

RESURVEY IN SECTION 35, T 25 S, R 6 W AND SUBDIVISION OF SECTION 2 AND EDWIN OTEY DLC #48 IN SECTION 1, T 26 S, R 6 W, W. M., DOUGLAS COUNTY, OREGON

FILED
Date: 9-15-95 By: J.D.
This survey consists of:
Map: M119-67
Narrative: _____
Corner: P.O. _____

FOR ROSEBURG RESOURCES CO
P. O. BOX 1088
ROSEBURG, OREGON

BY MARK F. SMALLEY
ROSEBURG RESOURCES CO
P. O. BOX 1088
ROSEBURG, OREGON

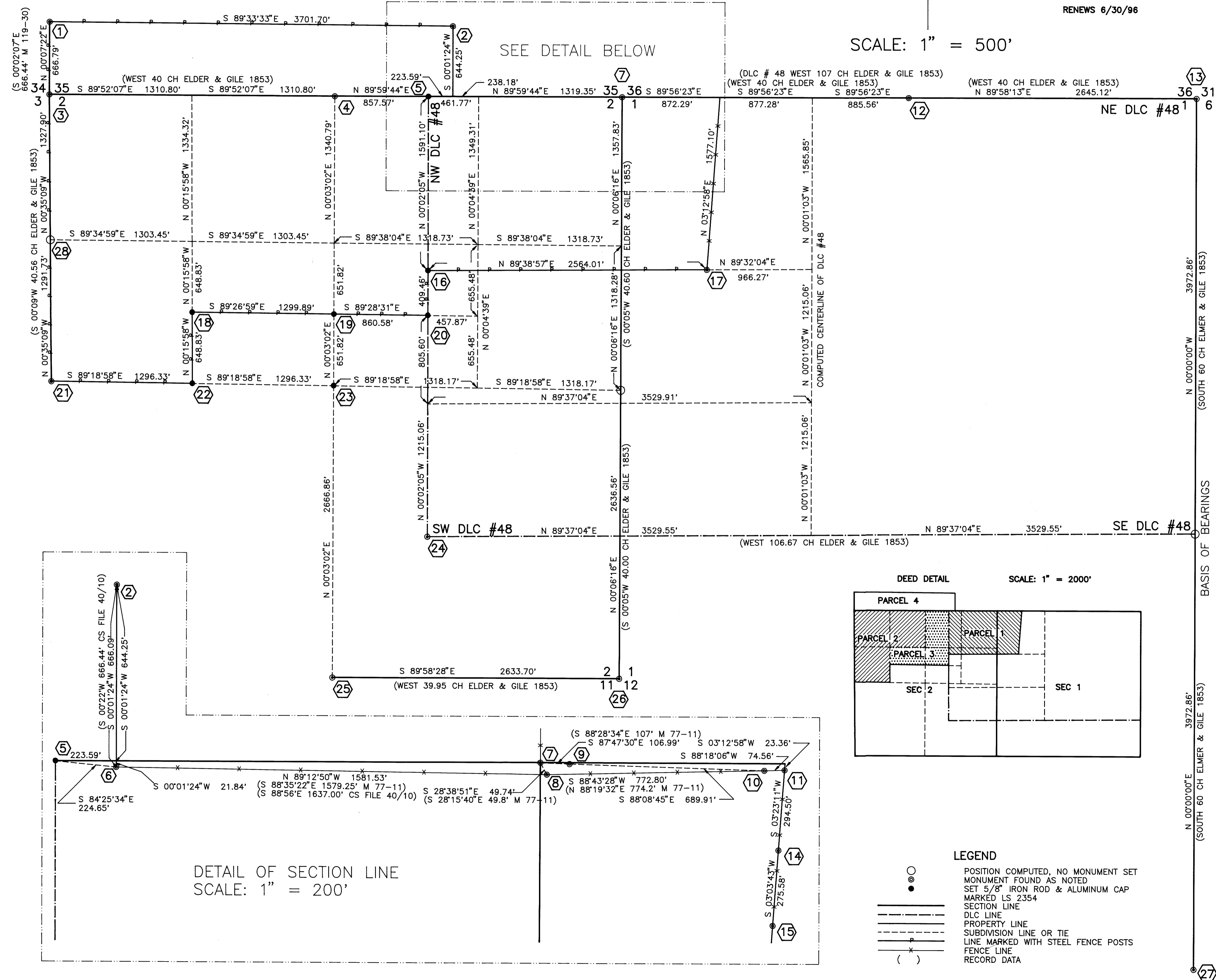
JULY, 1995

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark F. Smalley
OREGON
JULY 26, 1990
MARK F. SMALLEY
2354
RENEWS 6/30/96

SCALE: 1" = 500'



- ① PROPERTY CORNER
FOUND IRON ROD & PLASTIC CAP MARKED
BTS SURV-ENG (M 119-30)
SCRIBED: 14" FIR N 37°E 16.3' "PC BT"
12" FIR S 74°W 32.5' "PC BT"
- ② PROPERTY CORNER
FOUND 3/4" IRON PIPE (DEED VOL 146 P 371)
SET BY ARMSTRONG (CS FILE 40/10)
- ③ SECTION CORNER $\frac{34.35}{3.12}$
FOUND 1993 ALUMINUM CAP MARKED LS 2354
BTS: 10" FIR S 70°W 3.7' SCRIBE VISIBLE
10" FIR S 24°E 15.3' SCRIBE VISIBLE
13" FIR N 73°E 16.7' SCRIBE VISIBLE
11" FIR N 10°W 13.7' SCRIBE VISIBLE
- ④ 1/4 CORNER $\frac{35}{2}$
FOUND 1963 COUNTY BCIP
BTS: 26" FIR N 48° 1/2°E 66.2' HEALED
20" FIR S 58°W 78.5' HEALED
SCRIBED: 18" FIR N 82°W 21.0' "1/4 S BT"
10" FIR S 35°E 18.8' "1/4 S BT"
- ⑤ NW CORNER DLC #48
SET 5/8"X48" IR & ALUM CAP MARKED
LS 2354 NW DLC 48
SCRIBED: 12" FIR N 10°E 15.1' "DLC 48"
13" FIR S 54°E 24.5' "DLC 48"
- ⑥ PROPERTY CORNER
FOUND 3/4" IRON PIPE (DEED VOL 146 P 371)
SET BY ARMSTRONG (CS FILE 40/10)
- ⑦ SECTION CORNER $\frac{35.36}{2.11}$
FOUND 1963 COUNTY BCIP
BTS: 24" FIR N 45°W 26.2' HEALED
26" FIR N 13°E 68.3' HEALED
20" FIR S 73°E 52.4' HEALED
14" FIR S 52°W 43.8' HEALED
1/2" IP BEARS S 28°38'51"E 49.74'
- ⑧ FOUND 1/2" IRON PIPE (CS FILE 40/10)
- ⑨ FOUND 2" TALL 1 1/2" IRON PIPE BENT OVER
AT TOP (5/8" IRON ROD M 77-11)
- ⑩ FOUND 2" IRON PIPE, THE INITIAL POINT OF
CHRISTVILLE PLAT VOL 9 P 59
- ⑪ FOUND 3/4" IRON PIPE NOT OF RECORD
- ⑫ 1/4 CORNER $\frac{36}{1}$
FOUND 1963 COUNTY BCIP IN FENCE CORNER
BTS: 11" FIR N 9°E 18.2' HEALED
8" OAK N 15°W 15.3' "1/4 S BT"
SCRIBED: 22" FIR N 76°E 25.3' "1/4 S BT"
17" FIR S 85°W 18.2' "1/4 S BT"
- ⑬ SECTION CORNER $\frac{36.31}{1.16}$
FOUND 1963 CADASTRAL BCIP IN FENCE CORNER
BTS: 28" FIR N 17°E 146.0' HEALED (RECORD 147.84)
27" FIR S 84°E 600.0' HEALED
NO OTHER TREES AVAILABLE
- ⑭ FOUND 3/4" IRON PIPE NOT OF RECORD
- ⑮ FOUND 3/4" IRON PIPE NOT OF RECORD
- ⑯ PROPERTY CORNER
SET 5/8"X48" IR & ALUM CAP MARKED
LS 2354 PROPERTY CORNER
SCRIBED: 12" FIR N 63°W 21.0' "RLC BT"
8" FIR N 1°W 17.5' "RLC BT"
- ⑰ FOUND 3/4" IRON PIPE (DEED BOOK 388 P 642)
- ⑱ C S NW 1/4 CORNER
SET 5/8"X48" IR & ALUM CAP MARKED
LS 2354 1/64
SCRIBED: 5" FIR N 32°E 1.8' "1/64 BT"
7" FIR N 9°W 8.5' "1/64 BT"
- ⑲ C S N 1/64 CORNER
SET 5/8"X48" IR & ALUM CAP MARKED
LS 2354 NW S 1/2 LOT 2
SCRIBED: 6" FIR N 22°W 7.7' "1/64 BT"
8" FIR N 17°E 6.5' "1/64 BT"
- ⑳ PROPERTY CORNER
SET 5/8"X48" IR & ALUM CAP MARKED
LS 2354 NE S 1/2 LOT 2
SCRIBED: 10" FIR N 27°E 4.9' "RLC BT"
12" FIR N 25°E 9.0' "RLC BT"
- ㉑ 1/4 CORNER 3|2
FOUND AUTO AXEL 4' NORTH OF FENCE INTERSECTION
SET BY EVANS (M 16-25)
BTS: 36" FIR N 4°W 10.3' BARK SCRIBE
24" FIR S 14°E 20.6' HEALED
SCRIBED: 5" FIR N 48°E 24.4' "1/4 BT"
12" FIR WEST 35.2' "1/4 S BT"
- ㉒ C W 1/16 CORNER
SET 5/8"X48" IR & ALUM CAP MARKED
LS 2354 C W 1/16
SCRIBED: 9" FIR N 27°E 25.4' "1/16 BT"
19" FIR S 26°E 23.5' "1/16 BT"
- ㉓ C 1/4 CORNER
SET 5/8"X48" IR & ALUM CAP MARKED
LS 2354 C 1/4
SCRIBED: 7" MADRONE N 21°E 22.0' "C 1/4 BT"
13" MADRONE N 31°W 26.4' "C 1/4 BT"
NO TREES AVAILABLE TO THE SOUTH
- ㉔ SW CORNER OTEY DLC #48
FOUND 1964 COUNTY BCIP WITNESS CORNER
4.0' SOUTH OF CORNER POINT
BTS: 24" FIR N 60°W 17.0' HEALED
20" FIR S 53°E 27.7' HEALED
- ㉕ 1/4 CORNER $\frac{2}{11}$
FOUND 2 1/2" BC BELOW GROUND RLS 934 1972
BTS: 14" OAK S 79°W 59.5' HEALED
FENCE CORNER S 1°E 10.5'
SCRIBED: 14" CEDAR S 8°E 71.4' "1/4 S BT"
9" CEDAR S 50°E 55.3' "1/4 S BT"
- ㉖ SECTION CORNER $\frac{2.11}{11.12}$
FOUND 1964 COUNTY BCIP
BTS: W. OAK SNAG FALLEN OVER BADLY ROTTEN
14" FIR STUMP N 31°E 14.9'
8" FIR STUMP S 20°W 23.4'
21" FIR N 82°W 22.2' HEALED
14" FIR S 36°E 18.6' HEALED
SCRIBED: 14" FIR S 77°E 41.5' "S 12 BT"
11" FIR S 46°E 93.8' "S 1 BT"
- ㉗ 1/4 CORNER 12|7
FOUND 2" IRON PIPE IN FENCE CORNER
BTS: 18" FIR S 42°W 55.4' HEALED
22" FIR N 32°E 29.0' HEALED
12" FIR STUMP N 31°E 47.0' ROTTEN
SCRIBED: 13" FIR S 53°E 12.7' "1/4 S BT"
10" FIR N 30°W 15.0' "1/4 S BT"
- ㉘ N 1/16 CORNER 3|2
FOUND 3/4" IRON PIPE, NOT OF RECORD,
THAT BEARS N 3° 33' 46"E 16.17' FROM
CALCULATED POSITION FOR THE CORNER

NARRATIVE

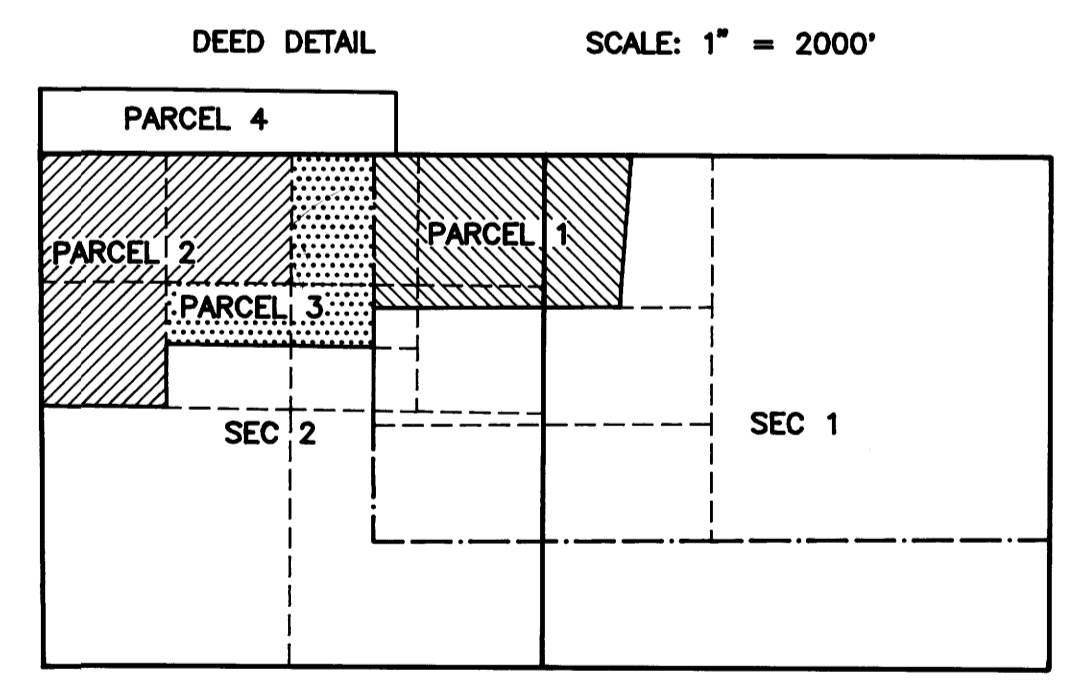
THE PURPOSE OF THIS SURVEY WAS THE ESTABLISHMENT OF ROSEBURG RESOURCES CO PROPERTY LINES IN SECTIONS 1 AND 2, T 26 S, R 6 W, AND SECTION 35, T 25 S, R 6 W, W. M., DOUGLAS COUNTY, OREGON ACCORDING TO THEIR DEED, BOOK 388 PAGE 642

ROSEBURG RESOURCES' DEED DESCRIBES FOUR PARCELS, SEE DEED DETAIL LEFT. PARCEL 1 IS DESCRIBED AS A PORTION OF OTEY DLC #48. THE SOUTHWEST CORNER AND NORTHEAST CORNER OF DLC #48 WERE BOTH FOUND AS PREVIOUSLY RENEWED BY THE COUNTY SURVEYOR AND USED FOR CONTROL. THE NORTHWEST DLC CORNER WAS SET AS NOTED BY SINGLE PROPORTION USING THE NORTH ONE QUARTER CORNER AND NORTHEAST SECTION CORNER OF SECTION 2 AS CONTROL. THE SOUTHWEST DLC CORNER POSITION WAS COMPUTED BY SINGLE PROPORTION USING THE NORTHEAST SECTION CORNER OF SECTION 1 AND THE EAST ONE QUARTER CORNER OF SECTION 12 AS CONTROL. THE SOUTH LINE OF PARCEL 1 IS THE NORTH BOUNDARY OF A SENIOR PARCEL SOLD TO ELLISON BY MCKAY. SINCE THE ELLISON PARCEL IS SENIOR, IT WAS GIVEN ITS' FULL 36.82 CHAINS NORTH FROM THE SOUTH LINE OF THE DLC, LEAVING ROSEBURG RESOURCES THE REMAINDER. THE EAST LINE OF THE PARCEL WAS REFERENCED IN THE DEED, TO A 3/4 INCH GALVANIZED PIPE WHICH WAS TIED ALONG WITH 3 OTHER UNRECORDED PIPES ON THE EAST LINE, ALL OF WHICH WERE USED AS CONTROL FOR THE LOCATION OF THE EAST LINE. THE THREE UNRECORDED PIPES WERE THE SAME SIZE AND AGE AS THE PIPE FOUND THAT WAS CALLED FOR IN THE DEED. THE NORTH LINE OF PARCEL 1 IS CONCURRENT WITH THE NORTH LINE OF DLC #48 AND THE NORTH LINE OF SECTIONS 1 AND 2. THERE IS A DISCREPANCY BETWEEN THIS LINE AND THE FENCE LINES IN THE AREA. THE FENCE LINES APPEAR TO BE BASED ON A 1947 SURVEY BY PERCY ARMSTRONG (CS FILE 40/10), WHICH ERRONEOUSLY SET THE NORTHWEST SECTION CORNER OF SECTION 1 (FROM OAKS THAT FIT FOR BEARING AND DISTANCE BUT HAD NO SCRIBING). THE COUNTY SURVEYOR SET THE NORTHWEST SECTION CORNER OF SECTION 1 FROM ORIGINAL SCRIBING EVIDENCE IN 1963 (CS FILE 49/123) FROM WHICH ARMSTRONG'S PIPE BEARS S 28°38'51"E, 49.74 FEET.

PARCELS 2 AND 3 IN ROSEBURG RESOURCES' DEED ARE ALIQUOT PARTS OF SECTION 2 AND THE CONTROL FOR THIS PORTION OF THE SURVEY WAS THE NORTH, WEST AND SOUTH ONE-QUARTER CORNERS; AND THE NORTHWEST, NORTHEAST AND SOUTHEAST SECTION CORNERS, ALL FOUND AS NOTED. A POSITION FOR THE EAST ONE-QUARTER CORNER WAS COMPUTED BY SINGLE PROPORTION. THE DEED CALLS FOR LOT 1 AND THE NORTH 1/2 OF LOT 2, AND THESE WERE BASED ON THE PARANTHETICAL DISTANCE FROM AREAS GIVEN ON THE GLO PLAT. PARCEL 4 IS IN SECTION 35, T 25 S, R 6 W AND IS DESCRIBED IN REFERENCE TO A DEED FOR THE ADJOINING PROPERTY, RECORDERS NO. 69529. THIS DEED CALLS FOR 3/4 INCH PIPES AT THE NORTHEAST AND SOUTHEAST CORNERS OF PARCEL 4, WHICH WERE FOUND, AS SET BY PERCY ARMSTRONG (CS FILE 40/10) AND USED AS CONTROL. THE NORTHWEST CORNER OF PARCEL 4 WAS SET BY K. DEGROOT (MAP 119-30) AT 666.44 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 35.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF OTEY DLC #48 WHICH IS CONTROLLED BY THE NORTHEAST CORNER OF SECTION 1 AND THE EAST ONE-QUARTER CORNER OF SECTION 12 AS SHOWN ON THE PLAT OF OCTOBER 8, 1860.

THIS SURVEY WAS PERFORMED IN MAY AND JUNE OF 1995 USING A TOPCON GTS-302 TO RUN CLOSED LOOP TRAVERSES.



- LEGEND
- POSITION COMPUTED, NO MONUMENT SET
 - MONUMENT FOUND AS NOTED
 - MARKED LS 2354
 - SECTION LINE
 - DLC LINE
 - PROPERTY LINE
 - SUBDIVISION LINE OR TIE
 - LINE MARKED WITH STEEL FENCE POSTS
 - FENCE LINE
 - () RECORD DATA

DETAIL OF SECTION LINE
SCALE: 1" = 200'