

FILED
Date: 6-25-2018 by: K
This survey consists of:
Map: M174-42
Name:
Corner:
DOUGLAS COUNTY
SURVEYOR

LEGEND

- MONUMENTS FOUND: 5/8" IRON REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY" UNLESS NOTED
- MONUMENTS FOUND AS NOTED
- MONUMENTS SET: 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAPS STAMPED "ROBERTS SURV. INC."
- ◇ COMPUTED POINT - NOTHING FOUND OR SET
- () DATA OF RECORD
- |- DENOTES LINE NOT TO SCALE

REFERENCES

- () 1 M86-7 BY WARE FILED NOVEMBER 10, 1980.
- () 2 M103-20 BY QUIMBY FILED JANUARY 22, 1987.
- () 3 STATE HIGHWAY MAP 42-012E BY WAGSTAFF FILED JUNE 27, 2007.
- () 4 BRANTLEY ACRES, VOLUME 7 PAGE 51, BY ECKER DATED JANUARY, 1948.
- () 5 WARRANTY DEED RECORDED DECEMBER 21, 2017, RECEPTION NO. 2017-020173, DOUGLAS COUNTY OFFICIAL RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ted C. Baker

OREGON
JULY 25, 1991
TED C. BAKER
#2488

RENEWS: 12-31-2019

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE CORNERS OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 21, 2017, RECEPTION NO. 2017-020173, DOUGLAS COUNTY OFFICIAL RECORDS IN DOUGLAS COUNTY OREGON. MONUMENTS "A" THROUGH "G" WERE FOUND IN THE FIELD AND USED FOR CONTROL IN THIS SURVEY.

THE NORTH BOUNDARY OF THE SUBJECT PROPERTY, WHICH IS THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 42 WAS ESTABLISHED BY HOLDING MONUMENTS "A", "B" AND "C".

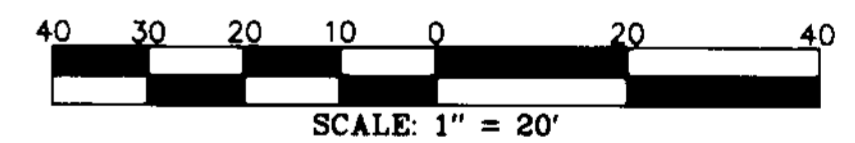
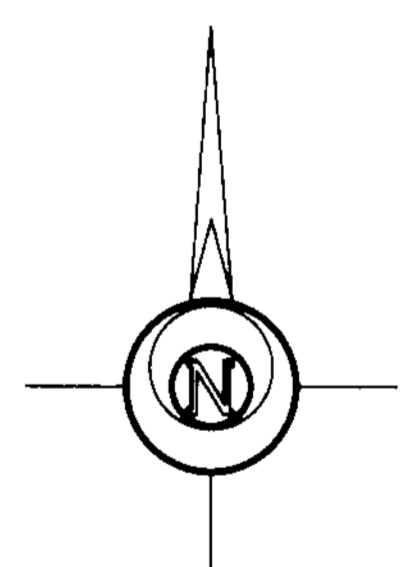
THE EAST BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING MONUMENTS "D" AND "F" AND PROJECTING THE LINE NORTHERLY TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 42.

MONUMENTS "E", "F" AND "G" WERE HELD TO ESTABLISH THE NORTH LINE OF LOT 2, BLOCK 3 OF BRANTLEY ACRES. THE PORTION OF THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY WHICH LIES WITHIN LOT 1, BLOCK 3 OF SAID BRANTLEY ACRES WAS ESTABLISHED PARALLEL WITH AND 60 FEET NORTHERLY OF THE NORTH LINE OF SAID LOT 2 AS PER WARRANTY DEED. THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED AT THE INTERSECTION OF LINE "D-F" WITH A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 2, THAT IS RUNNING EASTERLY FROM COMPUTED POINT "Z".

THE CALCULATED LOCATION OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID BRANTLEY ACRES WAS ESTABLISHED BY PROJECTING LINE "E-G" 29.88 FEET WESTERLY AS PER REFERENCE NO. 1. THE WEST LINE OF SAID LOT 1 WAS CALCULATED BY HOLDING AN ANGLE OF 89°56'29" BETWEEN THE SOUTH LINE AND WEST LINE OF SAID LOT 1 AS PER REFERENCE NO. 1. THE WEST BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED ALONG THE WEST LINE OF SAID LOT 1 OF BRANTLEY ACRES.

THE SUBJECT PROPERTY IS BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 42 AND ON THE SOUTH BY A LINE WHICH IS PARALLEL WITH AND 60 FEET NORTHERLY OF THE NORTH LINE OF LOT 2, BLOCK 3 OF BRANTLEY ACRES.

THE WARRANTY DEED HAS 2 DISTANCE CALLS BETWEEN THESE TWO BOUNDED LINES WHICH ARE IN ERROR FROM THE ACTUAL ON THE GROUND MEASUREMENTS. THE DISTANCE OF 140 FEET DESCRIBED IN THE DEED, WHICH IS COINCIDENTAL WITH THE EASTERLY LINE OF LOT 1, BLOCK 3 OF BRANTLEY ACRES, IS 155.86 FEET ON THE GROUND AND THE DISTANCE OF 161.2 FEET DESCRIBED IN THE DEED IS 177.94 FEET ON THE GROUND.

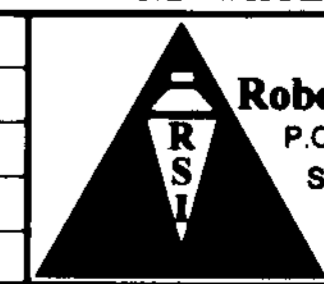


RECORD OF SURVEY

SW1/4 SECTION 21, T28S, R6W, W.M.
CITY OF WINSTON, DOUGLAS COUNTY, OR.

CLIENT: WINSTON DILLARD WATER DISTRICT

DRAWN BY: TB
DATE: MAY 10, 2018
REVISION DATE:
JOB NO. 18-TPO-18
SHEET 1 OF 1



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