

PROPERTY SURVEY

Located in:
**NORTH HALF OF SECTION 34,
 TOWNSHIP 30 SOUTH, RANGE 3 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON**

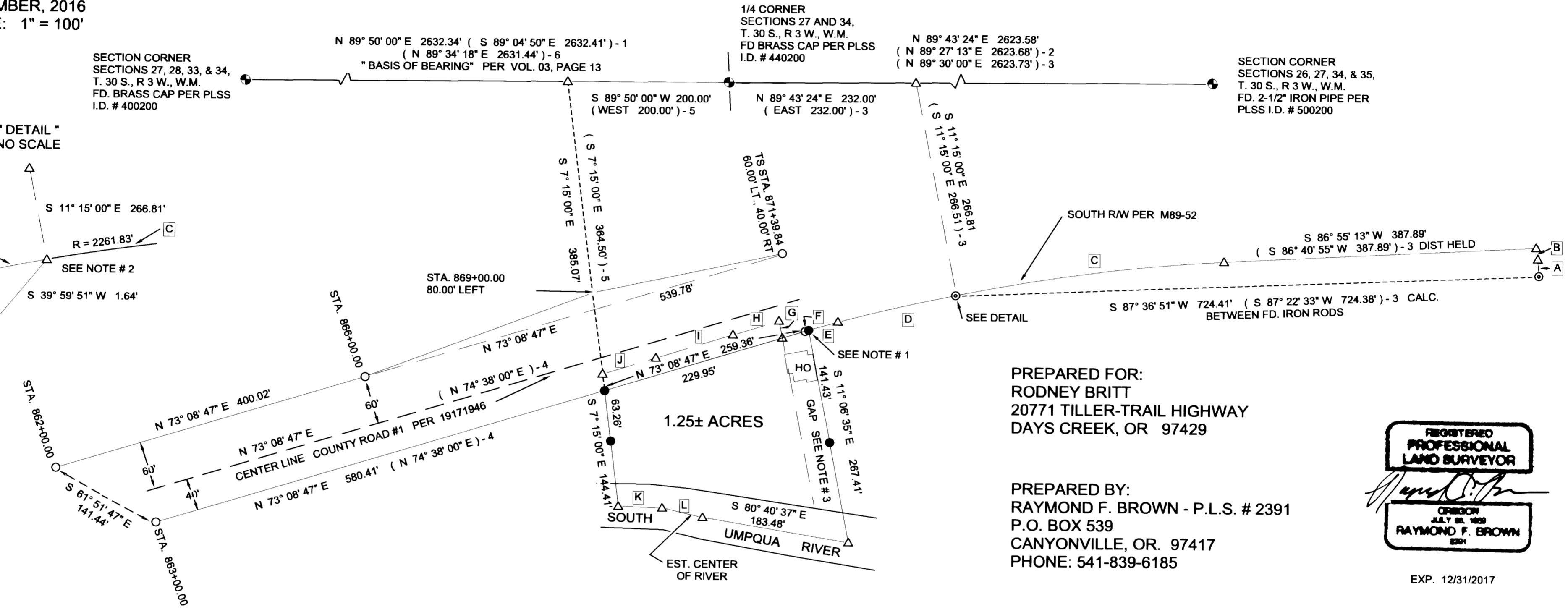
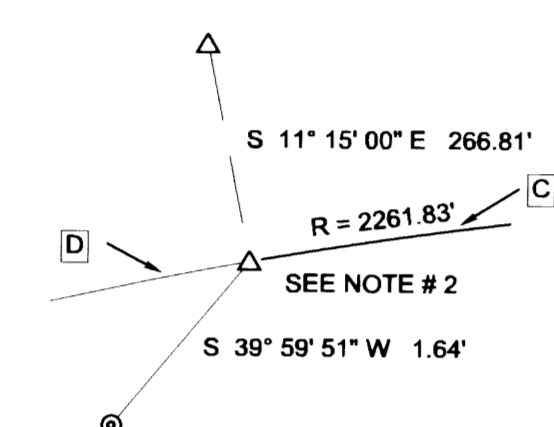
FLED
 Date: 2-14-2017 by JC
 This survey consists of:
 Map: M173-6
 Narrative:
 Corner Rpt:
**DOUGLAS COUNTY
 SURVEYOR**

DECEMBER, 2016
 SCALE: 1" = 100'



SECTION CORNER
 SECTIONS 27, 28, 33, & 34,
 T. 30 S., R 3 W., W.M.
 FD. BRASS CAP PER PLSS
 I.D. # 400200

"DETAIL"
 NO SCALE



PREPARED FOR:
RODNEY BRITT
 20771 TILLER-TRAIL HIGHWAY
 DAYS CREEK, OR 97429

PREPARED BY:
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EXP. 12/31/2017

LEGEND

- △ COMPUTED POINT
- FD. 5/8" IRON ROD PER R/W MAP # 19171946
- ⊙ FD. 5/8" IRON ROD PER M 89-52
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ⊕ FD. GOVERNMENT CORNER AS NOTED.
- () -1 RECORD AS PER M 107-78.
- () -2 RECORD AS PER M 156-55.
- () -3 RECORD AS PER M 89-52.
- () -4 RECORD PER R/W MAP # 19171946
- () -5 RECORD AS PER DEED REF. # 2006-26167.
- () -6 RECORD AS PER M 95 - 6.

LINE INDEX:

- A N 3° 15' 12" W 20.84'
(N 3° 29' 30" W 20.84') - 3 DIST. HELD
- B N 8° 27' 42" W 13.98'
(N 8° 42' 00" W 13.98') - 3 DIST. HELD
- C (R = 2261.83', L = 336.38',) - 3
R = 2261.83', L = 335.20', T = 167.91'
L.C. BEARS S 82° 40' 32" W 334.89'
(S 82° 14' 50" W 336.07') - 3
- D R = 2261.83', L = 150.89', T = 75.47',
L.C. BEARS S 76° 31' 05" W 150.86'
- E S 74° 03' 46" W 37.77'
- F 200' SPIRAL @ CENTER LINE, S = 5.5°, a = 2.75
OFFSET SPIRAL CHORD ON R/W
L.C. BEARS S 73° 08' 50" W 4.40'
- G N 11° 15' 00" W 21.34'
(N 11° 15' 00" W) - 5
- H N 72° 54' 30" E 59.60'
(N 72° 54' 30" E 59.60') - 5
- I N 72° 54' 30" W 100.00'
(N 72° 54' 30" W 100.00') - 5
- J N 72° 54' 30" W 69.00'
(N 72° 54' 30" W 69.00') - 5
- K S 88° 11' 54" E 54.39'
- L S 77° 25' 00" E 51.55'

NOTES:

- # 1 FROM SAID SET IRON ROD, A LOCALLY ACCEPTED 1 INCH IRON PIPE BEARS N 11° 06' 35" W 0.76 FEET.
- # 2 CALCULATED POSITION ON CURVE WITH RADIUS OF 2261.83 FEET. FOUND 5/8 INCH IRON ROD APPEARS OUT OF POSITION. ALL SURVEYED LINES ARE TO COMPUTED POINT, UNLESS NOTED.
- # 3 AREA OF GAP, OCCUPIED BY CLIENT. HOME IS WESTERLY OF PROPERTY LINE, 0.22 FEET AT THE NORTH END AND 0.48 FEET AT THE SOUTH END.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO DEFINE THAT PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 2006-26167, DEED RECORDS, DOUGLAS COUNTY, OREGON. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. THE NORTHERLY BOUNDARY WAS CONTROLLED BY THE RIGHT OF WAY BOUNDARY FOR DOUGLAS COUNTY ROAD NUMBER 1 RIGHT OF WAY MAP FILE NUMBER 19171946, DOUGLAS COUNTY SURVEYOR'S OFFICE. THE WESTERLY BOUNDARY WAS CONTROLLED BY RETRACING THE LINE PER OLD VOL. 03, PAGE 13 AND SHOWN IN C.S. 38/132, DOUGLAS COUNTY SURVEYOR'S OFFICE. THE SOUTHERLY BOUNDARY WAS CONTROLLED BY THE ESTIMATED CENTER OF THE SOUTH UMPQUA RIVER. THE EASTERLY BOUNDARY WAS CONTROLLED BY A LOCALLY ACCEPTED 1 INCH IRON PIPE THAT BEARS N 11° 06' 35" W 0.76 FEET FROM THE SET NORTHEAST CORNER AND THE OLD EXISTING FENCE ALONG THE SAID EASTERLY BOUNDARY. I RETRACED PARCEL 1 OF THAT MINOR LAND PARTITION DEFINED BY M 89-52 AND ROTATED IT FROM THE TWO SAID FOUND MONUMENTS TO SHOW THE RELATIONSHIP WITH THAT OF DEED CALLS PER DEED REFERENCE NUMBERS 2001-9974 AND 2007-20975, DEED RECORDS, DOUGLAS COUNTY, OREGON AND TO CALCULATE THE DISTANCES ALONG THE SOUTHERLY RIGHT OF WAY TO THE SAID 1 INCH IRON PIPE. THIS WAS CALCULATED FROM THE SAID DEEDS TO HAVE AN ARC LENGTH OF 188.70 FEET TO THE SAID SET IRON ROD AT THE SAID NORTHEAST CORNER, WITH THE ACTUAL ARC DISTANCE LENGTH OF 188.65 FEET. THEREFORE I ACCEPT THE POSITION OF THE SAID 1 INCH IRON PIPE AND SET THE SAID SET NORTHEAST CORNER TO BE ON THE NEWEST RIGHT OF WAY BOUNDARY. IN REVIEWING THE SAID DEEDS, IT BECAME CLEAR THAT A GAP DOES EXIST. THIS GAP IS OCCUPIED BY THE CLIENT AND THE LONG TIME EXISTING HOME IS WITHIN THE SAID GAP. THE CLIENT WAS ADVISED TO FILE THE NECESSARY PAPER WORK TO CLAIM THE SAID GAP.

MAP FILE M173-6

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