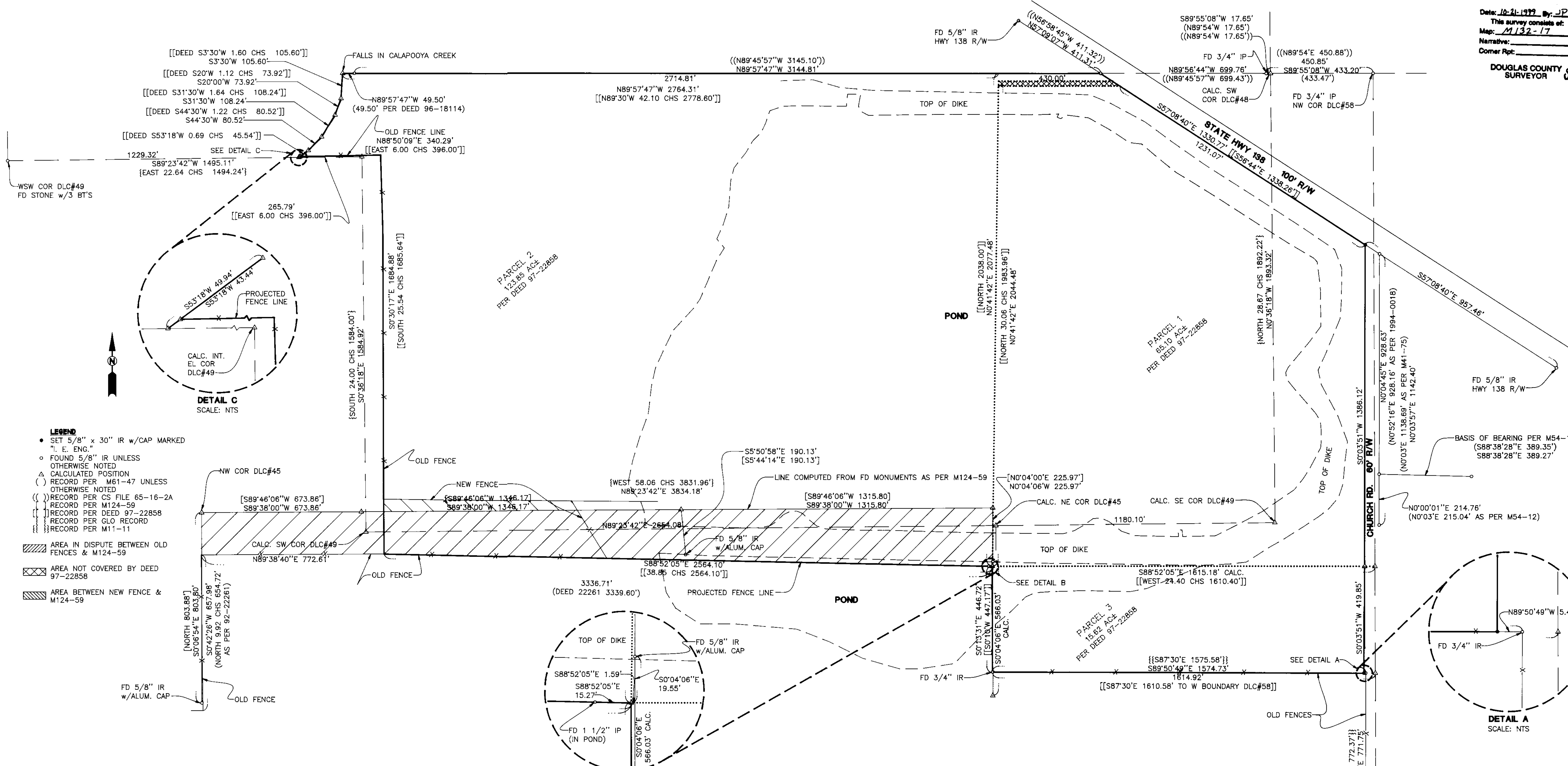


FILED

Date: 10-21-1999 By: JP
This survey consists of:
Map: M132-17
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR



- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I. E. ENG."
 - FOUND 5/8" IR UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - () RECORD PER M61-47 UNLESS OTHERWISE NOTED
 - () RECORD PER OS FILE 65-16-2A
 - () RECORD PER M124-59
 - () RECORD PER DEED 97-22858
 - () RECORD PER GLO RECORD
 - () RECORD PER M11-11

- ▨ AREA IN DISPUTE BETWEEN OLD FENCES & M124-59
- ▨ AREA NOT COVERED BY DEED 97-22858
- ▨ AREA BETWEEN NEW FENCE & M124-59

NARRATIVE

THE SURVEY WAS DONE FOR THE PURPOSE OF DEFINING THE BOUNDARIES OF THE PROPERTY OWNED BY LONE ROCK TIMBER COMPANY AS PER DEED 97-22858. ADDITIONAL SEARCH SHOWS DEEDS 94-12504, 94-12507, 171207, AND 171208 ALSO DESCRIBE THE SAME PARCELS. IN THE DEED DESCRIPTION OF PARCEL 1 OF DEED 97-22858 THERE IS A DISCREPANCY IN THE EXCEPTION ALONG THE NORTH BOUNDARY OF THE NORTHERLY 54.04 FEET. IN THE DEED DESCRIPTION OF PARCEL 2 OF DEED 97-22858 IT INCLUDES A STRIP 0.50 CHAINS, (33.00 FEET) THROUGH PARCEL 1, LEAVING A STRIP 21.04 FEET WIDE THROUGH PARCEL 1 UNDESCRIBED. IN DEED 94-12504 AND 94-12507 THIS DISCREPANCY EXISTS BUT IN EARLIER DEEDS COVERING THE SAME PARCELS (DEED NO. 175207 & 175208) THIS DISCREPANCY DOES NOT EXIST, IT SAYS THAT IN THE AREA DESCRIBED IN (DEED NO. 175207) AS PARCEL 1 (97-22858) HAS AN EXCEPTION OF A STRIP 0.50 CHAINS (33.00 FEET) WIDE ALONG THE NORTH BOUNDARY OF THE PARCEL FOR A ROAD AND IN THE AREA AS DESCRIBED IN (DEED NO. 175208) AS PARCEL 2 (97-22858) INCLUDES A STRIP OF LAND 0.50 CHAINS (33.00 FEET) WIDE ACROSS THE NORTH BOUNDARY OF PARCEL 1. THIS AREA IS SHOWN AS NOT BEING DESCRIBED BY DEED 97-22858 ON THE PLAT. A PORTION OF THE BOUNDARIES OF DONATION LAND CLAIM NO. 49 WERE CALCULATED BY THE GRANT BOUNDARY METHOD USING THE MOST WESTERLY SOUTHWEST CORNER OF DLC NO. 49 AND THE CALCULATED POSITION FOR THE SOUTHWEST CORNER OF DLC NO. 48 FROM A MONUMENT REFERENCED AS PER M61-47. THE NORTHEAST CORNER OF DLC NO. 45 WAS CALCULATED ON THE MOST SOUTHERLY BOUNDARY OF DLC NO. 49 USING THE SINGLE PROPORTION METHOD. THESE CALCULATED CORNERS DO NOT FIT THE EXISTING DEEDS FOR THESE PARCELS, NOR DO THEY FIT THE EXISTING DEEDS FOR THESE PARCELS, OR THE CALCULATED POSITIONS AS PER THE SURVEY M124-59 AS CALCULATED FROM FOUND CORNERS FROM THAT SURVEY. TIES WERE MADE TO ALL FENCES AND FENCE CORNERS IN THE AREA. THE DISTANCES BETWEEN FENCE CORNERS FIT THE CALLS OF THE DEEDS 92-22261 AND 97-22858, WHICH WERE THE DEEDS TO THE NORTH AND SOUTH OF THE LINE IN QUESTION. THE CALLS RELATING TO THE NORTH BOUNDARY OF 92-22261 WERE CHANGED IN DEED 97-18187 RECORDED AFTER THE SURVEY M124-59 WAS FILED. THIS PUTS THIS DEED IN CONFLICT WITH THE DEED 97-22858 WHICH SHOULD HAVE A COMMON LINE. THIS CREATED AN OVERLAP OF APPROXIMATELY 178 FEET ALONG THE SOUTH BOUNDARY OF PARCEL 2 OF DEED 97-22858, TOTALING 11.00 ACRES. ALTHOUGH ALL THREE OF THE ABOVE DEED DESCRIPTIONS QUALIFY THE DISTANCES TO THE NORTHWEST AND NORTHEAST CORNERS OF DONATION LAND CLAIM 45, THE ORIGINAL SURVEY OF THESE CORNERS CALLED FOR STONES 6 X 4 SET WITH MOUNDS AND TRENCHES AS PER INSTRUCTIONS. NO CORNERS OF DLC NO. 45 WERE EVER FOUND OR AT LEAST NO RECORD COULD BE FOUND THAT RECORDED THE FINDING OF THESE CORNERS. IT IS PROBABLE THAT NO EVIDENCE OF THESE CORNERS REMAINED WHEN THESE DEEDS WERE WRITTEN.

THE SOUTH BOUNDARY OF PARCEL 3, DEED 97-22858 IS LISTED AS S. 87° 30' E., 1610.58 FEET TO INTERSECTION WITH WEST BOUNDARY OF DONATION LAND CLAIM NO. 58. FOUND MONUMENTS FROM M11-11 AT EXISTING OLD FENCE CORNERS AGREE FAIRLY CLOSELY AS TO DISTANCE BUT THE BEARING IS S. 89° 50' 49" E., WHILE THIS IS A SUBSTANTIAL DIFFERENCE, IT WAS DECIDED THAT THE FENCE CORNERS AND FOUND MONUMENTS SHOULD HOLD OVER BEARING OF THE LINE, THE MONUMENT FOUND ON THE SOUTHEAST CORNER OF PARCEL 3 WAS FOUND TO ENCROUGH ON THE 60.00' WIDE RIGHT-OF-WAY FOR CHURCH ROAD AND A MONUMENT WAS SET N. 89° 50' 49" W., 5.40 FEET TO GIVE A FULL 60.00' WIDE RIGHT-OF-WAY.

THE ACREAGE FOR PARCEL 2 GIVEN IN DEED NO. 175208 IS 122.64 ACRES AND USING EXISTING NORTH BOUNDARY AND EXISTING FENCES AND FENCE CORNERS GIVES AN ACREAGE OF 123.85 ACRES. THE ACREAGE FOR PARCEL 2 (TAX LOT 800) AS LISTED ON DOUGLAS COUNTY ASSESSOR ROLES IS 119.28 ACRES. THE ACREAGE FOR PARCELS 1 AND 3 USING FOUND MONUMENTS AND OLD FENCES GIVES A TOTAL OF 80.72 ACRES AND THE DOUGLAS COUNTY ASSESSOR ROLES LIST PARCELS 1 AND 3 TOTALING 80.00 ACRES. THE ACREAGES CHECK RATHER CLOSELY WITH THE DOUGLAS COUNTY ASSESSOR INFORMATION.

IT APPEARS THAT THE LOCATION OF EXISTING OLD FENCE CORNERS, WHILE NOT AGREEING WITH THE TIES AS GIVEN ON THE ORIGINAL GLO PLAT BETWEEN THE SECTION LINES AND DONATION LAND CLAIM LINES, THE DISTANCES BETWEEN THEM DOES AGREE WITH ALL DEEDS, OLD AND NEW, WITH THE EXCEPTION OF 97-18167 WHICH WAS WRITTEN CHANGING DISTANCES FROM THE PREVIOUS DEED 94-22261. IT APPEARS THAT THE FENCE CORNERS AND FENCE LINES WERE INTENDED TO BE THE PROPERTY LINES AS DESCRIBED IN ALL OF THE OLD DEEDS.

FIELD CREW: RYAN PALMER, WAYNE ROGERS & RON ZWART
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: WAYNE ROGERS
DRAFTING: MICHAEL JONES

REGISTERED PROFESSIONAL LAND SURVEYOR
 Wayne L. Rogers
 OREGON FEBRUARY 16, 1985
 WAYNE L. ROGERS 2187
 EXPIRES: 12/31/2000

BOUNDARY SURVEY
 LYING IN SW 1/4 SEC. 13 & SW 1/4 & SE 1/4 SEC. 14, T25S, R6W, W. M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 LONE ROCK TIMBER CO.
 P. O. BOX 1127
 ROSEBURG, OREGON 97470

SURVEYED BY:
 i.e. ENGINEERING
 741 S.E. Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392

DWG. BY: MLJ
 SCALE: 1" = 200'
 DATE: SEPT. 1999
 JOB NO: 1671-01
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