

MAP OF SURVEY

LOCATED in the NW, NE and SW 1/4's of Section 10, T. 25 S., R. 4 W., W.M.
in Douglas County, Oregon.

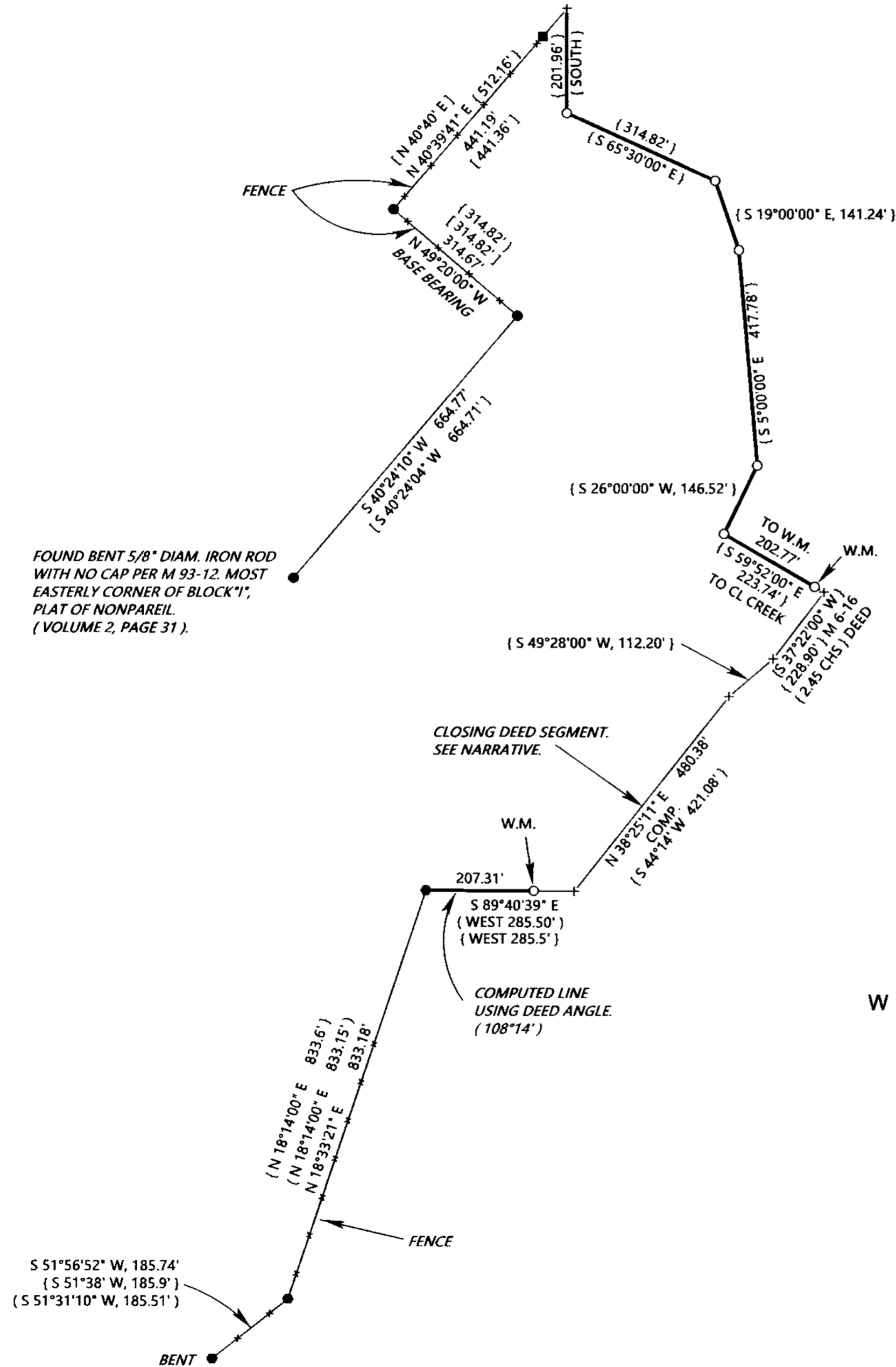
September, 2019

FILED

DATE: 10-8-2019 BY: JC
This survey consists of:

MAP: M176-15
Douglas County Surveyor

MAP FILE M176-15

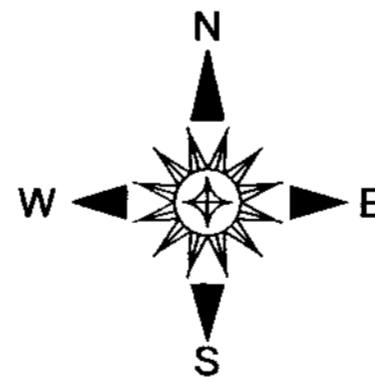


FOUND BENT 5/8" DIAM. IRON ROD WITH NO CAP PER M 93-12. MOST EASTERLY CORNER OF BLOCK "I", PLAT OF NONPAREIL (VOLUME 2, PAGE 31).

CLOSING DEED SEGMENT. SEE NARRATIVE.

W.M.

COMPUTED LINE USING DEED ANGLE. (108°14')



SURVEYED FOR: CALAPOOYA COVEY LLC
8877 NONPAREIL ROAD
SUTHERLIN, OREGON 97479

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



LEGEND

- INDICATES 5/8" DIAM. STEEL PIN WITNESS MONUMENT WITH MY CAP FOUND PER C.S. 65/12-9.
- INDICATES 5/8" DIAM. IRON ROD NOTED ON M 89-30 FOUND.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 116-47 UNLESS NOTED OTHERWISE.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT WHICH FALLS IN CALAPOOYA CREEK.
- () DENOTES RECORD DATA PER M 89-30. COMP. = COMPUTED
- { } DENOTES RECORD DATA PER DOCUMENT NUMBER 2011-5591.
- [] DENOTES RECORD DATA PER C.S. 65/12-9.

SCALE: 1" = 200'

BASIS OF BEARINGS: M 116-47 AS SHOWN.

W.M. = WITNESS MONUMENT SET ON WESTERLY HIGH BANK OF CALAPOOYA CREEK

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT A PORTION OF THE EASTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2011-5591. A CONTROL TRAVERSE WAS RUN WHICH TIED IN ALL OF THE FOUND MONUMENTS SHOWN. USING DEED RECORD BEARINGS AND DISTANCES STARTING AT THE FOUND NORTHERLY MONUMENTS AND PROCEEDING CLOCKWISE PRODUCES COMPUTED POSITIONS WHICH DO NOT MATCH THE FOUND SOUTHERLY MONUMENTS, WHICH WERE FOUND ON M 89-30, BY SOME 72 FEET USING THE CALL OF SOUTH 37° 22' WEST 161.70 FEET FOUND IN DEED DOCUMENT NUMBER 2011-5591. GIVEN THAT LANDOWNERS ON THE NORTH END OF THE PROPERTY HAVE RELIED UPON AND FENCED TO MONUMENTS PER M116-47 AND C.S. 65/12-9 WHICH FOLLOWED THE DEED AND LANDOWNERS ON THE SOUTH END OF THIS SURVEY HAVE RELIED UPON AND FENCED TO MONUMENTS FOUND IN SURVEY M 89-30, I ELECT TO HOLD THE DEED RECORD BEARINGS AND DISTANCES COMING FROM EACH DIRECTION AND LET THE ERROR FALL IN THOSE SEGMENTS WHICH FOLLOW THE CENTERLINE OF THE CALAPOOYA CREEK. THE SEGMENT LABELED AS THE "CLOSING SEGMENT" HEREON WAS CHOSEN AT RANDOM TO ILLUSTRATE THE DIFFERENCE. THE LAND ADJACENT TO AND EASTERLY OF THE NORTHERLY PORTION OF THE SUBJECT LINE IS PRIMARILY A THIN STRIP BETWEEN THE LINE AND THE CALAPOOYA CREEK. NONE OF THE REFERENCE OR CORNER TREES CALLED FOR IN THE DEED REMAIN.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

MAP FILE M176-15