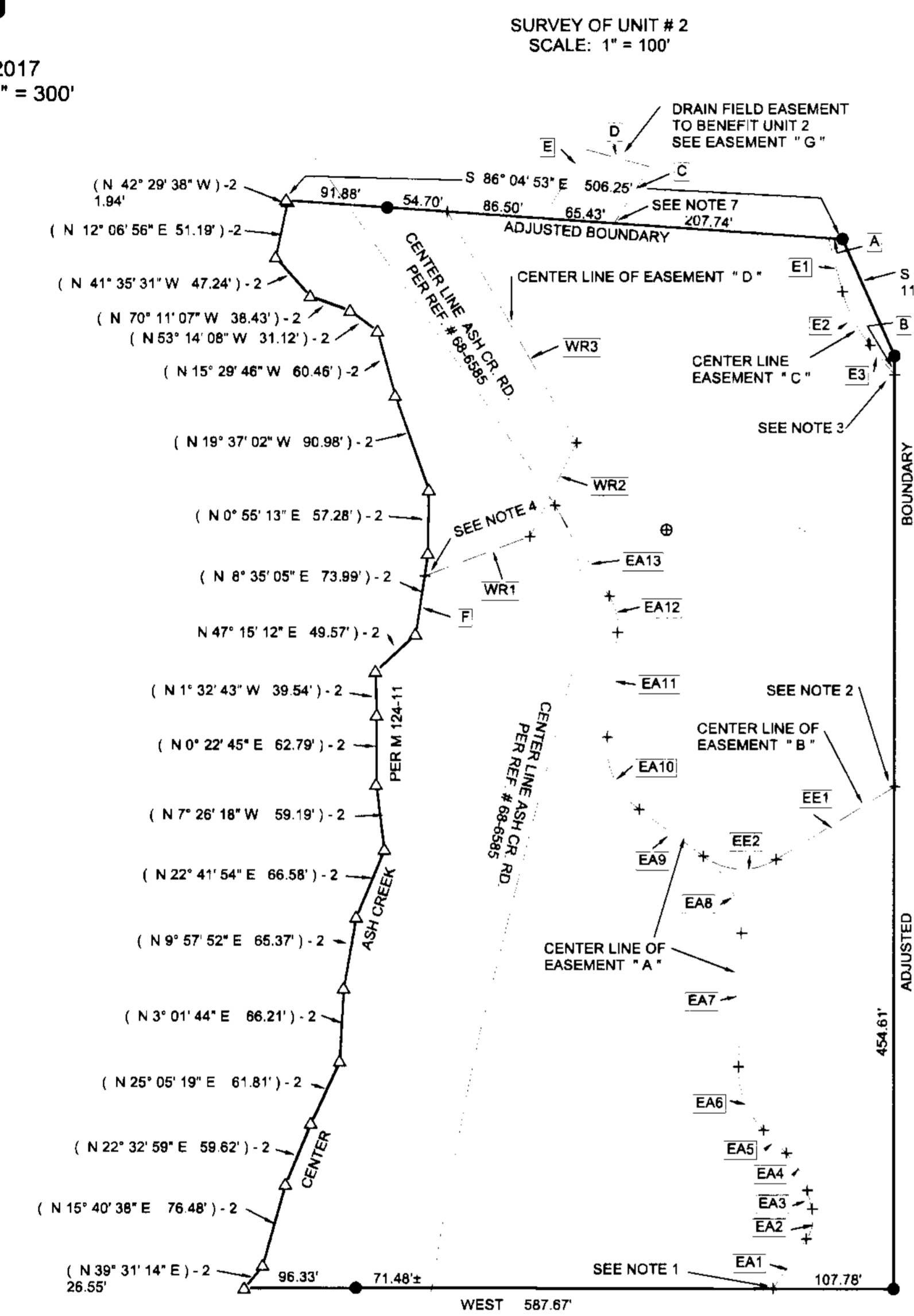
MAP OF SURVEY ADJUSTMENT OF COMMON BOUNDARY LINE SURVEY

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER M16-063

LOCATED IN:
SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SCHEMATIC DIAGRAM
SCALE: 1" = 300'

MAY, 2017
SCALE: 1" = 300'



EASEMENT "A" FOR THE BENEFIT OF UNIT 1 CENTER LINE 25 FOOT WIDE ROAD EASEMENT

- EA1 N 34° 03' 39" E 54.45'
- EA2 R = 33.57', L = 28.21', T = 15.00'
L.C. BEARS N 9° 59' 07" E 27.39'
- EA3 N 14° 05' 24" W 17.37'
- EA4 R = 73.29', L = 39.05', T = 20.00'
L.C. BEARS N 29° 21' 16" W 38.59'
- EA5 N 44° 37' 09" W 29.61'
- EA6 R = 78.97', L = 63.16', T = 33.38'
L.C. BEARS N 21° 42' 19" W 61.49'
- EA7 N 1° 12' 34" E 121.06'
- EA8 R = 83.85', L = 80.69', T = 43.78'
L.C. BEARS N 26° 21' 16" W 77.61'
- EA9 N 53° 55' 01" W 71.82'
- EA10 R = 72.17', L = 75.02', T = 41.30'
L.C. BEARS N 24° 07' 33" W 71.68'
- EA11 N 5° 39' 56" E 95.05'
- EA12 R = 53.67', L = 34.48', T = 17.86'
L.C. BEARS N 12° 44' 15" W 33.89'
- EA13 N 31° 08' 27" W 95.86± TO CENTER OF THE ROAD
DESCRIBED IN DEED REFERENCE NUMBER 88-6585

EASEMENT "B" FOR THE BENEFIT OF UNIT 1 CENTER LINE 25 FOOT WIDE ROAD EASEMENT

- EE1 S 58° 32' 58" W 126.24'
- EE2 R = 58.22', L = 68.62', T = 38.83'
L.C. BEARS N 87° 41' 02" W 64.72'
TO CENTER OF EASEMENT "A"

EASEMENT "C" FOR THE BENEFIT OF UNIT 1 CENTER LINE 25 FOOT WIDE ROAD EASEMENT

- E1 S 14° 33' 13" E 49.95'
- E2 R = 125.57', L = 55.20', T = 28.05'
L.C. BEARS S 27° 06' 51" E 54.76'
- E3 S 39° 44' 28" E 34.91'

EASEMENT "D" FOR THE BENEFIT OF UNIT 1 CENTER LINE 10 FOOT WIDE WATER LINE EASEMENT

- WR1 N 89° 25' 18" E 101.83'
- WR2 N 26° 40' 42" E 94.75'
- WR3 N 29° 17' 16" W 239.97'
TO NORTH BOUNDARY UNIT 2

COMPUTED POSITION
SOUTHWEST CORNER
SECTION 31, T. 30 S., R. 5 W., W.M.
(N 88° 25' 28" E 1983.22') - 2

(S 88° 25' 26" W 2785.13') - 2

EASEMENT "E" FOR THE BENEFIT OF UNIT 2 CENTER LINE DESCRIPTION 10 FOOT WIDE WATER LINE EASEMENT

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE ADJUSTED UNIT 2 THAT BEARS N 86° 04' 53" W 154.04 FEET FROM THE NORTHEAST CORNER OF SAID UNIT 2, SAID POINT ALSO BEARS S 32° 56' 33" W 1385.61' FROM THE CENTER QUARTER CORNER FOR SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AS DEFINED BY SURVEY MAP NUMBER M 146-53, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON; THENCE ALONG THE CENTER OF A 10 FOOT WIDE WATER LINE EASEMENT, N 52° 53' 48" W 66.23' TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES, N 9° 19' 51" W 187.64', N 6° 11' 41" W 82.87', N 18° 07' 43" W 79.90', N 61° 52' 44" W 124.51', N 3° 53' 50" W 31.74', N 13° 51' 30" E 227.19', N 3° 45' 35" E 105.57', N 18° 51' 25" E 84.62', N 20° 27' 04" E 244.06', AND N 4° 43' 18" E 30.91' MORE OR LESS TO THE CENTER OF THE B.L.M. ROAD EASEMENT DESCRIBED IN DEED REFERENCE NUMBER 88-6585, DEED RECORDS, DOUGLAS COUNTY, OREGON AND THERE TERMINATING.

EASEMENT "F" FOR THE BENEFIT OF UNIT 2 CENTER LINE DESCRIPTION 10 FOOT WIDE POWER LINE EASEMENT

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE ADJUSTED UNIT 2 THAT BEARS N 86° 04' 53" W 281.07 FEET FROM THE NORTHEAST CORNER OF SAID UNIT 2, SAID POINT ALSO BEARS S 37° 19' 53" W 1451.50 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AS DEFINED BY SURVEY MAP FILE NUMBER M 146-53, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON; THENCE ALONG THE CENTER OF A 10 FOOT WIDE POWER LINE EASEMENT, N 37° 45' 05" W 178.98 FEET TO A POINT; THENCE N 39° 00' 35" W 63.54 FEET TO A POINT; THENCE N 15° 13' 39" W 58.07 FEET TO A POINT; THENCE N 5° 42' 51" W 47.01 FEET TO A POINT; THENCE N 88° 21' 18" W 163.00 FEET MORE OR LESS TO THE CENTER OF THE B.L.M. ROAD EASEMENT DESCRIBED IN DEED REFERENCE NUMBER 88-6585 AND THERE TERMINATING.

EASEMENT "G" FOR THE BENEFIT OF UNIT 2 DRAINFIELD AREA EASEMENT TO COVER EXISTING DRAINFIELD

- NOTES:
- POINT BEARS SOUTH 17° 19' 39" WEST 2224.27 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, AS DEFINED BY THE 2007 RENEWAL.
 - POINT BEARS SOUTH 18° 20' 54" WEST 1758.10 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, AS DEFINED BY THE 2007 RENEWAL.
 - POINT BEARS SOUTH 23° 21' 23" WEST 1395.32 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, AS DEFINED BY THE 2007 RENEWAL.
 - POINT BEARS SOUTH 33° 33' 49" WEST 1773.33 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, AS DEFINED BY THE 2007 RENEWAL.
 - POINT BEARS SOUTH 32° 58' 33" WEST 1385.61 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, AS DEFINED BY THE 2007 RENEWAL.
 - POINT BEARS SOUTH 37° 19' 53" WEST 1451.50 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, AS DEFINED BY THE 2007 RENEWAL.
 - POINT BEARS SOUTH 34° 50' 51" WEST 1412.44 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 31, AS DEFINED BY THE 2007 RENEWAL.

LEGAL OWNER OF RECORD:
MITCHELL C. HICKS AND KAY R. JOHNSTON
1042 ASH CREEK ROAD
RIDDLE, OREGON 97469

UNIT # 1
77.79± ACRES BEFORE ADJUSTMENT
192.39± ACRES AFTER ADJUSTMENT

UNIT # 2
125.32± ACRES BEFORE ADJUSTMENT
10.72± ACRES AFTER ADJUSTMENT



PREPARED BY:
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EXP. 12/31/2017

NARRATIVE:

PURPOSE OF THIS MAP IS TO SHOW THE ADJUSTMENT OF COMMON BOUNDARY LINE AND THE SHOW THE SURVEY OF THE NORTH, EAST AND SOUTH BOUNDARIES OF THE ADJUSTED UNIT # 2. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. I HELD THE BEARING FROM THE OLD CENTER QUARTER CORNER (RM 3-26) TO THE CENTER SOUTH SIXTEENTH CORNER (M 112-4) AS "BASIS OF BEARING" AS I COULD THEN RE-TRACE THE CENTER OF ASH CREEK AT RECORD BEARINGS AND DISTANCES PER SURVEY M 124-11, AS THIS WAS ONLY A 3 MINUTE DIFFERENCE BETWEEN SAID RM 3-26 AND M124-11, ALONG THE SOUTH SECTION LINE OF SECTION 31. THE BALANCE OF THE BOUNDARIES FOR THE SAID ADJUSTED UNIT # 2 WERE CONTROLLED BY OWNER PLACEMENT. THE EASEMENTS CREATED PER THIS SURVEY WERE CONTROLLED BY SURVEYING THE ACTUAL EXISTING CENTER OF THE EASEMENTS, WITH THE EXCEPTION TO THE DRAINFIELD EASEMENT, WHICH WAS CONTROLLED BY REFERENCE CALLS PER THE EXISTING "AS BUILT" PER PERMIT # 1097-424, DEQ, GRANTS PASS, OREGON. IT IS THE INTENT OF THIS EASEMENT TO COVER THE AREA OF THE EXISTING DRAINFIELD, FROM THE HOME LOCATED IN SAID UNIT # 2. THE CENTER LINE OF ASH CREEK ROAD WAS PLACED BY ACTUAL EXISTING ROAD CENTER LINE AND THEN THE ROAD EASEMENT DESCRIBED IN DEED REFERENCE NUMBER 88-6585 WAS OVERLAYED TO SHOW THE APPROXIMATE LOCATION OF THE SAID ASH CREEK ROAD, THAT PASSES THRU THE PROPERTY THRU OUT THE YEARS THE GOVERNMENT CORNERS SHOWN HAVE MOVED SOME WHAT, BETWEEN SURVEY RM 3-26 AND SURVEY M 146-53, TO DEFINE THE ACTUAL EAST BOUNDARY. A SURVEY OF THAT BOUNDARY WOULD NEED TO BE COMPLETED, AND WAS NOT ADDRESSED IN THIS SURVEY. ALL EASEMENTS CREATED AND SHOWN IN THIS SURVEY ARE DESCRIBED IN THE "RESTRICTIVE COVENANT" THAT IS PART OF THIS ADJUSTMENT OF COMMON BOUNDARY LINE.

FOR LEGALS OF ADJUSTMENT AND COVENANTS, IF ANY,
SEE DEED REFERENCE NUMBER 2017-014229, DEED RECORDS,
DOUGLAS COUNTY, OREGON.

APPROVALS:

Keith L. Cubio
DOUGLAS COUNTY PLANNING DEPARTMENT
DIRECTOR

9/7/17
DATE

- LEGEND
- + ANGLE POINTS
 - △ COMPUTED POINTS
 - ⊙ SEPTIC TANK LID
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391"
 - FD. BRASS CAP AS NOTED
 - () - 1 RECORD AS PER M 112-4
 - () - 2 RECORD AS PER M 124-11
 - () - 3 RECORD AS PER M 146-53

- LINE INDEX:
- A N 86° 04' 53" W 12.50'
 - B N 0° 09' 21" E 17.26'
 - C N 32° 38' 10" E 60.46'
 - D N 75° 00' 00" W 60.00'
 - E S 32° 47' 24" W 73.72'
 - F (N 8° 35' 05" E) - 2 53.67'
 - A1 (N 0° 24' 38" W 87.52') - 2
 - A2 (N 8° 37' 30" E 145.73') - 2
 - A3 (N 17° 40' 32" W 58.40') - 2
 - A4 (N 23° 07' 48" W 106.23') - 2
 - A5 (N 3° 34' 45" E 55.07') - 2
 - A6 (N 39° 31' 14" E) - 2 34.20'