

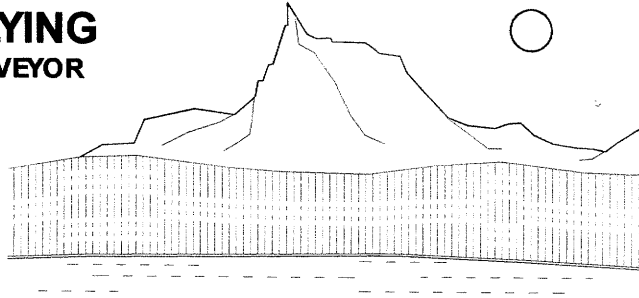
# HERZSTEIN LAND SURVEYING

OREGON PROFESSIONAL LAND SURVEYOR

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1741 Byron Creek Road  
Winston, OR 97496



Survey Narrative to Accompany M176-5  
Narrative for the Property Boundary Survey for  
Stephen Loper and Cheryl Schelenbaum  
Byron Creek Estates  
In the NW1/4 of Section 28, T. 29 S., R. 7 W., Willamette Meridian  
Douglas County, Oregon  
July, 2019

**PURPOSE:** This survey is performed to locate and monument the corners of the property of Stephen Loper and Cheryl Schelenbaum and to locate the property lines. Two property corners are found and two property corners are missing. One missing corner is re-monumented.

**SURVEY HISTORY:** 1855, Nathaniel Ford, G.L.O. Surveyor, partially subdivided Township 29 South, Range 7 West, including all of the exterior section lines of section 28.

1972, Victor M. McLind, Oregon Registered Land Surveyor No. 934, subdivided section 28 and created tracts in the West 1/2 and the West 1/2 of the East 1/2 of the section for his "Byron Creek Estates" on filed survey map RM2-35. The "Byron Creek Estates" survey map does not meet the requirements of a subdivision in the Oregon Revised Statutes.

**PROCEEDURES:** The landowner's deed, and also the adjoining landowner's deeds North and South, make no reference to the 1972 Byron Creek Estates survey map. However, these deeds' bearings, distances, and monuments match the survey map RM2-35. I, therefore, accept the survey map RM2-35 as the basis of the deed descriptions and accept all of the Byron Creek Estates tracts to have been simultaneously created.

The survey is performed with a Nikon NPL-350 one-second total station in a series of closed traverse loops. The loop closures varies from 1:8,200 to 1:62,000. The traverse loops are not adjusted. Since the existing monuments on the near side of the Byron Creek Road Right of Way are bent over or missing, I use the monuments found on the western side of the Right of Way as my basis of bearings. The record bearings are from Victor McLind's "Byron Creek Estates" survey map (RM2-35) in 1972.

Except as noted on the plat, all found corners are firmly set, projecting 2 to 6 inches above the ground. The Southeast corner of Tract 12 was re-established at proportionate distance.

The Northwest corner of Tract 12 is calculated at proportionate distance. It falls at a 30 inch diameter ponderosa pine. I did not set a new monument. The area around this point has been disturbed with an electrical box and a telephone box each within 2 feet of the true point. A steel fence post, projecting 4 feet above ground bears S. 13° 21' W., 1.0 feet from the true corner location. I find previously set fence posts on the property line for 400 feet easterly of the true point. These are apparently set based on a previous survey, as I find a 4-foot lathe labeled "Property Line" at one of the fence posts.

LEONARD E. HERZSTEIN  
OREGON L.S. 2150  
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CERTIFICATE EXPIRES:

6/30/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

09/03/2019

OREGON  
JULY 26, 1985  
LEONARD E. HERZSTEIN  
2150

FILED

Date: 9-4-19 By: [Signature]

This survey consists of:

Map: M176-5

Narrative: C.S. 65/103-8

Corner Rpt: \_\_\_\_\_

DOUGLAS COUNTY  
SURVEYOR