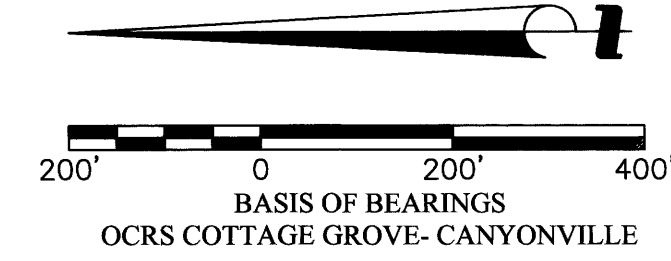


SURVEY FOR MARIA SANTOS

E 1/2, SECTION 10, TOWNSHIP 22 SOUTH, RANGE 6 WEST
OF THE WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
09 SEPTEMBER 2024

FILED
Date: 10-9-2024 By: DS
This survey consists of:
Map: M184-20
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

LINE TABLE			
LINE #	BEARING	DISTANCE	RECORD
L1	N89°41'42"W	127.45'	
L2	N89°41'42"W	77.55'	
L3	S0°47'26"W (S0°44'W)	631.50' (631.5)	R1
L4	S0°47'10"W [(S0°44'W)]	630.96' [(630.99')]	R1
L5	N89°41'42"W (N89°46'W)	205.00' (205.00')	R1



QUARTER CORNER SECTIONS 10 & 11
FOUND 5/8" IRON REBAR PER
"SUNNYDALE ORCHARDS" PLAT
RECORDED IN VOLUME 5, PAGE 20 A&B,
DOUGLAS COUNTY SURVEY RECORDS.
FROM WHICH A 3/4" IRON PIPE BEARS
N 78°15'19"W 4.76'
(N79°W 4.8') - PLSS 500540 BY DCSO

NE CORNER CHARLES PUTNAM DLC NO. 39
FOUND 5/8" IRON REBAR WITH ALUMINUM CAP
PER PLSS 039010 BY D.C.S.O 9.27' NORTH
OF QUARTER LINE.

DEED DOCUMENT
NO. 96-00717

DEED DOCUMENT
NO. 24-002066

DEED DOCUMENT
NO. 96-00717

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE, OR SET, SPECIFIC CORNERS FOR A PORTION OF THAT PROPERTY CONVEYED THROUGH INSTRUMENT NO. 96-00717, DOUGLAS COUNTY DEED RECORDS.

THE EAST-MOST NORTH LINE IS THE NORTH LINE OF CHARLES PUTNAM D.L.C NO. 39. THE NORTH LINE OF D.L.C NO. 39 WAS ESTABLISHED BY FOUND MONUMENTS MARKING THE NORTHEAST AND NORTHWEST CORNERS OF SAID D.L.C.

SUNNYDALE ORCHARDS SHOWS AN IRON PIPE BEING AT THE INTERSECTION OF THE DLC LINE AND THE NORTH-SOUTH CENTERLINE OF THE SECTION. SAID PLAT ALSO SHOWS AN IRON BOLT AT THE CENTER QUARTER LOCATION, BEING 6.64' SOUTH OF THE IRON PIPE. I FOUND THE IRON PIPE TO BE 5.85' SOUTH OF SAID DLC LINE AND +/-7 FEET SOUTH OF AN EXISTING FENCE THAT RUNS EAST AND WEST. HOLDING THE IRON PIPE AS THE CENTER QUARTER FITS WITH EXISTING OCCUPATION AND CLOSELY MATCHES THE DEEDED DISTANCE AS SHOWN ON THE SUNNYDALE ORCHARDS PLAT.

THE MONUMENT PLACED AT THE SOUTHWEST CORNER OF INSTRUMENT NUMBER 2024-002066 WAS SET AT MIDPOINT BETWEEN THE CENTER-QUARTER OF SECTION 10 AND THE EAST QUARTER CORNER OF SECTION 10 AND PLACED ON THE NORTH LINE OF SAID D.L.C NO. 39.

THE MOST NORTHERLY NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 96-00717 WAS SET AT DEED DISTANCE ALONG THE NORTH SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SECTION. SAID CENTERLINE WAS ESTABLISHED BY HOLDING MIDPOINT OF THE EAST HALF OF THE EAST WEST CENTERLINE OF SECTION 10 AND 5' EAST OF THE WITNESS CORNER FOR THE E SIXTEENTH OF SECTION 3 AND 10.

THE EAST RIGHT OF WAY WAS ESTABLISHED BY HOLDING RECORD DISTANCE AND PARALLEL WITH THE NORTH SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SAID SECTION.

JACK CREEK ROAD WAS DEDICATED IN 1914 PER THE SUNNYDALE ORCHARDS PLAT, WITH A RIGHT-OF-WAY OF 30.00 FEET, AN ADDITIONAL 10 FOOT DEDICATION PER BOOK 1331, PAGE 672, INSTRUMENT NO. 94-26417 WIDENED THE ROAD TO 25.00 FEET EAST OF CENTERLINE. ROAD SURVEY FILE 00000050 SHOWS A PROPOSED 40 FOOT RIGHT OF WAY FOR JACK CREEK ROAD, BUT AFTER DISCUSSIONS WITH DOUGLAS COUNTY IT APPEARS THAT THE ONLY DOCUMENTATION FOR THE RIGHT OF WAY OF JACK CREEK ROAD IS LISTED IN SAID DOCUMENTS ABOVE. THEREFORE, WE HELD THE SUNNYDALE ORCHARDS PLAT AND THE DEDICATION DOCUMENT TO DETERMINE SAID RIGHT OF WAY. A REFERENCE MONUMENT WAS PLACED ALONG THE NORTH BOUNDARY LINE AT THE PROPOSED RIGHT OF WAY AS SHOWN ON THE ROAD SURVEY.

THE PROPERTY DESCRIBED IN DOCUMENT NO. 96-00717 BEGINS AT THE CENTER-EAST SIXTEENTH OF SECTION 10 AND GOES NORTH 638'. THE SUNNYDALE ORCHARDS PLAT DESCRIBES THE WEST LINE OF SAID PROPERTY BEING SOUTH 0°46' WEST 631.5 FEET, PARALLEL WITH THE "ONE-HALF SECTION LINE" AND TERMINATES AT THE NORTH LINE OF THE D.L.C. THE 6.5' FOOT DISCREPANCY IN CALLS APPEARS TO BE THE DIFFERENCE IN DISTANCE BETWEEN SAID NORTH LINE OF THE D.L.C AND THE EAST WEST CENTERLINE OF SECTION 10 AS DETERMINED BY THE SUNNYDALE ORCHARDS PLAT.

DOCUMENT NO. 96-00717, CALLS TO THE NORTH LINE OF THE D.L.C., WHEREAS THE NEIGHBORING DEED DOCUMENT NO. (2024-002066) IS AN ALIQUOT PARTS DESCRIPTION. THE ORIGINAL FIELD NOTES FROM THE GLO SURVEYS CONDUCTED IN 1856 FOR THESE TWO LINES WERE TO BE CONTIGUOUS. IT WAS FROM THESE SURVEYS THAT THE ORIGINAL LAND PATENTS IN 1866 WERE ADMINISTERED. THE SUNNYDALE ORCHARDS PLAT, RECORDED IN 1914, SHOWS SAID NORTH LINE OF D.L.C. NO. 39 NOT TO FOLLOW THE SECTIONAL LINE AND HOLDS THE NORTH LINE OF THE D.L.C AS THE SOUTH BOUNDARY FOR THE LOTS. THEREFORE, THE NORTH LINE OF THE D.L.C, AS MONUMENTED, IS HELD AS THE COMMON LINE BETWEEN THE TWO PROPERTIES.

N0°47'26"E 2648.31'
(N0°44'E 2646.25')R1

SET 5/8" REBAR WITH
RPC "EGR & ASSOC. RM
AS REFERENCE MONUMENT.

WITNESS CORNER EAST 1/16TH SECTIONS 3 & 10
FOUND 3/4" IRON PIPE PER "SUNNYDALE ORCHARDS"
PLAT RECORDED IN VOLUME 5, PAGE 20 A&B
DOUGLAS COUNTY SURVEY RECORDS.
TRUE CORNER BEARS EAST 5.00' PER R1

10' WIDE DEDICATION PER
DOUGLAS COUNTY BOOK 1331
PAGE 672, INSTRUMENT
NO. 94-26417

JACK CREEK ROAD (30' RIGHT OF WAY) R1

- LEGEND:**
- FOUND 5/8" REBAR
 - FOUND MONUMENT AS NOTED
 - SET 5/8"X 30" REBAR W/ OPC "EGR & ASSOC." OR AS NOTED
 - △ CALCULATED POINT
 - () RECORD DATA PER REFERENCE NOTED, EQUALS MEASURED UNLESS NOTED
 - [] CALCULATED INFORMATION
- D.C.S.O. DOUGLAS COUNTY SURVEYORS OFFICE
OREGON COORDINATE REFERENCE SYSTEM
- OCR S COTTAGE GROVE -CANYONVILLE ZONE, NAD83(2011),
EPOCH 2010.00
INDICATES LINE NOT TO SCALE

- REFERENCES:**
- R1 SUNNYDALE ORCHARDS; VOLUME 5 PAGE 20 A&B
 - R2 M140-58, DOUGLAS COUNTY SURVEYORS OFFICE
 - R3 OR-D0029, GLO / BLM REFERENCE NUMBER
 - R4 R066-B 00000050, DOUGLAS COUNTY SURVEY RECORDS
 - R5 PLSS 500540 CORNER VISITATION BY D.C.S.O

- DEEDS:**
- D1 96-00717. DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 14, 2023
MARCUS HELM
100750
RENEWS: 06/30/25

MAP FILE M184-20

MAP FILE M184-20