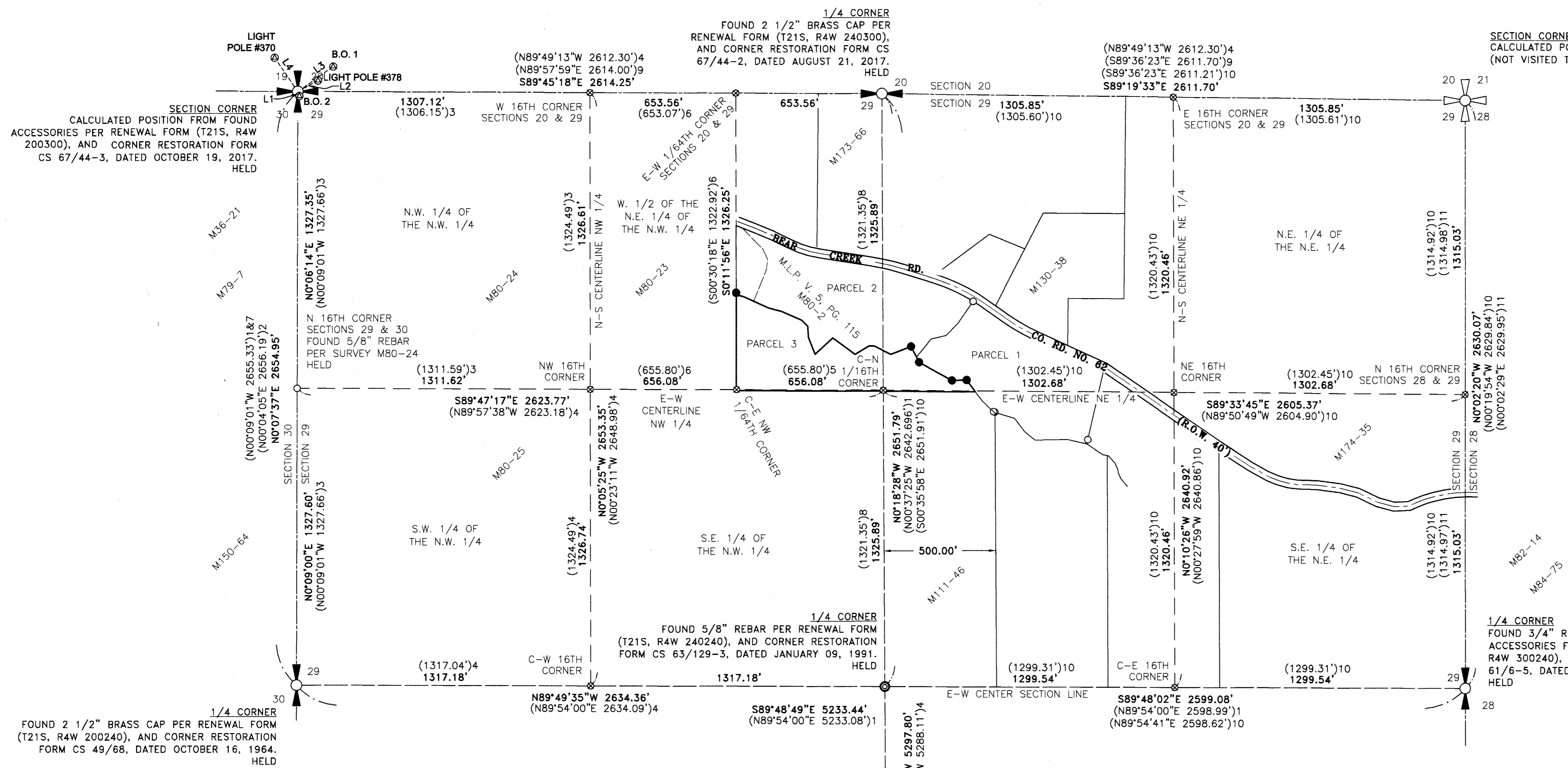


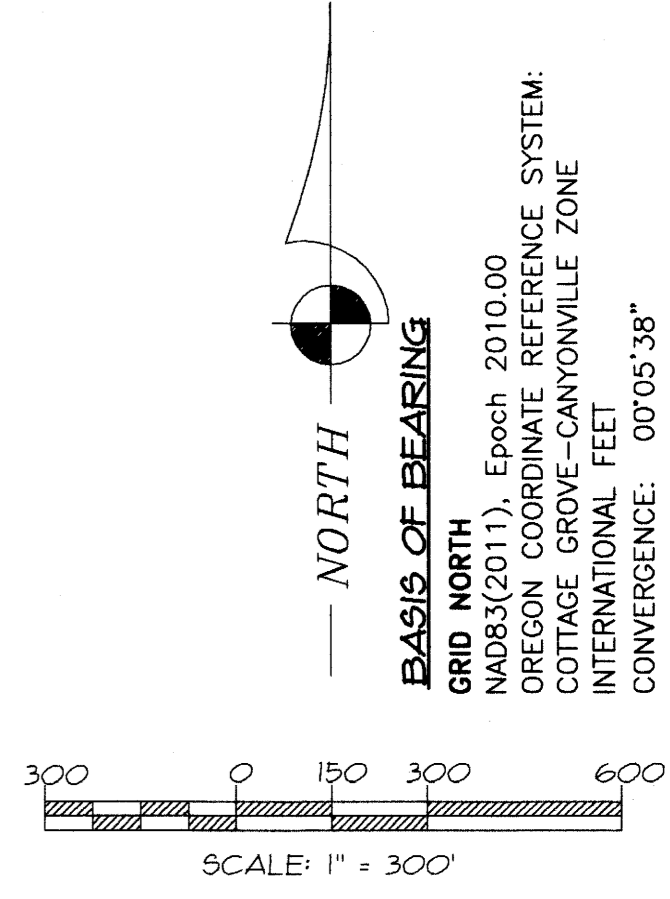
FILED
Date: 12-1-2020 By: [Signature]
This survey consists of:
Map: M178-16A+B
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR



NOTES:
1) ROUGHLY A 0.92 ACRE AREA BETWEEN EXISTING APPROXIMATE "THREAD" AND 1979 "APPARENT MAIN CHANNEL" OF BEAR CREEK...
2) DOUGLAS COUNTY CIRCUIT COURT CASE NUMBER 91CV1437CC WAS RULED UPON TO QUIET TITLE BETWEEN TAX LOTS 2100 AND 400...
3) THE MONUMENTS SET IN SURVEY M111-46 THAT MARK THE 1979 "APPARENT MAIN CHANNEL" OF BEAR CREEK WERE NOT HELD IN THIS SURVEY...

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS (SPECIFICALLY ALONG THE NORTH LINE) OF TAX LOT 00500 OWNED BY MARK C. & LISA A. NEELY AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 97-18406 DOUGLAS COUNTY DEEDS AND RECORDS.
THE DESCRIPTION PER THE CURRENT VESTING DEED IS IN A METES AND BOUNDS FORMAT, BUT IS IDENTICAL TO THE DESCRIPTION WRITTEN PER MAJOR LAND PARTITION V. 05, PG. 118 AND RECORDED AS SURVEY M80-2...



- LEGEND
[Symbol] = CALCULATED NE CORNER SECTION 29 PER M173-66
[Symbol] = FOUND GOVERNMENT SECTION CORNER AS NOTED
[Symbol] = FOUND GOVERNMENT ONE-QUARTER SECTION CORNER AS NOTED
[Symbol] = FOUND CORNER ACCESSORIES PER CORNER RESTORATION FORM CS 67/44-3, DATED OCTOBER 19, 2017
[Symbol] = FOUND 5/8" REBAR MARKING CENTER 1/4 CORNER OF SECTION 29 PER M79-7
[Symbol] = FOUND 5/8" REBAR PER M80-2
[Symbol] = FOUND 5/8" REBAR W/RPC MARKED "GEOMAX PLS2424" PER M111-46
[Symbol] = SET 5/8" X 30" REBAR W/RPC MARKED "GEOMAX, INC."
[Symbol] = COMPUTED POSITION
[Symbol] = WITH RED PLASTIC CAP
[Symbol] = AREA OF POSSIBLE LITIGATION. SEE NOTE 1
[Symbol] = AREA OF LITIGATION PER 1992 DOUGLAS COUNTY CIRCUIT COURT CASE NO. 91CV1437CC. SEE NOTE 2

- SURVEY REFERENCES
() = DOUGLAS COUNTY CORNER RESTORATION FORM CS 67/44-3, DATED OCTOBER 19, 2017
(1) = SURVEY M79-7 BY RONALD A. QUIMBY SEPTEMBER, 1979
(2) = SURVEY M150-64 BY CARL A. SWEEDEN MAY, 2006
(3) = SURVEY M80-25 BY JAMES E. ANDREWS SEPTEMBER, 1979
(4) = SURVEY M80-24 BY JAMES E. ANDREWS SEPTEMBER, 1979
(5) = MAJOR LAND PARTITION RECORDED IN CLERK VOL. 05, PG. 118, AND SURVEY M80-2 BY JAMES E. ANDREWS JULY, 1979
(6) = SURVEY M80-23 BY JAMES E. ANDREWS SEPTEMBER, 1979
(7) = SURVEY M36-21 BY WILLIAM C. STILES JULY, 1968
(8) = SURVEY M111-46 BY DENNIS D. FINDORFF JANUARY, 1991
(9) = SURVEY M173-66 BY CARL A. SWEEDEN SEPTEMBER, 2017
(10) = SURVEY M174-35 BY MICHAEL P. SCHULZE MARCH, 2018
(11) = SURVEY M82-14 BY WILLIAM A. EIMSTAD DECEMBER, 1979

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DECEMBER 06, 2011
MACKENZIE C. WYTERGREEN
8424
RENEWS: JUNE 30, 2022

1/4 CORNER
FOUND 2 1/2" BRASS CAP PER RENEWAL FORM (T21S, R4W 240200), AND CORNER RESTORATION FORM CS 49/68, DATED OCTOBER 03, 1968. HELD

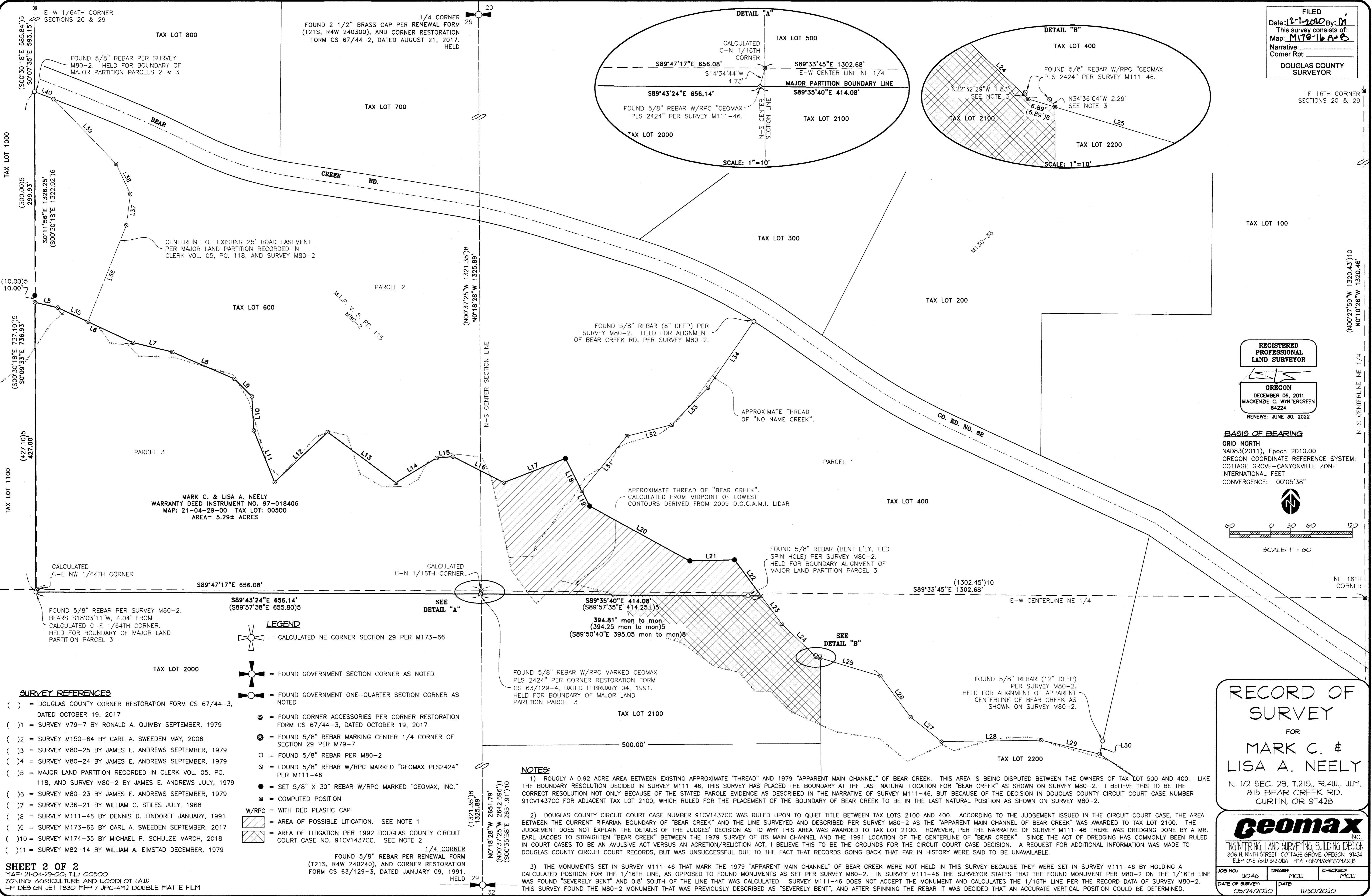
1/4 CORNER
FOUND 2 1/2" BRASS CAP PER RENEWAL FORM (T21S, R4W 240200), AND CORNER RESTORATION FORM CS 49/68, DATED OCTOBER 03, 1968. HELD

SECTION 29
SECTION 32

RECORD OF SURVEY
FOR
MARK C. & LISA A. NEELY
N. 1/2 SEC. 29, T.21S., R.4W., W.M.
815 BEAR CREEK RD.
CURTIN, OR 97428

Geomax INC.
ENGINEERING, LAND SURVEYING, BUILDING DESIGN
806 N. NINTH STREET COTTAGE GROVE, OREGON 97424
TELEPHONE: (541) 942-0066 EMAIL: GEOMAX@GEOMAX.US
JOB NO: U046 DRAIN: MCW CHECKED: MCW
DATE OF SURVEY: 09/24/2020 DATE: 11/30/2020

FILED
Date: 12-1-2020 By: DJ
This survey consists of:
Map: M17B-16A-B
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR



SHEET 2 OF 2
MAP: 21-04-29-00; TL: 00500
ZONING: AGRICULTURE AND WOODLOT (AW)
HP DESIGN JET T830 MFP / JPC-4M2 DOUBLE MATTE FILM

- LEGEND**
- = CALCULATED NE CORNER SECTION 29 PER M173-66
 - = FOUND GOVERNMENT SECTION CORNER AS NOTED
 - = FOUND GOVERNMENT ONE-QUARTER SECTION CORNER AS NOTED
 - = FOUND CORNER ACCESSORIES PER CORNER RESTORATION FORM CS 67/44-3, DATED OCTOBER 19, 2017
 - = FOUND 5/8" REBAR MARKING CENTER 1/4 CORNER OF SECTION 29 PER M79-7
 - = FOUND 5/8" REBAR PER M80-2
 - = FOUND 5/8" REBAR W/RPC MARKED "GEOMAX PLS 2424" PER M111-46
 - = SET 5/8" X 30" REBAR W/RPC MARKED "GEOMAX, INC."
 - = COMPUTED POSITION
 - = AREA OF POSSIBLE LITIGATION. SEE NOTE 1
 - = AREA OF LITIGATION PER 1992 DOUGLAS COUNTY CIRCUIT COURT CASE NO. 91CV1437CC. SEE NOTE 2

NOTES:

- ROUGHLY A 0.92 ACRE AREA BETWEEN EXISTING APPROXIMATE "THREAD" AND 1979 "APPARENT MAIN CHANNEL" OF BEAR CREEK. THIS AREA IS BEING DISPUTED BETWEEN THE OWNERS OF TAX LOT 500 AND 400. LIKE THE BOUNDARY RESOLUTION DECIDED IN SURVEY M111-46, THIS SURVEY HAS PLACED THE BOUNDARY AT THE LAST NATURAL LOCATION FOR "BEAR CREEK" AS SHOWN ON SURVEY M80-2. I BELIEVE THIS TO BE THE CORRECT RESOLUTION NOT ONLY BECAUSE OF THE STATED PAROLE EVIDENCE AS DESCRIBED IN THE NARRATIVE OF SURVEY M111-46, BUT BECAUSE OF THE DECISION IN DOUGLAS COUNTY CIRCUIT COURT CASE NUMBER 91CV1437CC FOR ADJACENT TAX LOT 2100, WHICH RULED FOR THE PLACEMENT OF THE BOUNDARY OF BEAR CREEK TO BE IN THE LAST NATURAL POSITION AS SHOWN ON SURVEY M80-2.
- DOUGLAS COUNTY CIRCUIT COURT CASE NUMBER 91CV1437CC WAS RULED UPON TO QUIET TITLE BETWEEN TAX LOTS 2100 AND 400. ACCORDING TO THE JUDGEMENT ISSUED IN THE CIRCUIT COURT CASE, THE AREA BETWEEN THE CURRENT RIPARIAN BOUNDARY OF "BEAR CREEK" AND THE LINE SURVEYED AND DESCRIBED PER SURVEY M80-2 AS THE "APPARENT MAIN CHANNEL OF BEAR CREEK" WAS AWARDED TO TAX LOT 2100. THE JUDGEMENT DOES NOT EXPLAIN THE DETAILS OF THE JUDGES' DECISION AS TO WHY THIS AREA WAS AWARDED TO TAX LOT 2100. HOWEVER, PER THE NARRATIVE OF SURVEY M111-46 THERE WAS DREDGING DONE BY A MR. EARL JACOBS TO STRAIGHTEN "BEAR CREEK" BETWEEN THE 1979 SURVEY OF ITS MAIN CHANNEL AND THE 1991 LOCATION OF THE CENTERLINE OF "BEAR CREEK". SINCE THE ACT OF DREDGING HAS COMMONLY BEEN RULED IN COURT CASES TO BE AN AVULSIVE ACT VERSUS AN ACRETION/RELICION ACT, I BELIEVE THIS TO BE THE GROUNDS FOR THE CIRCUIT COURT CASE DECISION. A REQUEST FOR ADDITIONAL INFORMATION WAS MADE TO DOUGLAS COUNTY CIRCUIT COURT RECORDS, BUT WAS UNSUCCESSFUL DUE TO THE FACT THAT RECORDS GOING BACK THAT FAR IN HISTORY WERE SAID TO BE UNAVAILABLE.
- THE MONUMENTS SET IN SURVEY M111-46 THAT MARK THE 1979 "APPARENT MAIN CHANNEL" OF BEAR CREEK WERE NOT HELD IN THIS SURVEY BECAUSE THEY WERE SET IN SURVEY M111-46 BY HOLDING A CALCULATED POSITION FOR THE 1/16TH LINE, AS OPPOSED TO FOUND MONUMENTS AS SET PER SURVEY M80-2. IN SURVEY M111-46 THE SURVEYOR STATES THAT THE FOUND MONUMENT PER M80-2 ON THE 1/16TH LINE WAS FOUND "SEVERELY BENT" AND 0.8' SOUTH OF THE LINE THAT WAS CALCULATED. SURVEY M111-46 DOES NOT ACCEPT THE MONUMENT AND CALCULATES THE 1/16TH LINE PER THE RECORD DATA OF SURVEY M80-2. THIS SURVEY FOUND THE M80-2 MONUMENT THAT WAS PREVIOUSLY DESCRIBED AS "SEVERELY BENT", AND AFTER SPINNING THE REBAR IT WAS DECIDED THAT AN ACCURATE VERTICAL POSITION COULD BE DETERMINED.

RECORD OF SURVEY
FOR
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JOB NO: 1046 DRAIN: MCW CHECKED: MCW
DATE OF SURVEY: 05/24/2020 DATE: 11/30/2020