



# LAND SURVEY PLAT

Sec. 23, T. 32 S., R. 6 W., W.M.  
Douglas County, Oregon

March 1, 1978

**SURVEY BY and FOR:**  
The Robert Dollar Co.  
P.O. Box C,  
Glendale, Ore. 97442

**CONDUCTED BY:**  
Ronald A. Brandt, P.S. 841  
**FROM:**  
July 6, 1977 to present.

REGISTERED  
**PROFESSIONAL**  
LAND SURVEYOR

*Ronald A. Brandt*

OREGON  
JULY 12, 1968  
RONALD A. BRANDT  
841

**SCALE: 1 in. = 400 ft.**



**MONUMENTS:**

- FOUND ----- ○
- SET ----- ○ 1 in. x 36 in. I. Rods, 4 in. high, quantity-11
- NOT SET ----- ●

FENCELINE: — x — x —

STREAM COURSE: ————

PARENTHESIS: ( ) means of record.

Basis-of-bearing: Solar Observation, July 6, 1977.

**REFERENCES:**

- |                                     |                    |
|-------------------------------------|--------------------|
| Land Surveyor's Office              | Deed Records       |
| 1. c.s. 51/262                      | Vol. 126, pg. 622. |
| 2. " 40/306                         | " 113, " 47.       |
| 3. " 53/21                          | " 102, " 472.      |
| 4. " 58/148                         |                    |
| 5. Orig. Govt. Surv. Records, 1881. |                    |

**—SEE NARRATIVE FOR CORNER DETAIL—**

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

Map File M68-3

C.S. 581/45

M 69-3

RONALD A. BRANDT, P.S. 841  
THE ROBERT DOLLAR CO.  
P.O. BOX C  
GLENDALE, OR 97442  
MARCH 1, 1978

NARRATIVE OF SURVEY in Sec. 23, T. 32 S., R. 6 W., Willamette Meridian,  
Douglas County, Oregon.

FOR: The Robert Dollar Co., owners of the S $\frac{1}{2}$ , NW $\frac{1}{4}$  excepting 3 acres  
and the W $\frac{1}{2}$ , SW $\frac{1}{4}$  lying north of County Road No. 28.

PURPOSE: To set monuments at corners necessary to identify the Robert  
Dollar land and to brush, blaze and flag true lines about the same.

EQUIPMENT: A 30-second Gurley transit, 300 ft. Lufkin steel tape and  
other miscellaneous tools.

INDIVIDUALS AND DATES: Witnesses included the field crew of Clyde  
Anderson, Rodney Evens and Mallory Hicklin as well as residents  
in the vicinity; the survey was conducted between July 6, 1977 and  
March 1, 1978.

PROCEDURES: This survey utilized 6 $\frac{1}{2}$  miles of closed-random traverse  
with pre-liminary closures being 1/10,000 and up prior to balancing;  
ties were made to found monuments, bearing trees, physical features  
as roads, streams, ridges and fencelines; after determining the  
positions of the exterior  $\frac{1}{4}$  corners, the interior corners necessary  
to identify the Robert Dollar land in the W $\frac{1}{2}$  of the Section were  
calculated and identified on the ground.

RESULTS: All four original government section corners were found in this  
Section 23 as were the W $\frac{1}{4}$  corner and the N $\frac{1}{4}$  corner; the E $\frac{1}{4}$  corner  
was set by single-proportionate measure as was the S $\frac{1}{4}$  corner in  
c.s. file 58/148. A total of 11 corners were monumented in this  
survey and to date the Robert Dollar property lines have been true-  
lined except for the E-W centerline of the NW $\frac{1}{4}$ .

CORNERS FOUND: Note (Tree size is DBH. Tree position taken to face  
center)

1. Section Corner of 22, 23, 26 and 27 found side-by-side a  
1976 Cadastral Survey Brass Cap and H.W. Laurence's monument  
from which bears -
  - a. 16" D.F., S 43 $^{\circ}$  50' E, 78.72' MKD S 26 BT
  - b. 14" D.F., N 05 $^{\circ}$  26' E, 55.26' MKD Sec. 23 BT
  - c. 10" D.F., N 44 $^{\circ}$  54' W, 45.96' MKD Sec. 22 BT
2. Section Corner of 14, 15, 22 and 23, found a 1966 Cadastral  
Survey Brass Cap, 2" I.P., 14" high and loose from which bears -
  - a. 9" Madrone, s 73 $^{\circ}$  E, 33.36', face overgrown
  - b. 12" Live Oak, N 13 $^{\circ}$  30' W, 14.14', face overgrown
  - c. 16" D.F., N 09 $^{\circ}$  30' E, 45.54, face overgrown
  - d. 8" Madrone, S 10 $^{\circ}$  W, 28.38', MKD S 22 BT

3. Section Corner of 13, 14, 23, and 24, found 1" I. Pipe from which bears -
  - a. 7" Madrone, S 61° W, 19.5', face overgrown (S 23 BT)
  - b. 10" Chinquapin, N 52° 30' W, 12.6', face overgrown (S 14 BT)
 - corner on southeast aspect -
4. Section Corner of 23, 24, 25 and 26, found a 3/4" I.P., 4" high from which bears -
  - a. 18" D.F., N 81° 20' S, 51.2', face overgrown (S 23 BT)
  - b. 18" D.F., S 77° 50' E, 37.3', scr. partially visible (S 25 BT)
5. 1/4 Corner of Sections 23 and 26, found a 1" I. Rod, 6" high in rock pile, from which bears -
  - a. 8" Maple, S 72° 30' E, 9.51', MKD 1/4 S 26 PS 841 BT
  - b. 10" D.F., N 74° W, 30.28', MKD 1/4 S 23 PS 841 BT
 - as per c.s. 58/148 -
6. 1/4 Corner of Sections 22 and 23, found a 1/2" I. Pipe in rock pile on ridge from which bears the remains of Black Oak B.T.'s in place at original bearings and distances of the 1881 survey as follows -
  - a. 12" B.O., S 84° E, 18 lks. - Recognized by Lawrence in his
  - b. 16" B.O., N 59° W, 53 lks. Survey c.s. 51/262 -
 - No Scribing Found -
7. 1/4 Corner of Section 14 and 23, found the stump and lower bole of an original bearing tree although void of visible scribing, it has been substantiated as an original tree by the following information:

The bearing tree involved is that "10 inch, D.F., S 01° W, 24 lks. MKD 1/4 S BT" of the original 1881 government survey located in Section 23.

The stump and lower bole involved are the result of logging on the J.W. Payne property in the late 1950's. In felling the tree the back cut at the stump passes through overgrowth wood on an old face with fire evidence on the face (apparently occurring soon after face placement prior to wood overgrowth.)

Thorough searching and examination of growth rings both at the stump and at a short long-butt which had been bucked off to remove butt rot indicated tree size at time of face placement was 10 inches with the direction normal to the face being N 01° E. The number of years growth since face placement was counted as 76 to 78. The tree face had overgrown about the turn of century and sometime thereafter opened up as evidenced by axe cuts. This information had all been covered with overgrowth wood in the process of growing to a large, merchantable old growth tree. The tree had been a dominate of good growth rate attaining a DBH size in excess of 36 inches at time of harvest.

Corner placement using this stump positions the monument N 61° W, 15.2' or West 13.3' and North 7.4' of the single-proportion point. Evidence of the original B.T. in Section 14 (8" D.F., N 08° S, 55 lks.) was not found.

In comparing current distances to physical features called out in the original survey the call to Lawson Creek and to the ridge near the east end of the section line check out in distance from the west end; however, total distance for the 1 mile now falls short by some 50 ft; other calls to the ridge and steep descent in the W 1/2 mile fail to check out.

It is believed corner placement using the above referred tree stump will duplicate the original government placement.

8. 1/4 Corner of Sections 23 and 24, found a 1" I.P. apparently illplaced by a GROSS ERROR in c.s. 53/21, from which bears -
  - a. 14" D.F., N 13° 30' E, 29.4', overgrowth present
  - b. 18" I.C., S 41° 30' W, 37.3', scribe visible, nearly overgrown
  - c. 3/4" I.P., N 00° 37' 16" W, 817.30'
  - d. 1/2" I.P., N 00° 37' 39" W, 1029.87'

- SEE PROPER MONUMENT PLACEMENT UNDER CORNERS SET -
9. S 1/16 Corner, Sections 22 and 23, found a 1/2" I.P. in position at proper point from which bears -
  - a. 14" I.C., S 85° W, 161', face overgrown

- as per c.s. 51/262 -

CORNERS SET:

1. 1/4 Corner, Sec. 23-24, set 1"x36" I. Rod, 4" high, in position at the midpoint of the east line, Section 23, from which bears -
  - a. 1" I.P., 6" high, N 02° 52' 25" W, 58.04', set by Wenderoth c.s. 53/21, witnessed by his 2 B.T.'s, and intended to replace the lost 1/4 corner; unacceptably out-of-place.
  - b. 10" D.F., S 75° E, 33.93' MKD 1/4 S 24 PS 841 BT
  - c. 13" D.F., S 22° W, 21.00' MKD 1/4 S 23 PS 841 BT
  - d. D.F. rotten stumps N 80° E, 10.0' and S 88° E, 11.0' either of which could be the original B.T. (8" D.F., N 85° E, 9.9') based on stump age, and positions, however, deterioration prevented the finding of a face or scribing or overgrowth. Six man-days expended in original corner search.

- See map for call comparisons -
2. 1/4 Corner, Sec. 14-23, set 1"x36" I. Rod, 4" high from which bears -
  - a. 8" Tan Oak, S 05° E, 43.95', MKD 1/4 S 23 PS 841 BT
  - b. 11" Bigleaf Maple, N 29° 30' E, 30.11', MKD 1/4 S 14 PS 841 BT
  - c. Old D.F. stump, S 01° W, 15.84' (with remains of face placed when tree 10" diameter).
3. Center 1/4 Corner, Sec. 23, set a 1"x36" I. Rod, 4" high from which bears -
  - a. 12" Copco Pole No. E3292, S 48° 30' E, 51.0' MKD C 1/2, S 23 PS 841 RP
  - b. 1" I. Rod, N 00° 40' 30" W, 528.00'
  - c. 1" I. Rod, S 89° 15' 44" W, 495.00'
4. North Center 1/16 Corner, Sec. 23, set a 1"x36" I. Rod, 4" high from which bears -
  - a. 10" Madrone, N 53° W, 16.30, MKD 1/16 S 23 PS 841 BT
  - b. 6" Madrone, N 74° 30' E, 10.90', MKD 1/16 S 23 PS 841 BT

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5. West Center 1/16 Corner, Sec. 23, set a 1"x36" I. Rod, 4" high from which bears -
  - a. 22" D.F., West, 17.90' MKD 1/16 S 23 PS 841 BT
  - b. 30" D.F. S 70° W, 14.20', MKD 1/16 S 23 PS 841 BT
6. N 1/16 Corner, Sections 22 and 23, set a 1"x36" I. Rod, 4" high from which bears -
  - a. 18" B. Oak, N 77° W, 11.84', MKD 1/16 S 22 PS 841 BT
  - b. 24" D.F., N 88° E, 40.67', MKD 1/16 S 23 PS 841 BT
  - c. Angle Iron, N 49° W, 6.33'
7. W 1/16 Corner, Sections 23 and 26, set 1"x36" I. Rod, 4" high from which bears -
  - a. 8" Madrone, N 50° 30' E, 16.64' MKD 1/16 S 23 PS 841 BT
  - b. 8" Madrone, S 44° 30' E, 8.70' MKD 1/16 S 26 PS 841 BT
  - c. ½" I. Pipe, S 44° 43' 42" W, 50.73'
8. North boundary of County Road No. 28 intersection with the N-S centerline of the SW¼, set 1"x36" I. Rod, 4" high from which bears -
  - a. 20" D.F., N 67° W, 17.70', MKD 1/16 LINE PS 841 BT
  - b. 8" D.F., N 22° E, 16.65', MKD 1/16 LINE PS 841 BT
9. North boundary of County Road No. 28 intersection with the section line of Sections 22 and 23, set a 1"x36" I. Rod, 4" high in a fenceline, from which bears -
  - a. 10" D.F., N 11° 30' E, 25.45', MKD SEC LINE S 23 PS 841 BT
  - b. fence post (Steel), N 58° 18' E, 4.63'
  - c. fence post (Steel), S 58° 18' W, 10.67'
10. North Corner of 3 acre triangle, set a 1"x36" I. Rod, 4" high from which bears -
  - a. 5" Live Oak, N 41° 30' E, 8.20', MKD Prop Cor PS 841 BT
  - b. 9" D.F., S 43° W, 16.30', MKD Prop Cor PS 841 BT
11. West Corner of 3 acre triangle, set a 1"x36" I. Rod, 4" high from which bears -
  - a. 8" D.F., S 34° E, 0.70', MKD Prop Cor PS 841 BT
  - b. 8" I.C., N 10° W, 8.97', MKD Prop Cor PS 841 BT

-END OF NARRATIVE-



*Ronald A. Brandt*

