

RECORD OF SURVEY

NW 1/4, SECTION 7, T25S, R7W, W.M.

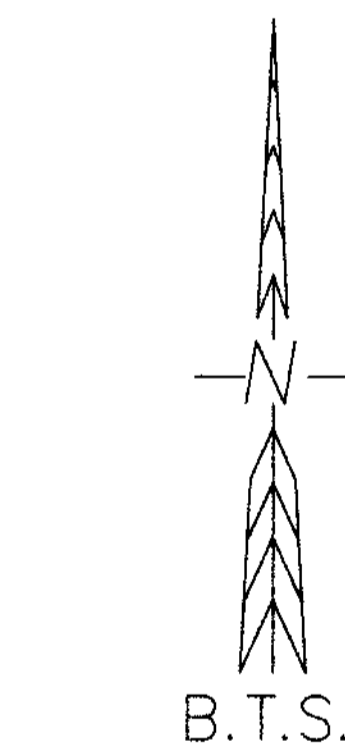
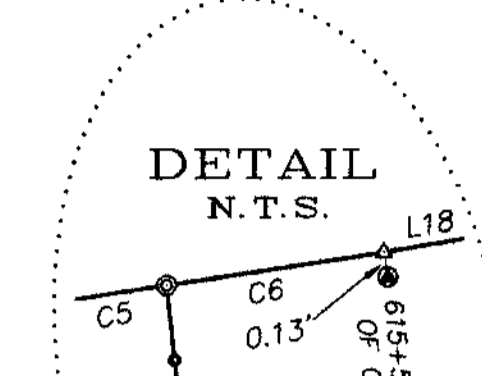
DOUGLAS COUNTY, OREGON

FILED
Date: 3-28-2001 By: J.C.
This survey consists of:
Map: M 132-79
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT PROPERTY CORNERS AND POST THE BOUNDARY LINES OF THE MADISON-JMK INC. PROPERTY DESCRIBED AS PARCEL SEVEN OF INST. NO. 98-15877. THE WEST LINE WAS CONTROLLED BY THE WEST LINE OF SECTION 7 PER PLSS MONUMENTS AT THE WEST 1/4 CORNER AND THE WITNESS CORNER TO THE NW CORNER OF SECTION 7. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 53-67. THE PREDECESSORS IN TITLE TO MADISON-JMK, INC. AND OVERHOLSER EXCHANGED QUITCLAIM DEEDS TO THE M 53-67 LINE IN INST. NO. 75-1094 AND INST. NO. 75-1051. MONUMENT "A" AT THE SOUTHWEST CORNER OF MADISON-JMK, INC. WAS ESTABLISHED AT THE INTERSECTION OF THE WEST LINE OF SECTION 7 AND THE CROSSING M 53-67 LINE AS SHOWN. MONUMENT "B" WAS REESTABLISHED AT THE INTERSECTION OF M 53-67 DISTANCES AFTER A 1/2" IRON BOLT WAS FOUND AS NOTED, BUT NOT ACCEPTED AS A M 53-67 MONUMENT. MONUMENT "C" WAS NOTED AS A 1/2" IRON PIPE IN M 53-67 BUT CLOSELY MATCHED THE M 53-67 RECORD AND WAS ACCEPTED AS THE M 53-67 MONUMENT. THE SOUTH RIGHT OF WAY LINE OF TYEE COUNTY ROAD NO. 33 WAS CONTROLLED BY THE FOLLOWING MONUMENTS FOUND PER THE 1963 ROAD PLANS: 594+90.88 35' RT, 597+22.91 30' LT, 612+05.85 35' RT, 621+83.07 BK = 621+80.85 AH, 30' RT. THE BOUNDARY OF THE FIGLEY PROPERTY, INST. NO. 92-03975, WAS CONTROLLED BY MONUMENTS FOUND PER M 114-77. A DISCREPANCY IN TITLE BETWEEN THE INST. NO. 92-03975 DEED LINES AND THE M 114-77 SURVEYED LINES EXISTS AND IS HEREBY NOTED. THE BOUNDARY LINES ESTABLISHED UNDER M 114-77 DO NOT MATCH INST. NO. 92-03975 DEED LINES. BOUNDARY LINE AGREEMENT DEEDS RECOMMENDED UNDER M 114-77 HAVE NOT BEEN RECORDED BUT THE MADISON-JMK, INC. DEED HAS EXCEPTED THE FIGLEY PROPERTY TO THE M 114-77 SURVEYED LINES AND NOT THE INST. NO. 92-03975 DEED LINES. FIGLEY'S EXISTING BARN ENCROACHING OVER HIS WEST LINE IS NOTED AS SHOWN ON THE FACE OF THE MAP. I FOUND SMALL DISCREPANCIES BETWEEN THE M 114-77 MONUMENTS AND THE COMPUTED SOUTH RIGHT OF WAY LINE OF TYEE COUNTY ROAD NO. 33. M 114-77 DID NOT SHOW AN EXISTING MONUMENT AT 612+05.85, 35' RT. WHICH WAS FOUND IN THIS SURVEY. THE EAST LINE WAS CONTROLLED BY MONUMENTS "C", "D", "E", "F" AND "G" AND INST. NO. 98-15877, INST. NO. 222320 (VOL. 258, PAGE 895), WHICH IS CALLED AS A QUALIFYING DEED IN INST. NO. 98-15877, AND INST. NO. 90-09394. PERTINENT TITLE HISTORY OF DEEDS CONTROLLING THE EAST LINE IS AS FOLLOWS: A 40 ACRE PARCEL DESCRIBED IN INST. NO. 222320 WAS SOLD BY HATHAWAY WHO HELD TITLE TO GOVERNMENT LOTS 9 AND 10 AND THE S 1/2 NW 1/4 OF SECTION 7, TO COOPER IN AUGUST, 1956. INST. NO. 222320 WAS QUALIFIED TO GOVERNMENT LOTS 9 AND 10. COOPER SOLD THE EASTERLY 20 ACRES TO HARTLE AS DESCRIBED IN INST. NO. 320168 IN OCTOBER, 1956. HARTLE'S DEED WAS NOT QUALIFIED TO GOVERNMENT LOT 9 AND 10 AND IS THE PREDECESSOR TO CAPPS DEED, INST. NO. 90-09394. THE MADISON-JMK, INC. DEED, INST. NO. 98-15877, CITES BOTH INST. NO. 220320 AND INST. NO. 320168 AS QUALIFYING DEEDS. I ACCEPTED MONUMENT "D" AS THE SE CORNER AND MONUMENTS "D", "E" AND "F" AS THE EAST LINE OF INST. NO. 90-09394. THE LOCATION OF MONUMENT "D" DID NOT MATCH THE TIE TO THE NW CORNER OF SECTION 7 AS COMPUTED PER M 93-79 BUT IS CLEARLY LOCATED AT THE INTERSECTION OF EXISTING FENCE LINES AS CALLED IN INST. NO. 222320 & 320168. THE SW CORNER OF INST. NO. 90-09394 WAS THEN COMPUTED PER DEED CALLS AT 660 FEET WEST OF MONUMENT "D" AND ON LINE BETWEEN MONUMENTS "D" AND "G" IN AN EXISTING FENCE LINE. I FOUND NO RECORD OF MONUMENT "G" IN ANY SURVEY OR DEED. THE WEST LINE OF INST. NO. 90-09394 WAS THEN ESTABLISHED PARALLEL TO THE EAST LINE BETWEEN MONUMENTS "E" AND "F". I THEN MONUMENTED THE SOUTH LINE OF INST. NO. 90-09394 ON THE SOUTH LINE OF GOVERNMENT LOT 9 AS PER THE INST. NO. 222320 QUALIFICATION. THE EAST LINE OF INST. NO. 98-15877 WAS QUALIFIED TO AN EXISTING FENCE LINE BETWEEN MONUMENTS "C" AND "D". PARTIAL FENCE LINE REMNANTS WERE FOUND ALONG THIS LINE BUT I WAS UNABLE TO LOCATE ANY DEFINITE ANGLES IN THE FENCE LINE AS CALLED IN INST. NO. 98-15877 AND FOUND THE INVERSE DISTANCE BETWEEN MONUMENT "C" AND "D" TO BE 6 FEET LONGER THAN CALLED. THEREFORE, I HELD A STRAIGHT LINE BETWEEN THE FOUND MONUMENTS AS THE EAST LINE. THE OTHER FENCE LINES LOCATED BETWEEN MONUMENTS "D" AND "G" AND BETWEEN MONUMENTS "D" AND "E" WERE BURIED OR PARTIALLY BURIED AND GROWN OVER.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKY CALVERT USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.



REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
OREGON JULY 17, 1981
KRISTIAN O. DEGROOT 1941
RENEWAL DATE: 12-31-01

NUMBER	DIRECTION	DISTANCE	RECORD
L1	N 54°34'18" E	232.01'	
L2	S 35°25'42" E	30.00'	
L3	S 35°25'42" E	30.00'	
L4	N 57°11'42" E	109.23'	
L5	N 54°34'18" E	1.81'	
L6	N 54°34'18" E	121.08'	
L7	S 35°25'42" E	40.00'	
L8	N 62°08'60" E	98.82'	
L9	N 76°02'02" E	175.22'	
L10	N 76°05'40" E	226.68'	
L11	N 13°55'55" W	35.00'	
L12	N 12°24'24" W	34.73'	
L13	S 15°09'12" E	270.15'	(S 15°00'00" E, 270.00')
L14	S 74°48'57" W	383.56'	(S 75°00'00" W, 384.00')
L15	N 10°11'01" W	149.84'	(N 10°00'00" W, 150.00')
L16	N 74°46'23" E	149.69'	(S 75°00'00" W, 150.00')
L17	N 10°04'22" W	125.63'	(N 10°00'00" W, 125.58')
L18	N 80°25'45" E	148.63'	
L19	S 87°49'21" E	62.90'	
L20	N 00°25'40" E	30.00'	
L21	S 05°14'01" E	45.41'	
L22	N 06°12'43" W	48.66'	
L23	N 00°16'21" W	49.30'	
L24	S 23°07'25" E	104.11'	[N 22°47'52" W, 103.78']
L25	S 54°49'49" E	118.33'	
L26	S 54°49'49" E	217.33'	[N 54°18'16" W, 334.20']
L27	N 79°24'55" E	224.86'	[N 79°35'11" E, 224.86']
L28	S 00°33'13" W	179.57'	[S 00°10'09" W, 179.57']
L29	S 84°06'11" E	137.08'	[N 83°51'49" W, 137.13']
L30	S 81°59'36" E	137.87'	[N 81°51'30" W, 137.64']
L31	N 82°21'44" E	101.66'	[S 82°35'46" W, 101.67']
L32	N 78°51'36" E	169.36'	[S 79°05'05" W, 169.44']
L33	S 70°03'35" E	189.63'	[N 69°49'48" W, 189.61']
L34	S 85°05'17" E	430.88'	[N 84°51'59" W, 430.81']
L35	S 81°01'28" E	325.36'	[N 80°51'20" W, 325.15']
L36	N 72°50'59" E	333.96'	[S 73°03'52" W, 333.85']
L37	N 77°53'47" E	422.53'	[S 78°04'53" W, 422.59']

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	21°29'47"	2882.35	1081.41	547.14	N 65°19'12" E		1075.08
C2	14°21'35"	3819.72	957.32	481.18	N 83°14'53" E		954.81
C3	09°29'03"	2842.35	470.49	235.78	N 59°18'49" E		469.96
C4	10°01'28"	2847.35	498.18	249.73	N 71°03'21" E		497.54
C5	05°08'51"	3784.72	340.03	170.13	N 78°38'31" E		339.91
C6	00°01'02"	3784.72	1.14	0.57	N 81°13'28" E		1.14
C7	06°56'51"	3789.72	459.53	230.04	N 86°57'15" E		459.24

- #### LEGEND:
- = SET 5/8" X 30" IRON ROD W/PLASTIC CAP MARKED "BTS ENG-SURV"
 - = FOUND 5/8" IRON ROD PER M 114-77
 - = FOUND MONUMENT AS NOTED.
 - = FOUND 5/8" IRON ROD PER M 53-67 OR AS NOTED
 - = FOUND 3/4" IRON ROD PER CS 51/315-5
 - = FOUND 3/4" IRON ROD PER COUNTY ROAD NO. 33 - 1963 ROAD PLANS
 - = FOUND 3/4" IRON PIPE PER INST. NO. 222320 OR AS NOTED
 - ◆ = COMPUTED CENTERLINE TYEE COUNTY ROAD NO. 33
 - △ = COMPUTED POINT.
 - () = RECORD PER M 114-77
 - [] = RECORD PER M 53-67 & INST. NO. 75-1094
 - < > = RECORD PER M 93-79
 - (()) = RECORD PER M 104-55
 - << >> = RECORD PER M 94-63
 - [[]] = RECORD PER CS 51/315-5
 - = POSTED BOUNDARY W/ 6" STEEL POST.
 - — — = EXISTING FENCE LINE/FENCE CORNER

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST. ROSEBURG, OR 97470
PHONE (541) 673-0866 FAX (541) 673-0105

SCALE: 1" = 200'
DATE: MARCH 9, 2001

FOR: ROSEBURG RESOURCES
P.O. BOX 1098
ROSEBURG, OREGON 97470

JOB #: 01-006
FILE: RR25-7-7.DWG
SHEET 1 OF 1