

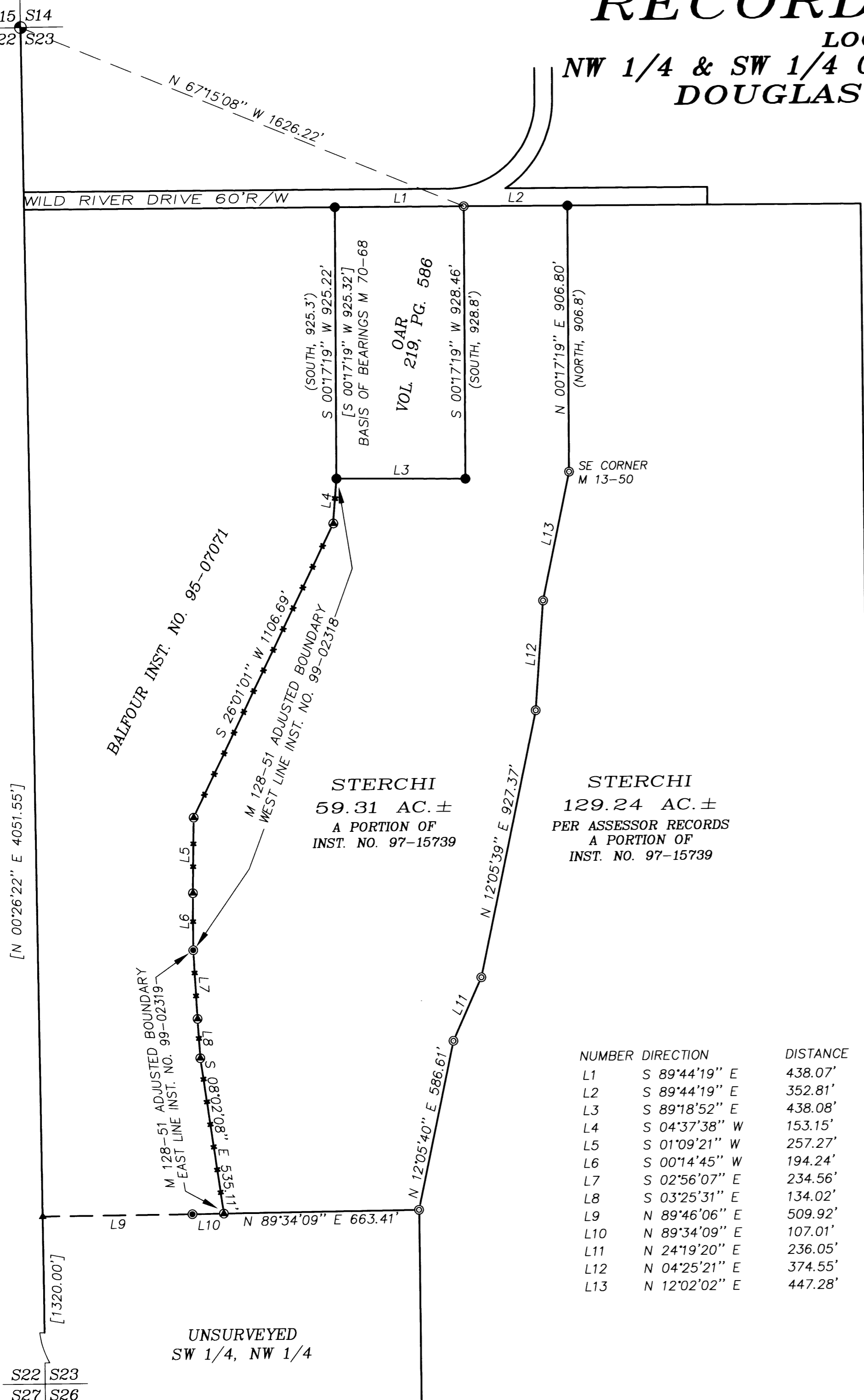
RECORD OF SURVEY

LOCATED IN THE
NW 1/4 & SW 1/4 OF SECTION 23, T.26S., R.4W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 11/18/2003 By: JP
This survey consists of:
Map: M 143-27
Narrative:
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

MAP FILE M143-27

WILD RIVER DRIVE 60'R/W

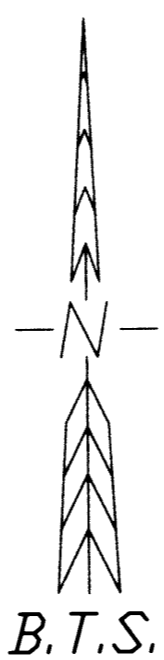


NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS MONUMENT A LINE DIVIDING THE STERCHI PROPERTY AS DESCRIBED IN INST. NO. 97-15739, INST. NO. 99-02318 AND INST. NO. 99-02319 INTO A 59.31 ACRE AND A 129.24 ACRE PARCEL THIS SURVEY IS BASED ON PREVIOUS SURVEY WORK COMPLETED UNDER M 128-51 AND IS AN EXTENSION OF THAT SURVEY. THE EAST LINE OF THE OAR PROPERTY DESCRIBED IN VOL 219, PG. 586 WAS COMPUTED PARALLEL WITH THE WEST LINE THROUGH THE FOUND M 13-50 MONUMENT FOUND AT THE SE CORNER OF VOL 219, PG. 586. THE EAST LINE OF M 13-50 WAS HELD FOR THE EAST LINE OF THE 59.31 ACRE PARCEL WITH THE SE CORNER OF M 13-50 COMPUTED AT RECORD M 13-50 DISTANCE AND PARALLEL WITH THE WEST LINE OF M 13-50. THE REMAINING MONUMENTS WERE SET AS DIRECTED BY THE OWNER WITH THE SOUTH LINE AND SE CORNER OF THE 59.31 ACRE PARCEL BEING ESTABLISHED ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF M 70-68 AND M 128-51.

THE SW 1/4, SW 1/4 HAS NOT BEEN ESTABLISHED BY THIS OR PREVIOUS SURVEYS. PARCEL TWO OF THE BALFOUR PROPERTY DESCRIBED IN INST. NO. 95-07071 IS QUALIFIED TO THE SW 1/4, SW 1/4 WHEREAS PARCEL ONE OF INST. NO. 95-07071 AND THE STERCHI PROPERTY DESCRIBED IN INST. NO. 97-15739 ARE BOTH DESCRIBED WITH COURSES 20 CHAINS NORTH AND 7.9 CHAINS EAST OF THE SW CORNER OF SECTION 23. BOTH OF THESE DESCRIPTIONS ARE BASED ON EPPSTEIN'S 1921 SURVEY RECORDED IN SURVEY VOL 3, PG. 99 WHERE HE RETRACED THE SOUTH 1/2 OF THE WEST LINE OF SECTION 23 AT 40.00 CH. AND SET A POST AT THE SOUTH 1/16 AT 20.00 CHAINS NORTH OF THE SECTION CORNER. THE ORIGINAL 1/4 CORNER COMMON TO SECTIONS 22 AND 23 WHICH WAS FOUND BY EPPSTEIN IN 1921 WAS NOT FOUND BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE IN THEIR 2002 SUBDIVISION OF SECTION 23 RECORDED AS M 137-28 AND THIS 1/4 CORNER WAS SET AT THE PROPORTIONATE DISTANCE OF 2685.84 FEET OR 45.84 FEET LONGER THAN THE 1921 MEASUREMENT. IF SECTION 23 WAS SUBDIVIDED USING THE 2002 MEASUREMENT, THERE WOULD BE AN APPROXIMATE 23 FOOT OVERLAP OF THE SW 1/4, SW 1/4 OVER THE LINES ESTABLISHED UNDER M 70-68, M 128-51 AND THIS SURVEY.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A NIKON DTM 531 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: 12-31-03

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 1 1/4" IRON PIPE PER M 13-50
- ⊙ = FOUND 5/8" IRON ROD PER M 70-68
- ⊙ = FOUND 5/8" IRON ROD PER M 128-51
- ⊙ = FOUND 1974 DCSO BCIP PLSS ID# 500400
- +—+— = EXISTING FENCE
- () = RECORD PER M 13-50
- [] = RECORD PER M 70-68

| NUMBER | DIRECTION | DISTANCE | RECORD |
|--------|---------------|----------|-------------------------|
| L1 | S 89°44'19" E | 438.07' | (EAST 438.6') |
| L2 | S 89°44'19" E | 352.81' | (EAST 352.7') |
| L3 | S 89°18'52" E | 438.08' | (N 89°32'30" W 438.6') |
| L4 | S 04°37'38" W | 153.15' | |
| L5 | S 01°09'21" W | 257.27' | |
| L6 | S 00°14'45" W | 194.24' | |
| L7 | S 02°56'07" E | 234.56' | |
| L8 | S 03°25'31" E | 134.02' | |
| L9 | N 89°46'06" E | 509.92' | [N 89°34'13" E 513.20'] |
| L10 | N 89°34'09" E | 107.01' | |
| L11 | N 24°19'20" E | 236.05' | |
| L12 | N 04°25'21" E | 374.55' | |
| L13 | N 12°02'02" E | 447.28' | |

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

| | | |
|------------------------|--|---|
| SCALE: 1" = 300' | FOR: LYNN STERCHI 281 TRASK COURT ROSEBURG, OR 97470 | JOB #: 03-038 FILE: STERCHI2.DWG SHEET 1 OF 1 |
| DATE: OCTOBER 21, 2003 | | |

MAP FILE M143-27