

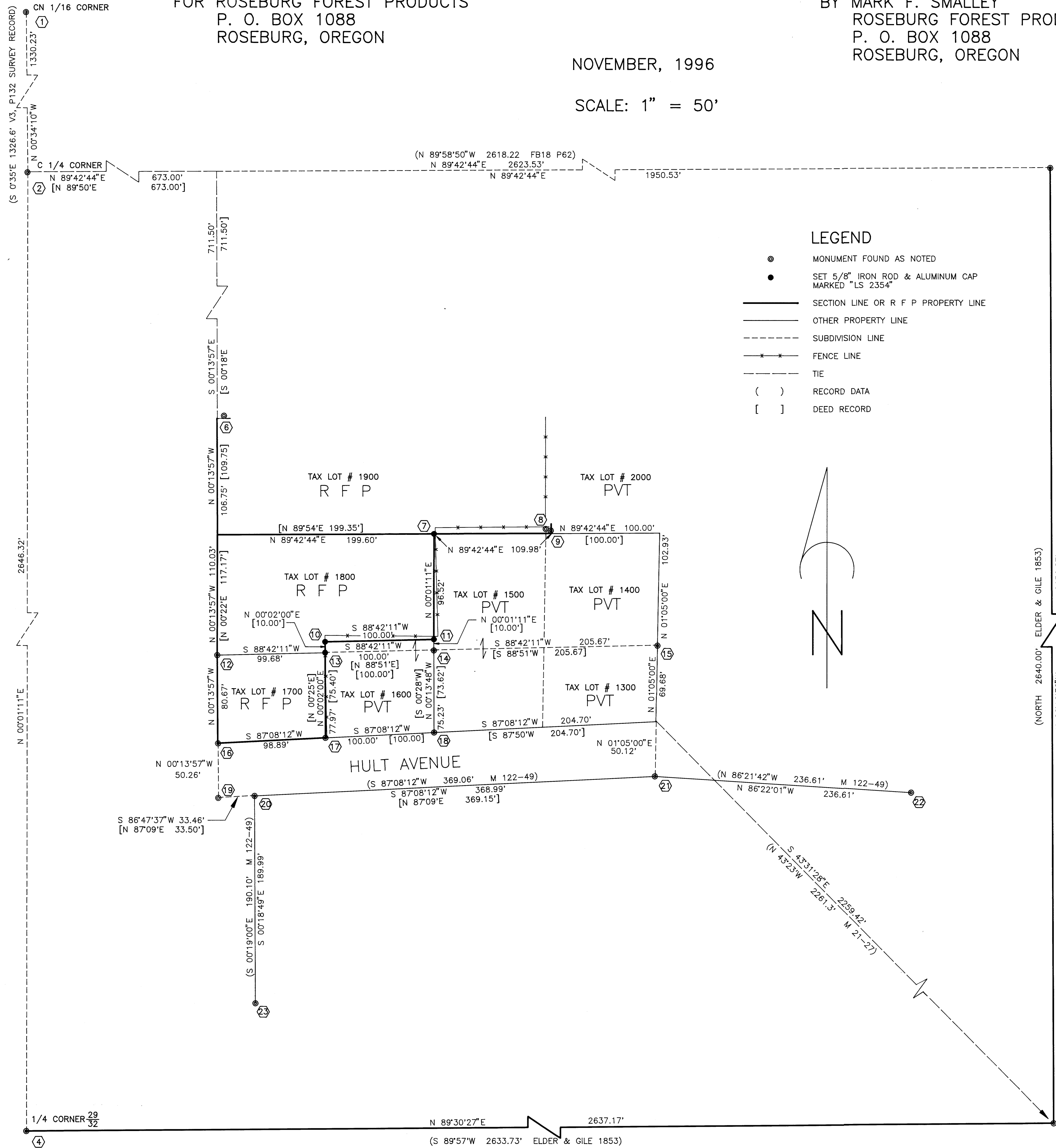
# SURVEY TO SET LOT CORNERS IN DILLARD, T 28 S, R 6 W, SECTION 29, W. M., DOUGLAS COUNTY, OREGON

FOR ROSEBURG FOREST PRODUCTS  
P. O. BOX 1088  
ROSEBURG, OREGON

BY MARK F. SMALLEY  
ROSEBURG FOREST PRODUCTS  
P. O. BOX 1088  
ROSEBURG, OREGON

NOVEMBER, 1996

SCALE: 1" = 50'



- LEGEND**
- MONUMENT FOUND AS NOTED
  - SET 5/8" IRON ROD & ALUMINUM CAP MARKED "LS 2354"
  - SECTION LINE OR R F P PROPERTY LINE
  - OTHER PROPERTY LINE
  - - - SUBDIVISION LINE
  - \* - FENCE LINE
  - - - TIE
  - ( ) RECORD DATA
  - [ ] DEED RECORD

- ① CN 1/16 CORNER SEC 29  
FD 3/4" IRON PIPE  
CORNER LIES IN OPEN FIELD NO BTS FD  
NO TREES WITHIN REASONABLE DISTANCE
- ② C 1/4 CORNER SEC 29  
FD 1" IRON ROD IN 2" IRON PIPE PER M 3-51  
FD NO BTS  
SCRIBED 12" WALNUT IN CLUMP N 24°W 198.0' "C 1/4 BT"  
NW CORNER OFFICE BEARS N 68°W 809.8'  
NO OTHER TREES AVAILABLE
- ③ 1/4 CORNER 29|28  
FD 5/8" IRON ROD 3" UNDER SURFACE  
BTS: 41" OAK N 66°E 195.2' HEALED  
51" OAK S 67 1/2°E 86.0' HEALED  
NORTH CORNER OF MAIN BARN BEARS  
S 61°E 19.0'
- ④ 1/4 CORNER 29|32  
FD 1" X 5/8" TRIANGULAR IRON BAR 6" BELOW  
SURFACE OF ROAD SHOULDER  
BTS: 22" POPLAR S 89 3/4°W 96.7' HEALED  
3" X 3" ANGLE IRON NORTH 45.0' 1.5 UNDER SURFACE  
2" IRON PIPE N 84 3/4°E 236.24'  
IRON ROD & PLASTIC CAP MARKED "BAUGHMAN TECH  
SERV" S 75°E 70.9'
- ⑤ SECTION CORNER 29|28  
32|33  
FD 1961 COUNTY BCIP  
BTS: 30" OAK S 42°W 72.2' HEALED  
28" OAK S 59°E 77.0'  
14" OAK N 18°E 102.2'  
1972 BCIP "BENTZ" N 3°W 70.78'
- ⑥ NW COR TAX LOT 1900  
FD 3/4" IRON PIPE N 67°28'34"E 6.92
- ⑦ NE CORNER TAX LOT 1800  
SET 5/8" X 24" IRON ROD & ALUMINUM CAP  
MARKED "PROP COR LS 2354"
- ⑧ NE CORNER TAX LOT 1500 (M 21-27)  
FD 5/8" IRON ROD 7.12' NORTH OF SOUTH LINE OF  
TAX LOT 1900
- ⑨ SE CORNER TAX LOT 1900  
FD 3/4" IRON PIPE WITH ELBOW ON TOP N 2'20"26"E 5.91'  
5/8" IRON ROD (NE TL 1500) BEARS N 46°43'20"W 10.34'
- ⑩ NW CORNER EXTENSION TAX LOT 1600  
SET 5/8" X 24" IRON ROD & ALUMINUM CAP  
MARKED "PROP COR LS 2354"  
FD 1/2" IRON ROD N 04°32'12"W 5.64' NOT RECORD
- ⑪ NE CORNER EXTENSION TAX LOT 1600  
SET 5/8" X 24" IRON ROD & ALUMINUM CAP  
MARKED "PROP COR LS 2354"
- ⑫ NW CORNER TAX LOT 1700 (M 21-27)  
FD 5/8" IRON ROD S 88°42'11"W 0.51'  
10' BELOW ROAD SURFACE
- ⑬ NE CORNER TAX LOT 1700  
SET 5/8" X 24" IRON ROD & ALUMINUM CAP  
MARKED "PROP COR LS 2354"
- ⑭ ANGLE POINT BETWEEN TAX LOT 1600 & TAX LOT 1500 (M 21-27)  
FD 3/4" IRON ROD S 35°33'23"E 0.24'
- ⑮ SE CORNER TAX LOT 1400 (M 21-27)  
FD 5/8" IRON ROD
- ⑯ SW CORNER TAX LOT 1700  
FD 1/2" SQUARE IRON ROD S 7°46'07"E 0.24'  
8" UNDER ROAD SURFACE
- ⑰ SE CORNER TAX LOT 1700  
FD 5/8" IRON ROD N 2°34'48"W 2.48'
- ⑱ SE CORNER TAX LOT 1600  
FD T HEAD SPIKE N 7°15'00"E 2.65'
- ⑲ SOUTH R/W HULT AVENUE & EAST R/W 16.5' ROAD  
FD 1/2" IRON ROD 6" BELOW ROAD SURFACE
- ⑳ NW CORNER SCHOOL PROPERTY & SOUTH R/W HULT AVENUE  
FD 1/2" IRON ROD 6" BELOW ROAD SURFACE
- ㉑ ANGLE POINT ON SOUTH R/W HULT AVENUE & SCHOOL PROPERTY  
FD PLASTIC CAP FLUSH WITH SURFACE MARKED "BTS ENG-SURV"
- ㉒ NE CORNER SCHOOL PROPERTY & SOUTH R/W HULT AVENUE  
FD 1/2" IRON ROD 6" BELOW SURFACE
- ㉓ CORNER SCHOOL PROPERTY & NE R/W COUNTY ROAD # 158  
FD 5/8" IRON ROD & PLASTIC CAP MARKED "BTS ENG-SURV"

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE NORTHWEST AND THE NORTHEAST CORNERS FOR TAX LOT 1600 (V230/P721 & V341/P23) AND THE NORTHEAST CORNER FOR TAX LOT 1800 (V340/P804) AND TO DETERMINE THE SOUTH LINE FOR TAX LOT 1900 (V259/P576) ALL IN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 6 WEST, W. M., DOUGLAS COUNTY, OREGON.

ALL THE LAND INVOLVED IN THESE PARCELS WAS CONVEYED BY MILLER TO COBB IN VOLUME 177, PAGE 453. COBB THEN CREATED PARCELS IN A SEQUENTIAL MANNER. THE PARCEL CONTAINING TAX LOTS 1900 AND 2000 WAS CREATED BY VOLUME 123, PAGE 497 ON MAY 20, 1946. THE PARCEL CONTAINING TAX LOTS 1300, 1600, 1700 AND THE SOUTH PART OF TAX LOT 1500 WAS CREATED BY VOLUME 216, PAGE 141 ON DECEMBER 1, 1952. THE PARCEL CONTAINING TAX LOTS 1800, 1400 AND THE NORTH PART OF 1500 WAS CREATED BY VOLUME 308, PAGE 752 ON OCTOBER 10, 1961. COBB ALSO DEEDED HULT STREET TO DOUGLAS COUNTY IN VOLUME 184, PAGE 245 ON SEPTEMBER 15, 1950.

THE DESCRIPTION FOR TAX LOT 1900 (V259/P576) IS TIED TO THE CENTER ONE-QUARTER CORNER OF SECTION 29. THE CENTER ONE-QUARTER CORNER MONUMENT WAS FOUND AS SHOWN ON MAP 3-51 AND WAS USED FOR CONTROL. THERE IS NO RECORD OF HOW THIS MONUMENT WAS SET, THOUGH A MONUMENT WAS TIED BY THE COUNTY SURVEYOR IN 1909 (F. B. 18, PAGE 62), AND IN 1922 (SURVEYOR'S VOL. 3, PAGE 132). A PIPE AT THE CENTER-NORTH ONE-SIXTEENTH CORNER SET IN THE 1922 SURVEY WAS ALSO TIED TO ESTABLISH THE CENTER ONE-QUARTER CORNER LOCATION. THE EAST ONE-QUARTER CORNER OF SECTION 29 WAS ALSO TIED FOR CONTROL, TO ESTABLISH THE BEARING FOR THE TIE FROM THE CENTER ONE-QUARTER CORNER TO THE LOT AND TO ESTABLISH THE BEARING OF THE SOUTH LINE OF TAX LOT 1900. THE DESCRIPTION (V259/P576) DOES NOT CLOSE BY 3 FEET. I PLACED ALL THE ERROR IN THE LAST COURSE FOR A BETTER FIT WITH THE OTHER DESCRIPTIONS WHICH CHANGES THE DISTANCE OF THE LAST COURSE TO 106.75 FEET. SINCE THE DEED FOR TAX LOT 2000 (V184/P252), IS SENIOR TO THE DEED FOR TAX LOT 1900 (V259/P576), IT WAS GIVEN ITS FULL 100 FEET TO ESTABLISH THE SOUTHEAST CORNER OF TAX LOT 1900. THE WEST LINE WAS CONTROLLED BY A 16.5 FOOT ROAD WHICH WAS ESTABLISHED AT THE CALLED FOR DISTANCE IN THE DEED FROM THE CENTER ONE-QUARTER CORNER ON THE NORTH TO THE MONUMENT FOUND AT CORNER #19 WHICH WAS FOUND AS SHOWN ON MAP 23-17 AND ON THE DOUGLAS COUNTY ROAD DEPARTMENT PLAT FOR COUNTY ROAD 158A, HULT AVENUE, AND IS CALLED FOR IN THE DEED FOR HULT AVENUE (V184/P245).

THE DESCRIPTION FOR TAX LOT 1800 (V230/P721) HAS A CALL TO THE SOUTHEAST SECTION CORNER OF SECTION 29 WHICH WAS TIED FOR REFERENCE. THE SOUTH LINE AND BEARINGS OF THE DESCRIPTION ARE DETERMINED BY THE CALL TO THE NORTH LINE OF HULT AVENUE. THE NORTH LINE OF HULT AVENUE IS 50 FEET FROM AND PARALLEL TO THE NORTH LINE OF THE SCHOOL PROPERTY (V184/P245), WHICH IS CONTROLLED BY CORNERS #19, #20 AND #21 WHICH ARE REFERENCED IN M 23-17, M 122-49 AND DOUGLAS COUNTY HIGHWAY IMPROVEMENT PLAT FOR ROAD #158 DATED NOVEMBER, 1923. THE NORTH LINE OF THE DESCRIPTION WAS CONTROLLED BY MONUMENTS #12 AND #15 WHICH WERE CALLED FOR IN VOLUME 216, PAGE 141. THE TIE FROM THE SOUTHEAST SECTION CORNER IS TO A 3/4" IRON PIPE WHICH WAS NOT FOUND. THE LOCATION FOR THIS PIPE IS SHOWN ON M 23-17 AND M 21-27 AND WAS CALCULATED ON LINE BETWEEN FOUND MONUMENTS #15 AND #21 AND AT THE INTERSECTION WITH THE NORTH LINE OF HULT AVENUE. THE POSITIONS FOR CORNERS #13, #14, #17 AND #18 WERE COMPUTED AT RECORD DISTANCE. THE NORTH 10 FEET OF TAX LOT 1600, CONVEYED BY VOLUME 341, PAGE 23, WAS TIED TO VOLUME 230, PAGE 721 AND USES THE SAME CONTROL.

THE DESCRIPTION OF TAX LOT 1800 (V340/P804) REFERS TO V308/P752 WHICH CALLS FOR SOME OF THE MONUMENTS SET AND FOUND ON M 21-27. THE SOUTH LINE OF THE DESCRIPTION IS CONTROLLED BY CORNERS #12 AND #15 AND THE DESCRIPTION FOR THE NORTH 10 FEET OF TAX LOT 1600. THE NORTH LINE IS THE SOUTH LINE OF TAX LOT 1900 WHICH IS THE SENIOR PARCEL. THE WEST LINE IS THE BOUNDARY OF THE 16.5 FOOT ROAD AS PREVIOUSLY DESCRIBED. THE EAST LINE OF TAX LOT 1800 BEGINS AT THE POSITION COMPUTED FOR CORNER #14 AND IS ON THE BEARING BASED ON THE DEED DESCRIPTION USING THE LINE BETWEEN CORNERS #12 AND #15 AS A BASIS.

THE BASIS OF BEARING IS THE SOUTH LINE OF HULT AVENUE BETWEEN POINTS #20 AND #21 PER M 122-49. THIS SURVEY WAS PERFORMED IN OCTOBER, 1996 USING A TOPCON GTS-302 TO RUN CLOSED LOOP TRAVERSES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Mark F. Smalley*  
OREGON  
JULY 26, 1988  
MARK F. SMALLEY  
2354

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

RENEWS 6/30/98