

COUNTY SURVEYORS FILE DATA
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Date: 12/1/95 By: KC
This survey consists of: M119-78
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY SURVEYOR

PROPERTY LINE AGREEMENT FOR JUNIPER PROPERTIES AND ROBERT WHIPPLE RANCH

LONE ROCK TIMBER CO.

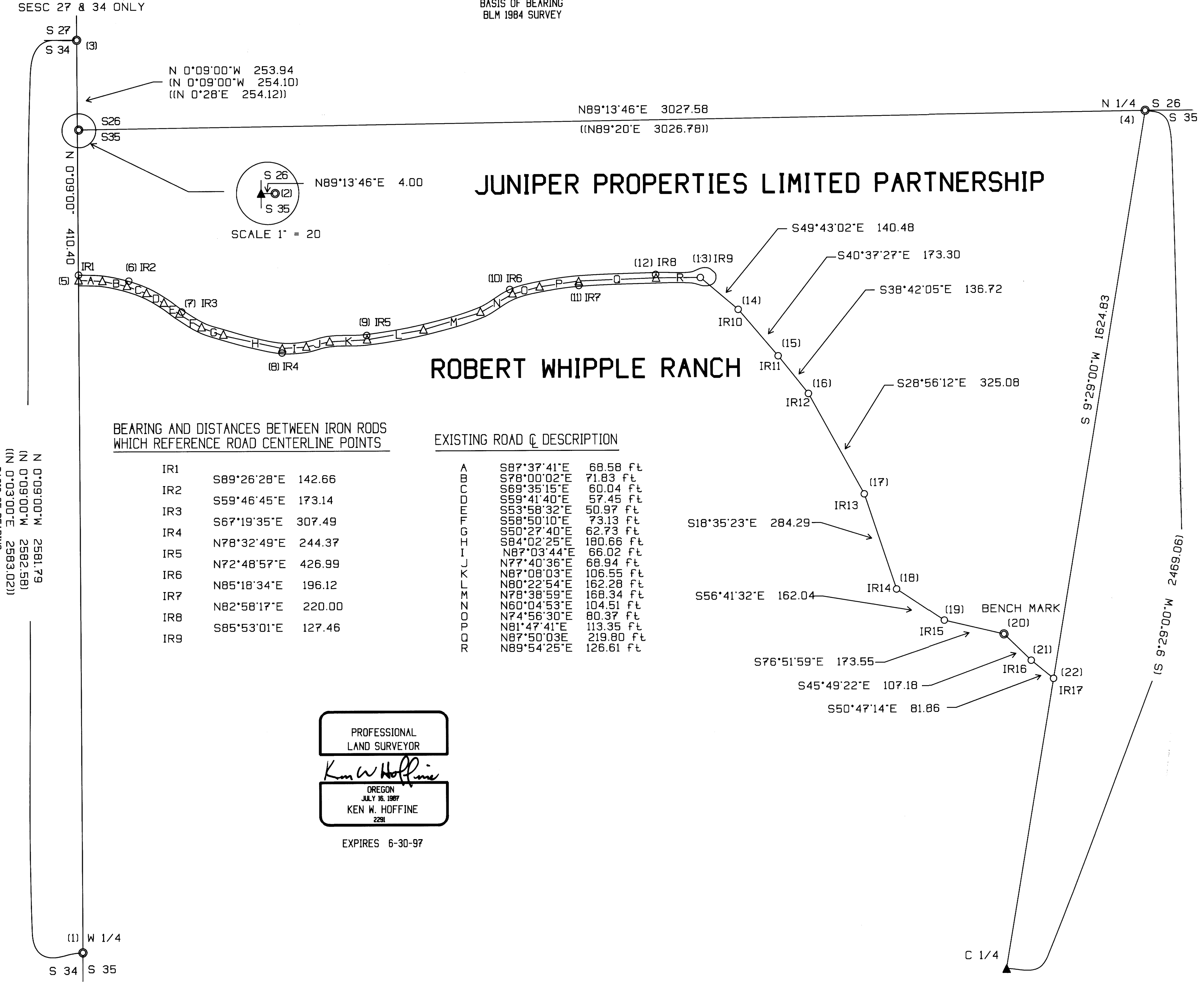
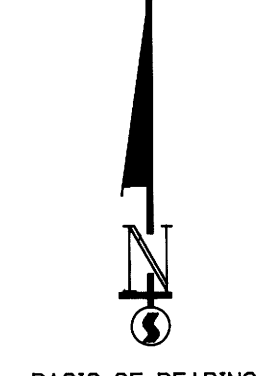
PO BOX 1127 ROSEBURG OREGON 97470 DATE: OCTOBER 1995
SECTION 35, TOWNSHIP 22 SOUTH, RANGE 7 WEST, W.M. DOUGLAS COUNTY, OREGON
JUNIPER PROPERTIES TRACT: BELL MOUNTAIN SCALE 1" = 200

NARRATIVE

THIS SURVEY WAS CONDUCTED TO ESTABLISH PROPERTY CORNERS AND PROPERTY LINES FOR A BOUNDARY LINE AGREEMENT BETWEEN JUNIPER PROPERTIES LIMITED PARTNERSHIP AND ROBERT WHIPPLE. THE ORIGINAL DEED BETWEEN THE PARTIES IS SOMEWHAT VAGUE CALLING THE PROPERTY LINE THE TOP OF THE RIDGE WHICH IN REALITY VARIES FROM 5 TO 100 FEET IN WIDTH. WE INITIATED THIS SURVEY AT IRON ROD #9, A POINT BURIED 1/2 FEET BELOW THE SURFACE OF THE ROAD AND USED AS A BASE STATION FOR A GPS CONTROL SURVEY. WE THEN TRAVERSED RANDOMLY ALONG THE TOP OF THE RIDGE TO TIE IN OUR SET MONUMENTS FOR THE BOUNDARY AGREEMENT LINE TO GPS CONTROL POINTS SET AT THE END OF OUR TRAVERSES. WE ALSO MADE A CLOSED LOOP TRAVERSE TO THE NORTH 1/4 OF SECTION 35 AND TIED IN THE NORTHWEST CLOSING CORNER AND WEST 1/4 CORNER OF SECTION 35 AND THE SOUTHEAST CORNER OF SECTION 27 BY LONG SIGHT MEASUREMENTS FROM THE RIDGE TOP TO THESE CORNERS. THIS SURVEY WAS DONE WITH A LIETZ SET 2 TOTAL STATION, A TRIMBLE RADIO LINKED GPS WITH GARY ANGIOLET, GERALD RAGON, IGNACIO ROMAN AND AA SURVEYING ASSISTING ME.

LEGEND:

- ⊙ - FOUND MONUMENT SIZE AND TYPE NOTED.
- - SET 5/8" X 40" IRON ROD WITH 1/4" PLASTIC CAP, INSCRIBED "LONE ROCK TIMBER LS 2291"
- ▲ - CALCULATED CORNER POSITION.
- △ - SURVEYED POINTS ALONG CENTER OF DIRT ROAD.
- (1) - BLM 1984 RECORD SURVEY FILED IN DOUGLAS COUNTY SURVEYORS OFFICE 18075 - 18076 (CHAINS CONVERTED INTO FEET)
- (11) - WILFORD HAINES RECORD SURVEY FILED IN DOUGLAS COUNTY SURVEYORS OFFICE AS M 1-59
- - PROJECTED LINES



BEARING AND DISTANCES BETWEEN IRON RODS WHICH REFERENCE ROAD CENTERLINE POINTS

IR1	S89°26'28"E	142.66
IR2	S59°46'45"E	173.14
IR3	S67°19'35"E	307.49
IR4	N78°32'49"E	244.37
IR5	N72°48'57"E	426.99
IR6	N85°18'34"E	196.12
IR7	N82°58'17"E	220.00
IR8	S85°53'01"E	127.46
IR9		

EXISTING ROAD DESCRIPTION

A	S87°37'41"E	69.58 Ft
B	S78°00'02"E	71.83 Ft
C	S69°35'15"E	60.04 Ft
D	S59°41'40"E	57.45 Ft
E	S53°58'32"E	50.97 Ft
F	S58°50'10"E	73.13 Ft
G	S80°27'40"E	62.73 Ft
H	S84°02'25"E	180.66 Ft
I	N87°03'44"E	66.02 Ft
J	N77°40'36"E	69.94 Ft
K	N87°08'03"E	106.55 Ft
L	N80°22'54"E	162.28 Ft
M	N78°38'59"E	168.34 Ft
N	N60°04'53"E	104.51 Ft
O	N74°56'30"E	80.37 Ft
P	N81°47'41"E	113.35 Ft
Q	N87°50'03"E	219.80 Ft
R	N89°54'25"E	126.61 Ft

PROFESSIONAL LAND SURVEYOR
Ken W. Hoffine
OREGON JULY 16, 1987
KEN W. HOFFINE
228
EXPIRES 6-30-97

CORNER INFORMATION

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

- 1) WEST 1/4 CORNER SECTION 35
FOUND BLM BRASS CAP 0.4 FEET ABOVE GROUND IN GOOD CONDITION.
-- 17" DOUGLAS FIR BEARS N16°E, 9.9 FEET AS PER RECORD, WELL HEALED FACE AND BLM TAG
-- 14" YEW STUMP BEARS S15°W, 16.5 FEET AS PER RECORD, ROTTEN FACE AND BLM TAG
-- 14" DOUGLAS FIR BEARS N80°W, 5.95 FEET, WE SCRIBED 1/4 S34 B.T. AND TAG
CORNER LIES APPROXIMATELY 3.5 CHAINS NORTH OF DIRT ROAD "Y" JUNCTION ON SPUR RIDGE.
- 2) CLOSING CORNER OF SECTION 26 AND SECTION 35
FOUND "X" IN BED ROCK.
-- 39" DOUGLAS FIR BEARS N30°W, 29.7 FEET AS PER RECORD, BARK SCRIBED AND BLM TAG
-- 31" HIGH DOUGLAS FIR STUMP BEARS S35°E, 24.4 AS PER RECORD WELL HEALED FACE AND BLM TAG
FOUND "X" IN BED ROCK ON EXTREMELY STEEP NORTHEAST SLOPE.
- 3) CORNER OF SECTION 27 AND SECTION 34 ONLY
FOUND BLM BRASS CAP IN GOOD CONDITION.
-- 31" DOUGLAS FIR BEARS S76 1/2°W, 29.0 FEET AS PER RECORD WELL HEALED FACE AND BLM TAG
-- 18" DOUGLAS FIR BEARS N58°W, 25.7 FEET (RECORD N55 1/4°W, 26.4 FEET) TAG SAYS S58°E, 28.0
CORNER LIES ON EXTREMELY STEEP NORTH SLOPE ON NORTH SIDE OF 48" STUMP ALUMINUM CAP AT GROUND LEVEL.
- 4) NORTH 1/4 CORNER SECTION 35
FOUND BLM BRASS CAP IN GOOD CONDITION.
-- 47" DOUGLAS FIR TALL SNAG BEARS N2°W, 56.5 FEET
-- 21" HEMLOCK BEARS S25°E, 20.5 FEET AS PER RECORD, WELL HEALED FACE AND BLM TAG
-- 16" SNAG BEARS S11 3/4°E, 81.0 AS PER RECORD
CORNER LIES ON BRUSHED SKID ROAD IN PRE-COMMERCIAL THINNING.
- 5) IRON ROD #1
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 19" DOUGLAS FIR BEARS N10 1/2°W, 14.3 FEET, WE SCRIBE B.T. AND TAG TREE
- 6) IRON ROD #2 BEARS N13°16'48"E, 16.8 FEET FROM ROAD CENTERLINE POINT B-C.
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 18" DOUGLAS FIR BEARS N78 1/4°W, 148.21 FEET
- 7) IRON ROD #3 BEARS N34°56'39"E, 11.2 FEET FROM ROAD CENTERLINE POINT E-F.
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 3" DOUGLAS FIR BEARS S47°E, 27.1 FEET, WE SCRIBE B.T. AND TAG TREE
- 8) IRON ROD #4 BEARS N22°35'15"W, 12.7 FEET FROM ROAD CENTERLINE POINT H-I.
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 3" DOUGLAS FIR BEARS S17°W, 20.2 FEET, WE SCRIBE B.T. AND TAG TREE
- 9) IRON ROD #5 BEARS S 2°19'26"W, 12.9 FEET FROM ROAD CENTERLINE POINT K-L.
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 8" DOUGLAS FIR BEARS S19°W, 59.3 FEET, WE SCRIBE B.T. AND TAG TREE
- 10) IRON ROD #6 BEARS N22°35'15"W, 12.7 FEET FROM ROAD CENTERLINE POINT N-O.
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 5" DOUGLAS FIR BEARS S30°E, 56.7 FEET, WE SCRIBE B.T. AND TAG TREE
- 11) IRON ROD #7 BEARS S 4°45'06"E, 9.3 FEET FROM ROAD CENTERLINE POINT P-Q.
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 0.5 FEET SOUTH.
-- 4" DOUGLAS FIR BEARS S13°W, 14.4 FEET, WE SCRIBE B.T. AND TAG TREE
- 12) IRON ROD #8 BEARS N 3°11'24"W, 9.4 FEET FROM ROAD CENTERLINE POINT Q-R.
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 23" DOUGLAS FIR BEARS S25°E, 85.4 FEET, WE SCRIBE B.T. AND TAG TREE
- 13) IRON ROD #9
SET 5/8" X 40" IRON ROD 0.5 FEET BELOW GROUND LEVEL IN MIDDLE OF LANDING, WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
-- 18" DOUGLAS FIR BEARS S16°E, 96.9 FEET, WE SCRIBE B.T. AND TAG TREE
- 14) IRON ROD #10
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
-- METAL FENCE 1.0 FEET SOUTH
- 15) IRON ROD #11
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 22" DOUGLAS FIR BEARS S51 3/4°W, 26.0 FEET, WE SCRIBE B.T. AND TAG TREE
- 16) IRON ROD #12
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 29" DOUGLAS FIR BEARS N71°E, 41.5 FEET, WE SCRIBE B.T. AND TAG TREE
- 17) IRON ROD #13
SET 5/8" X 40" IRON ROD 0.3 FEET BELOW GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
-- 27" DOUGLAS FIR BEARS S54 3/4°W, 25.3 FEET, WE SCRIBE B.T. AND TAG TREE
- 18) IRON ROD #14
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 25" DOUGLAS FIR BEARS S17°E, 25.3 FEET, WE SCRIBE B.T. AND TAG TREE
- 19) IRON ROD #15
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 22" DOUGLAS FIR BEARS N43°E, 32.4 FEET, WE SCRIBE B.T. AND TAG TREE
- 20) BELL MOUNTAIN BENCH MARK
FOUND BRASS CAP SET IN CONCRETE.
-- 18" DOUGLAS FIR BEARS N38 1/4°E, 23.7 FEET, WE SCRIBE B.T. AND TAG TREE
- 21) IRON ROD #16
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 AND METAL FENCE POST 1.0 FEET SOUTH.
-- 20" DOUGLAS FIR BEARS S26°W, 26.3 FEET, WE SCRIBE B.T. AND TAG TREE
- 22) IRON ROD #17
SET 5/8" X 40" IRON ROD 0.5 FEET ABOVE GROUND WITH PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 WITH METAL FENCE POST 1.0 FEET SOUTH.
-- 18" DOUGLAS FIR BEARS S74 1/2°W, 48.6 FEET, WE SCRIBE B.T. AND TAG TREE