

1997-0128A

LAND PARTITION

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 96-400
 PREPARED BY: KEN W HOFFINE - PLS. 2291 P.O. BOX 1127 ROSEBURG, OR 97470
 PREPARED FOR: ROBERT E RAGON - 385 WESTVIEW DR. ROSEBURG OR. 97470
 LOCATED IN: S 1/2 AND SE 1/4 OF THE NE 1/4 OF SECTION 25 AND THE N 1/2 OF SECTION 36:
 TOWNSHIP 22 SOUTH, RANGE 6 WEST, AND THE SW 1/4 OF SECTION 30
 TOWNSHIP 22 SOUTH, RANGE 5 WEST, W.M. ALL IN DOUGLAS COUNTY OREGON
 SCALE: 1" = 500' SEPTEMBER 1997

LEGEND:

- ⊙ - FOUND MONUMENT
- - SET 5/8" BY 36" IRON ROD WITH YELLOW PLASTIC CAP
- - INTERSECTION OF ROAD R/W WITH PARCEL BOUNDARY
- - BOUNDARY LINES OF PARCELS
- - CALCULATED PROJECTED LINES
- == - HAYHURST COUNTY ROAD
- ==== - EASEMENT 40 FOOT RIGHT-OF-WAY WIDTH
- [] - BEARINGS AND DISTANCES TAKEN FROM OTHER MAPS AND ROTATED
- () - JAMES BRANCH RECORD SURVEY FILED IN DOUGLAS COUNTY SURVEYORS OFFICE AS M116 - 29
- (()) - KEN HOFFINE RECORD SURVEY FILED IN DOUGLAS COUNTY SURVEYORS OFFICE AS M120 - 79
- < > - DEED REFERENCE NUMBER 97-00009

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ken W Hoffine
OREGON
JULY 10, 1987
KEN W. HOFFINE
220
EXPIRES 6-30-99

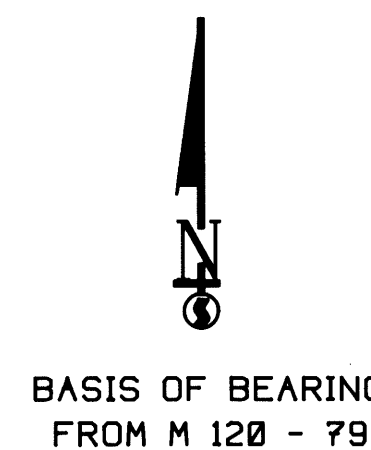
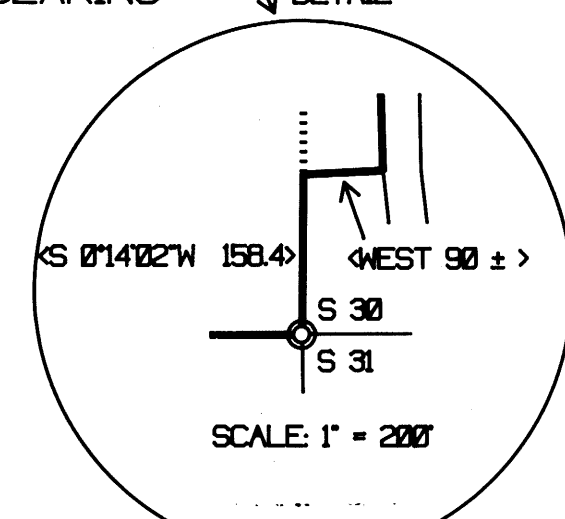
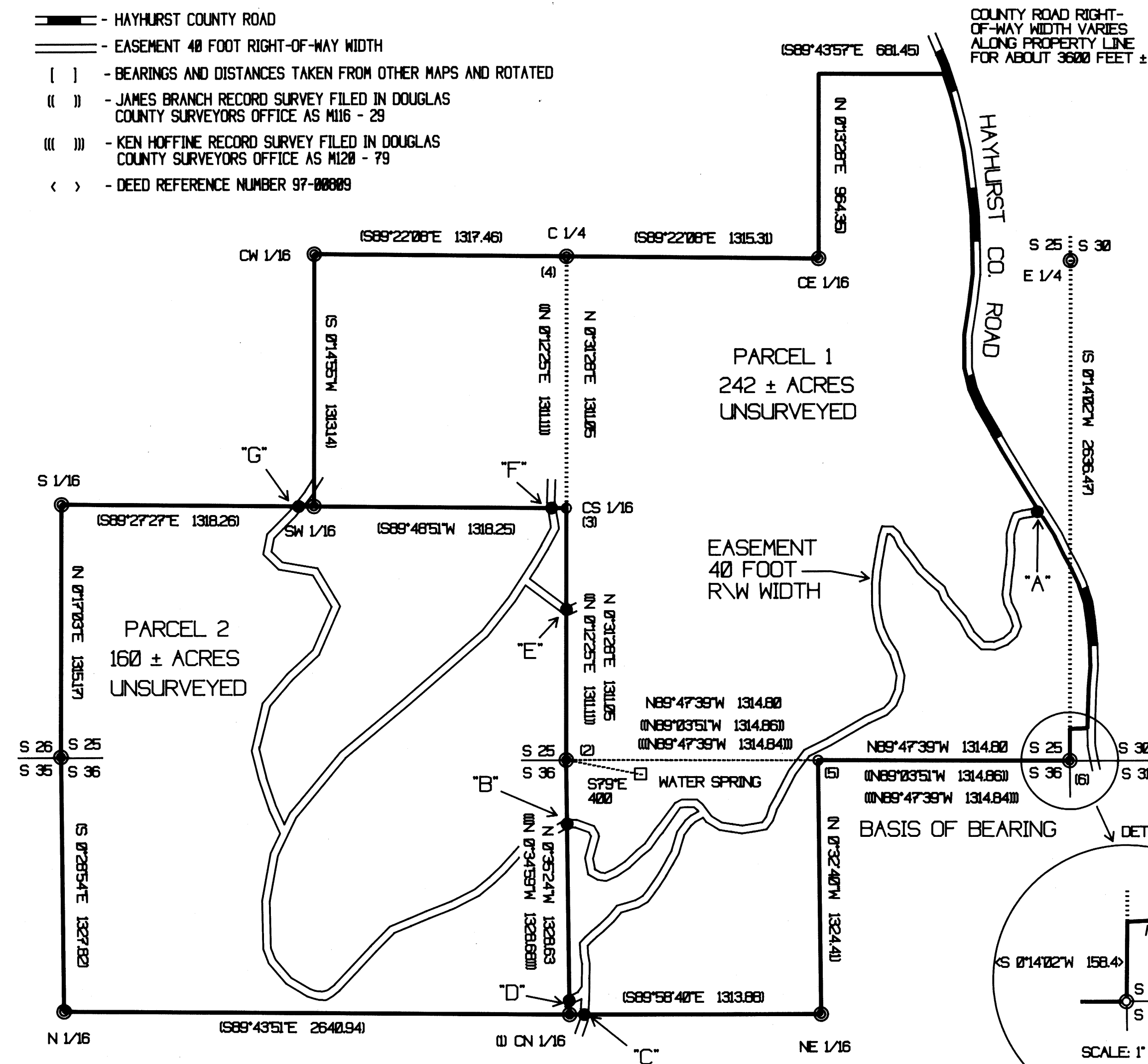
NARRATIVE

PURPOSE OF THIS SURVEY WAS TO DEFINE THE EXTERIOR BOUNDARIES OF PARCEL 2 AND A PORTION OF PARCEL 1. WE INITIATED THE SURVEY AT THE CENTER - NORTH 1/16 OF SECTION 36 (CORNER I SET IN 1996) AND THEN BEGAN TO TRAVERSE NORTHERLY TO THE SOUTH 1/4 OF SECTION 25 (ORIGINAL CORNER LOCATION BY COUNTY BRASS CAP IN PLACE). WE THEN CONTINUED NORTHERLY TO THE CENTER 1/4 OF SECTION 25 (SET BY BRANCH) AND THEN TRAVERSED RANDOMLY TO THE SOUTH EAST SECTION CORNER OF 25 (PROPORTIONED CORNER BY BRANCH). WE TRAVERSED RANDOMLY BACK TO THE CENTER - NORTH 1/16 TO CLOSE OUR TRAVERSE. WE THEN CALCULATED AND SET THE CENTER - SOUTH 1/16 FOR SECTION 25 AND THE EAST 1/16 BETWEEN SECTION 25 AND 36. THIS SURVEY WAS DONE WITH A NIKON DTM 450 WITH BOB AND JERRY RAGON ASSISTING ME.

CORNER INFORMATION

THE FOLLOWING IS A RECORD OF ALL CORNERS FOUND OR SET DURING THE COURSE OF THIS SURVEY.

- 1) CENTER NORTH 1/16 OF SECTION 36
 FOUND: LONE ROCK TIMBER 2 1/2" ALUMINUM CAP 0.4 FEET ABOVE GROUND
 -- 19" DOUGLAS FIR BEARS N77 3/4"W, 28.7 FEET WITH VISIBLE SCRIBING AND LRT TAG.
 -- 19" DOUGLAS FIR 4" TALL STUMP BEARS S14 1/2"E, 46.7 FEET WITH VISIBLE SCRIBING AND LRT TAG.
 CORNER LIES ON SOUTHEAST GENTLE SLOPE APPROXIMATELY 25 FEET WEST OF DIRT ROAD AND IN A FENCE LINE
- 2) 1/4 CORNER BETWEEN SECTION 25 AND 36
 FOUND: DOUGLAS COUNTY SURVEYORS 1962 BRASS CAP RESET IN 1991
 -- 51" INCENSE CEDAR BEARS S56 1/2"E, 222.8 FEET.
 -- 32" BLACK OAK BEARS N82"E, 218.0 FEET.
 -- 43" BLACK OAK BEARS S20"E, 223.3 FEET.
 CORNER LIES ON A MODERATE SOUTH SLOPE IN A NEW DOUGLAS FIR PLANTATION.
- 3) CENTER SOUTH 1/16 OF SECTION 25
 SET: 5/8" X 36" REBAR WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291
 -- 5/8" X 36" REBAR 0.3 FEET ABOVE GROUND BEARS S 1/2"E, 49.8 FEET.
 -- 5/8" X 36" REBAR 0.3 FEET ABOVE GROUND BEARS S89 3/4"W, 70 FEET.
 CORNER LIES IN AN OPEN FIELD ON A GENTLE WEST SLOPE.
- 4) CENTER 1/4 OF SECTION 25
 FOUND: YELLOW PLASTIC CAP 0.2 FEET ABOVE GROUND MARKED BRANCH ENGINEERING LS 1138
 -- 11" DOUGLAS FIR BEARS N84"W, 20.1 FEET WITH A WELL HEALED FACE.
 -- 8" CHERRY BEARS SOUTH, 36.4 FEET VISIBLE SCRIBING WITH "PK" NAIL IN FACE.
 -- 10" OAK BEARS S50"E, 28.5 FEET VISIBLE SCRIBING WITH "PK" NAIL IN FACE.
 -- 22" BLACK OAK BEARS N42"E, 18.5 FEET WELL HEALED FACE BUT SHOWING CONC.
 CORNER LIES ON A 40% WESTERLY SLOPE AND IS 25 FEET WEST OF NORTH SOUTH RIDGE TOP.
- 5) EAST 1/16 BETWEEN SECTION 25 AND 36
 SET: 5/8" X 36" REBAR WITH YELLOW PLASTIC CAP 0.4 FEET ABOVE GROUND MARKED LONE ROCK TIMBER PLS 2291.
 -- 23" DOUGLAS FIR BEARS S88 1/2"E, 38.2 FEET WE SCRIBED E 1/16 S36 BT AND TAGGED.
 -- 5" DOUGLAS FIR BEARS N39 3/4"E, 63.5 FEET WE SCRIBED E 1/16 S25 BT AND TAGGED.
 CORNER LIES 15 FEET WEST OF ROCK ROAD.
- 6) SECTION CORNER OF SECTIONS 25, 30, 31, AND 36.
 FOUND: YELLOW PLASTIC CAP FLUSH TO GROUND MARKED BRANCH ENGINEERING LS 1138.
 -- PLASTIC CAP MARKED REF MON LS 1138 BEARS N60"W, 22.4 FEET.
 -- PLASTIC CAP MARKED REF MON LS 1138 BEARS S1 1/2"E, 19.0 FEET.
 -- PLASTIC CAP MARKED REF MON LS 1138 BEARS S89 1/2"E, 59.4 FEET.
 -- PLASTIC CAP MARKED REF MON LS 1138 BEARS N12"W, 65.6 FEET.
 CORNER LIES 1.0 FEET WEST OF NORTH-SOUTH FENCE LINE AND IS APPROXIMATELY 22 FEET SOUTH OF FENCE JUNCTION.



1997-0128A

97-25022

97-25022

97-25022