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

FEB 5 1991 J

MAJOR LAND PARTITION SURVEY  
SECTIONS 16, 17, 20, 21, 28 AND 29 T22S, R5W, W.M.  
DOUGLAS COUNTY OREGON

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**GENERAL INFORMATION:**

This survey was conducted to establish property corners for a major land partition. Equipment used was a Lietz Set 2 Total Station and IBM compatible AT computer using Traverse PC and Generic Cadd software. Bearings are based upon a line between the NW corner of Jesse Applegate DLC #38 and the SW corner of a survey set by Fred Dow Map #M8-68. See accompanying survey map filed with the Douglas County Surveyors Office, Roseburg, Oregon.  
Map # 1991-0007

**CORNER INFORMATION:**

The following is a record of all corners found or set during the course of the survey:

**NW corner Jesse Applegate DLC #38**

(1) Found: 1980 2 1/2" brass cap 0.2 feet above ground with T-bar alongside and 4 foot metal fence post bears N18°E, 1 foot:

- 21" DF stump bears N45°W, 35.8 feet. Well healed scar and B.T. tag.
- 24" DF stump bears S65°W, 39.4 feet. Well healed scar and B.T. tag.
- 30" DF stump bears N7°W, 45.3 feet. Well healed scar and B.T. tag.
- 18" oak bears N51°W, 32.9 feet. I tag tree.

Corner lies in a cleaned pasture on a 40% south slope.

(2) Found 3/4" iron pipe, Record Map M16-67. Junction of fences bearing NE, SW, and East.

(3) Found 3/4" iron pipe, Record Map M16-67. Corner lies near Termini of East-West fence with Hwy 99 west boundary.

(4) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Old broken fence line bears 2 feet east and I drive 4 foot metal fence post S32°W, 0.6 feet.

(5) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. 8" x 8" creosote pressure treated fence post bears south approximately 0.5 feet.

(6) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Corner lies approximately 0.5 feet south of wood fence post at intersection of north and west bearing fences.

(7) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Corner lies in pasture, I drive 5 foot metal fence post 0.5 ft. North.

(8) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Corner lies in fence line on West boundary Hwy 99 R/W.

1991-0007

(9) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Corner lines in fence line on West boundary Hwy 99 R/W.

(10) Computed corner location where 2" metal flex tubing containing telephone wires from Telephone Box #283951 & 36 enters the ground.

(11) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Corner lies at intersection of West, NW, and SE fence lines on West boundary Hwy 99 R/W.

(12) Found Shaner Alum cap on 5/8" iron rod flush with ground on East boundary of Southern Pacific R.W. and a 3/4" iron pipe 0.4 feet east. Record CS #RM3-40 and #M8-68.

(13) Set 5/8" x 36" iron rod with plastic cap attached, marked LS 2291. Corner lies on line of East West barb wire fence.

(14) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner approximately 15 North of fence line with 4 foot metal fence post driven in 0.8 feet North of corner.

(15) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies 0.6 feet South of East-West barb wire fence line.

(16) Set of 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies approximately 15 North of East-West fence line with 4 foot metal fence post driven in 0.6 feet North of corner.

(17) Found 5/8" iron rock spike at intersection of East-West and NE bearing barb wire fences. Record Map #M8-68.

(18) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Drive 4 foot metal fence post 0.7 feet S25 W.

(19) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Drive 4 foot metal fence post 1.0 feet North.

(20) Found 1934 3" brass cap, No. EE 102, set in top of a concrete box culvert, 22.0 feet East of centerline of State Hwy 99. The corner is a first order USC&GS Vertical Control Station with elevation of 334.842 feet. The corner is also a Douglas County Surveyors 1/15,000 precision Horizontal Control. South zone state plane coordinates Y=729,735.88, X=1,259,110.78.

**EASEMENT DESCRIPTIONS:**

**Pipeline Easement Across Parcel 2**

Beginning at a 3/4" iron pipe on the west R/W boundary of Hwy 99 and which bears S23°36'W 2260.8 ft from the NW corner of Jesse Applegate DLC #38, located in Section 21, T22S, R5W, W.M., thence S34½°W 541 ft to the true point of beginning at an existing shed, housing a pressurized water tank, including a strip of land twenty feet (20') in width along an existing buried pipeline centerline of S69°W 32 feet to the property line between parcels 1 and 2.

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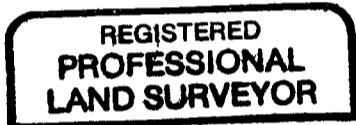
C.S. File No. 63/106-2

Pipeline Easement Across Parcel 1

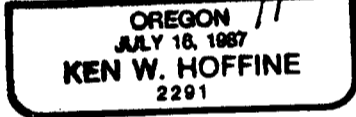
Beginning at a 5/8" iron rod which bears S31°12'16"W 2888.09 ft from the NW corner of Jesse Applegate DLC #38, located in Section 21, T22S, R5W, W.M., Douglas County, Oregon, thence S23°25'52"E 200 ft to the true point of beginning at an existing well with a submerged pump, including a strip of land twenty feet (20') in width along existing buried pipeline for N58°E 100 ft and N69°E 172 ft to the property line between parcels 1 and 2.

Road Easement Across Parcel 2

Beginning at a 5/8" iron rod which bears S31°12'16"W 2888.09 ft from the NW corner of Jesse Applegate DLC #38, located in Section 21, T22S, R5W, W.M., Douglas County, Oregon, thence S76°26'54"E 168.4 ft to the true point of beginning in the center of an existing gravel road, including a strip of land thirty feet (30') in width along the center line of an existing gravel road N3°53'29"E 103.9 ft, thence along the arc of 110 ft radius curve for an arc distance of 169.6 ft and along a chord which bears N45°28'06"E 146.0 ft, thence N87°03'05"E 338.3 ft more or less to the east R/W boundary line of Hwy 99.



*Ken W Hoffine*



Respectfully submitted,

*Ken W Hoffine*

Ken W. Hoffine, PLS #2291

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