



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
OREGON STATE OFFICE
P.O. Box 2985 (E. 3rd St. Multnomah Street)
Portland, Oregon 97208

IN REPLY REFER TO
9600 (942)

January 16, 1987

Bruce Shaner
Shaner Engineering Inc.
P.O. Box 1430
Roseburg, Oregon 97470

Dear Bruce:

This is in response to your letter dated January 9, 1987, concerning survey procedure for section 23, T. 22 S., R. 12 W., Willamette Meridian, Oregon.

The history of surveys for section 23 is as follows:

In 1874, William H. Byars, U.S. Deputy Surveyor, surveyed the north boundary of the section and completed the survey of the section in 1879, as shown on the plat bearing approval dates of September 6, 1858, August 2, 1875, and September 3, 1879.

In 1889, William Thiel, U.S. Deputy Surveyor, completed the survey of the subdivisional lines, and in conjunction with closing his work, he re-measured the line between sections 22 and 23 and reports finding the mile to be short (74.23 chains) and the 1/2 section corner not at midpoint.

Your first question is: Should section 23 be subdivided as a regular section? The answer is yes; Byars' plat shows it to be normal and the Thiel survey did nothing to change it.

Your second question is, should the 1/2 section corner of sections 22 and 23 be restored by using the Byars survey (midpoint) or the Thiel retracement (36.14 chains, 3/4 mile; 38.09 chains, 3/4 mile)? The latest record (Thiel's) shows the section line to be straight but the 1/2 section corner not to be at midpoint. If the 1/2 section corner of sections 22 and 23 is lost, then the latest record of its location (Thiel's retracement) should be used to restore it. Not only does a midpoint position not place it where the record says it was last found, but midpoint does not protect the lotting for Thiel's survey of section 22.

I hope this answers your questions.

Sincerely,

William W. Glenn

William W. Glenn
Chief, Branch of Cadastral Survey

cc
Rob Ward, Florence, Or.

NARRATIVE

Section 23 was subdivided to provide Moore Mill & Lumber Co., a major property owner there, with property lines and property corner as shown on this map. As per instructions from Mr. William W. Glenn, Chief, Branch of Cadastral Survey U.S.D.I.M., Oregon State Office, in his letter of January 16, 1987, (enclosed) a regular section subdivision was accomplished. In addition the Quarter Section Corner common to Sections 22 & 23 was re-established as per Mr. Glenn's instructions.

The East Quarter Section Corner of Section 23 only was erroneously placed by the Oregon State Board of Forestry field crew in their 1972 survey. This has been removed and we set a brass cap in the corner's proper position. (See Corner Notes No. 14 & 15).

A Jena 01" Theodolite and a "Mac11" electronic distance meter were the basic survey instruments. The survey field work was accomplished during December, 1986 through February, 1987.

The Southern Pacific Railroad has a 10.1 acre right of way parcel in the W 1/2, including a portion of a 4200 foot long tunnel.

PERTINENT SURVEYS OF RECORD

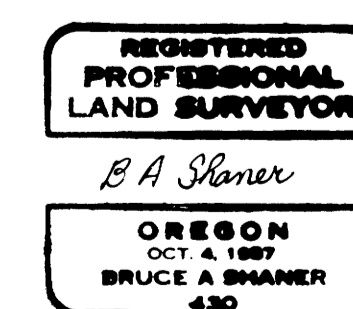
- U.S. General Land Office Surveys, various.
- Oregon State Board of Forestry Surveys:
 - Sections 26, 27 & 35, Circa 1970, Map M42-76.
 - Section 24, 1971, Map M44-33.
- Section 14, Clifford A. Stephens, 1966, Map M33-35.
- Section 14, Richard J. Hintz, 1978, Map M74-4.
- Section 22, Robert B. Ward, 1982, Map M92-58.
- Southern Pacific Railroad R/W Maps, Circa, 1915, in County Surveyor's Map File on S.P.R.R.

DEED REFERENCES

- Land, Douglas County to Thornton Oak Creek Timber Co. Instrument No. 199059.
- Road R/W, Thornton Oak Creek Timber Co. to Douglas County, Instrument No. 162988.
- Gardner Mill Company to Willamette Pacific Railway Company, Instruments No. 13673, 15349, 23974 (Years 1911 through 1914).
- Willamette Pacific Railroad Company to Gardiner Mill Company, Instrument No. 23984 (Year 1913).

Legal Corners' Descriptions

- | Corner No. | Description |
|------------|--|
| 1. | Found a 3" Brass Cap set on a 2" iron pipe marked "T225, R12W, S22, S23, S26, S27, Oregon St. Bd. Forestry, 1969" from which a:
67" Cedar BT, original, bears N36°E, 30.3 feet.
20" Alder BT bears N40°W, 70.3 feet.
20" Alder BT bears S12°E, 32.5 feet.
Marked sandstone face bears S20°W, 31.5 feet. |
| 2. | At the 1/2 Section Corner common to Sections 22 & 23, T22S, R12W, U.M., I set a 2 1/2" Brass Cap on a 2"X34" Iron Pipe, marked "1/2 S22, S23, 1987, RLS 430", from which a:
18" Spruce BT, I scribed "1/2 S23 BT" bears N40°E, 13.4 ft.,
24" Hemlock stump BT, I scribed "1/2 S22 BT" bears N40°W, 2.5 feet.
Section 22 has been recently clearcut logged. |
| 3. | At the Quarter Corner common to Sections 22 & 23, set in the wrong place by Surveyor Ward, I found a 2 1/2" Brass Cap on a 2" iron pipe, marked "1/2 S22, S23, 1982" and from which a:
22" Alder BT bears S75°W, 9.9 feet.
21" Alder BT bears N12°E, 42.4 feet. |
| 4. | Maintenance of Section Corner common to Sections 14, 15, 22 & 23, T22S, R12W, U.M.
At corner I found a 1"X36" copper pipe; the 2 large D. Fir BT's are blown down. I placed a 2 1/2" Brass Cap on a 2"X34" Iron Pipe in place of the copper pipe, marked "T225, R12W, S14, S15, S22, S23, RLS 430, 1987" and from which a:
Replaced 1" copper pipe alongside.
50" Cedar BT, I scribed "T225, R12W, S14 BT" bears N29°E, 84.7 feet.
28" Hemlock BT, I scribed "T225, R12W, S15 BT" bears N60°W, 42.3 feet.
24" Alder BT, I scribed "T225, R12W, S23 BT" bears S42°E, 97.0 ft.
38" Spruce BT, I scribed "T225, R12W, S22 BT" bears S20°W, 31.7 ft. |
| 5. | At the W 1/16 Corner common to Sections 14 and 23, I found a 2 1/2" Aluminum Cap on a 2" Aluminum Post, marked "W 1/16, S14, S23, RLS 497, 1978" from which a:
40" Cedar BT scribed "W 1/16 BT" bears S30°W, 17.6 feet.
14" Alder BT, scribed "W 1/16 S14 BT", bears N21°W, 25.6 ft. |
| 6. | At CW 1/16 Corner I set a 2 1/2" Brass Cap with a 2"X34" Iron Pipe, marked "CW 1/16, S23, RLS 430, 1987" from which a:
26" D. Fir BT, I scribed "CW 1/16 BT" bears N58°E 13.1 ft.
30" D. Fir BT, I scribed "CW 1/16 BT" bears N14°W, 12.4 ft.
The Corner is North of Southern Pacific Railroad approximately 150'. |
| 7. | At the W 1/16 2/3 I set a 2 1/2" Brass Cap on a 2"X34" Iron pipe, marked "W 1/16, S23, S26, RLS 430, 1987" from which a:
28" Red Cedar BT, I scribed "W 1/16 S23 BT" bears N63°E, 23.7 ft.
26" Hemlock BT, I scribed "W 1/16 S26 BT" bears S63°E, 11.6 ft.
Corner falls at top of small E-W Ridge. |
| 8. | At the quarter section corner common to sections 23 & 26 I found a 3" Brass Cap on a 2" iron pipe, marked "O.S.B.F., 15, 23, 26," from which a:
Sandstone face marked with a 6" "X" bears N 18°E, 8.7 feet.
10" Alder BT bears S90°W, 38.0 feet.
1.0 foot wide stream, course N80°W, bears South, 12.5 feet.
White painted Cedar post is S.E., 2.0 feet. |
| 9. | At the CS 1/16 I set a 2 1/2" Brass Cap on a 2"X34" Iron pipe, marked "CS 1/16 S23, RLS 430, 1987" from which a:
14" Alder BT, I scribed "CS 1/16 S23 BT" bears N78°W 52.5 feet.
12" D. Fir BT, I scribed "CS 1/16 S23 BT" bears S77°E, 29.2 ft. |
| 10. | At the C 1/2 I set a 2 1/2" Brass Cap on a 2"X34" Iron Pipe marked "C 1/2, S23, RLS 430, 1987" from which a:
12" Spruce BT, I scribed "C 1/2, S23 BT" bears N5°W, 57.4 ft.
8" D. Fir, I scribed "C 1/2 S23 BT" bears S85°W, 28.0 ft. |
| 11. | At the CN 1/16 I set a 2 1/2" Brass Cap on a 2"X34" Iron pipe, marked "CN 1/16 S23, RLS 430, 1987" from which a:
48" Cedar BT, I scribed "CN 1/16 BT" bears N81°E, 25.7 ft.
28" Spruce BT, I scribed "CN 1/16 BT" bears N42°W, 47.0 ft. |
| 12. | At the quarter section corner common to sections 14 & 23, I found a 1" Copper pipe from which a:
Original BT's were missing.
28" Douglas Fir BT, face overgrown and scribes not visible, bears N39°W, 45.3 feet.
18" Cedar BT, scribed "1/2 S23 1P" visible, bears S62°W, 48.7 feet. |
| 13. | At the quarter section corner to section 24 only, I found a 2 1/2" Brass Cap set in concrete in sandstone face, cap marked "O.S.B.F., 1971, RLS 359, 1 1/2 24" from which a:
Bearing Object, a sandstone face marked with "X 80" bears S26°E, 35.8 feet.
28" Alder BT bears S15°E, 3.5 feet.
6" Alder BT, bearing S54°E, 30.1 feet, now gone.
26" Alder BT, I scribed "1/2 S24 BT" bears N63°E, 17.2 ft.
3 foot wide creek, course S70°W, is South, 20.0 feet. |
| 14. | I re-established the Quarter Section Corner to Section 23 only by proportionate measurement as recorded by the Oregon State Board of Forestry in their 1972 survey. (See Corner No. 15 For further explanation). I set a 2 1/2" Brass Cap on a 2"X34" iron pipe, set 32" in the ground, marked "15, S23, RLS 430 1987" from which a:
48" Douglas Fir BT I scribed "1/2 S23 BT" bears N41°W, 38.5 feet.
44" Douglas Fir BT I scribed "1/2 S23 BT" bears S41°W, 56.2 feet. |
| 15. | At the Quarter Section Corner to Section 23 only that was erroneously set by the Oregon State Board of Forestry in their 1972 survey, I found a 3" Brass Cap on a 2"X40" Iron Pipe, marked "O.S.B.F., 1 1/2 S23, 1971 S-359" from which a:
10" Cedar BT with face bears N68°W, 19.1 feet
22" Cedar BT with face bears S30°W, 33.6 feet
Since this corner was set way out of position by the O.S.B.F., I removed the brass cap and iron pipe and placed a 5/8"X36" iron rod in its place. Tags were removed from the Bearing trees and Cedar Post was removed. |
| 16. | At the N1/16 Corner of Section 24 only I found a 3" Brass Cap on a 2" iron pipe marked "O.S.B.F. N1/16 S24 1972 S-359" from which a:
20" Hemlock BT with face bears S66°E, 68.6 feet
14" Alder BT with bark scribed bears N10°E, 6.4 feet |
| 17. | At the N1/16 Corner of Section 23 only I set a 2 1/2" Brass Cap on a 2"X34" iron pipe marked "N1/16 S23 RLS 430 1987" from which a:
18" Hemlock BT, I scribed "N1/16 S23 BT" bears N17°W, 20.3 feet.
18" Cedar BT, I scribed "N1/16 S23 BT" bears S4°W, 58.0 feet.
Corner is 80 feet north of a main ridge that bears N80°W. |
| 18. | At the Section Corner common to Sections 13, 14, 23 & 24, T22S, R12W, U.M., I found a 3/4" copper pipe with a rusty 1 1/2" iron pipe alongside and from which a:
18" Alder BT, bark scribed visible, bears N28°E, 22.3 feet.
18" Spruce BT with old face bears N53°W (Record N59°W) 38.5 feet.
18" Alder BT, bark scribes visible, bears S5°W, 34.2 feet.
16" Alder BT, bark scribes visible, bears S61°E, 36.6 feet.
No record of this corner found.
Corner is in bottom of draw with stream, approximately 300 feet above pasture. |



PROPERTY LINE SURVEY IN
SECTION 23, T22S, R12W, W.M.
DOUGLAS COUNTY, OREGON

For: Moore Mill & Lumber Co.
P.O. Box 277
Bandon, Oregon 97411

By: Shaner Engineering, Inc.
P.O. Box 1430
Roseburg, Oregon 97470

February, 1987

Sheet 2 of 2

FILED
MAR 20 1987
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON