

RECORD OF SURVEY

LOCATED IN THE
SE 1/4 OF SECTION 20
T.25S., R.7W., W.M.
DOUGLAS COUNTY, OREGON

FILED

Date: 4/5/2004 By: JP
This survey consists of:
Map: M144-20
Narrative:
Corner Rpt:

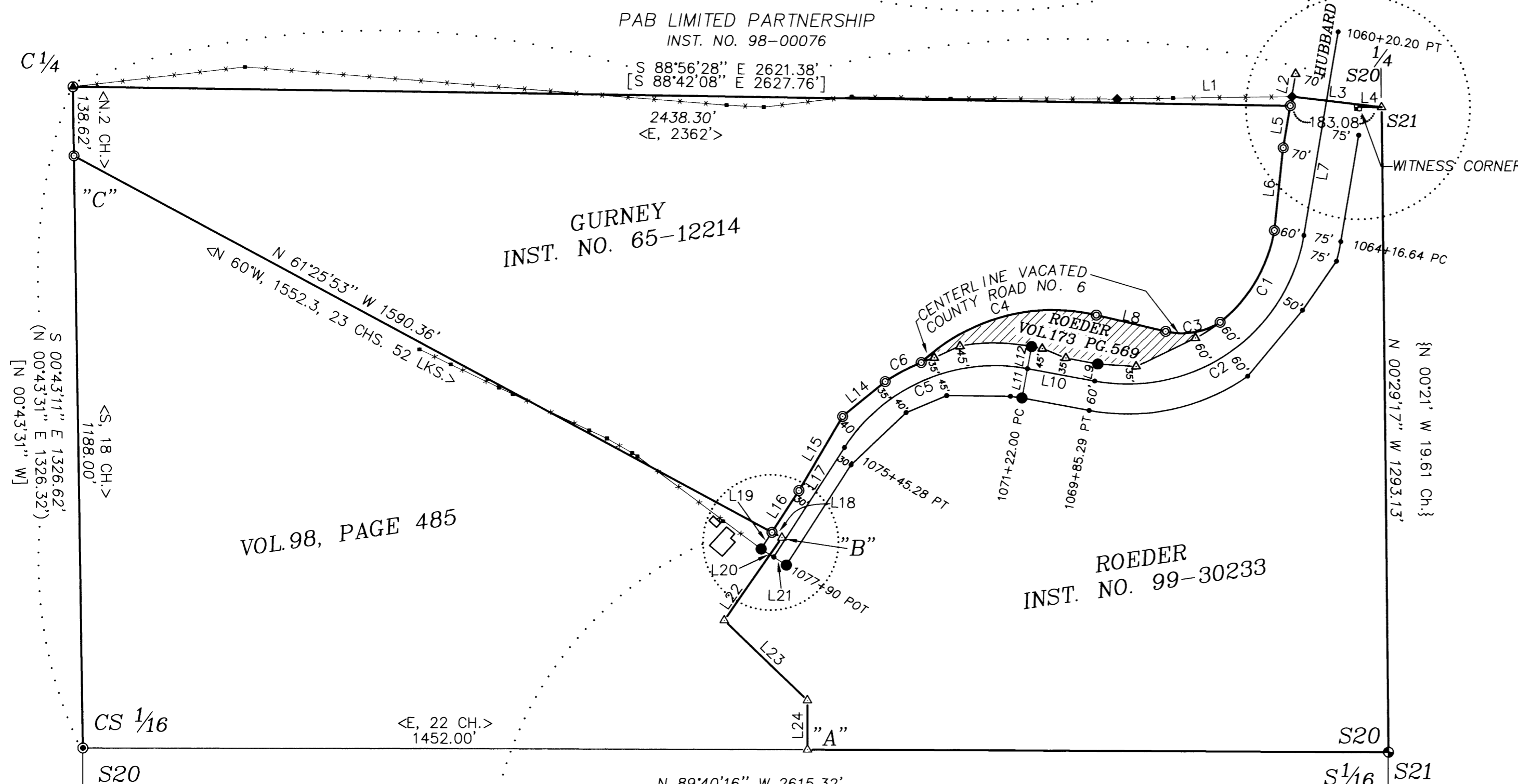
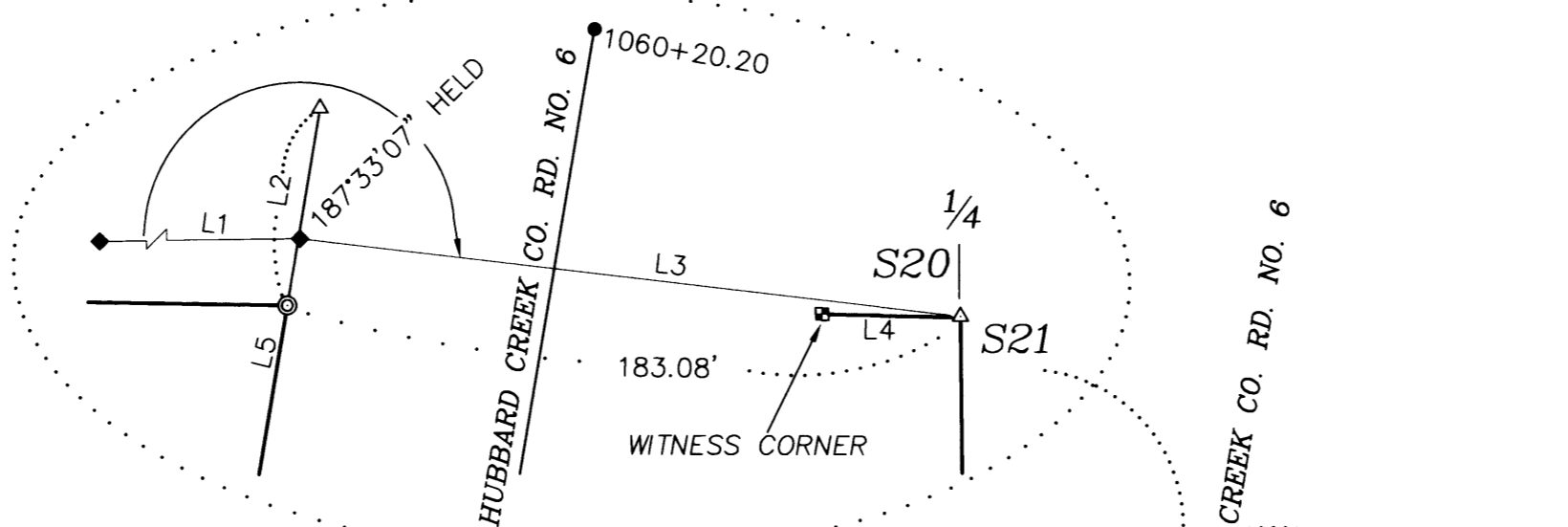
DOUGLAS COUNTY
SURVEYOR

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ◆ = FOUND 5/8" IRON ROD PER M 46-68
- ⊙ = FOUND 5/8" IRON ROD PER M 93-43
- ⊙ = FOUND BCIP PER 1968 DEPENDENT RESURVEY
- ⊙ = FOUND 5/8 IRON ROD PER M 122-14
- = FOUND 3/4" IRON ROD PER 1963 COUNTY ROAD PLANS, CO. RD. NO. 6
- ⊠ = FOUND WITNESS CORNER PLSS ID. NO. 300340
- △ = COMPUTED POINT
- = COMPUTED CENTERLINE POINTS
- x—x— = EXISTING FENCE
- () = RECORD PER M 122-14
- [] = RECORD PER M93-43
- < > = RECORD PER CS 63/49-1
- { } = RECORD PER 1968 USBLM DEPENDENT RESURVEY



B.T.S.



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE GURNEY PROPERTY AS DESCRIBED IN INSTRUMENT NO. 65-12214 OF DOUGLAS COUNTY DEED RECORDS. THIS SOUTH LINE OF THE GURNEY PROPERTY IS QUALIFIED TO THE NORTH LINE OF THAT PROPERTY DESCRIBED IN VOLUME 98, PAGE 485. THE LEGAL DESCRIPTION OF VOLUME 98, PAGE 485 HAD A CLOSURE ERROR OF APPROXIMATELY 59 FEET. I RESOLVED THIS DEED DISCREPANCY BY HOLDING THE DEED DISTANCE OF 22 CHAINS ALONG THE SOUTH LINE OF THE N 1/2, SE 1/4 AND BY HOLDING THE DEED DISTANCE OF 18 CHAINS ALONG THE WEST LINE OF THE N 1/2, SE 1/4 AND BY HOLDING THE DEED COURSES BETWEEN POINT "A" AND POINT "B" AND FORCING THE CLOSURE ERROR BETWEEN POINT "B" AND POINT "C". THIS LOCATION OF THE NORTH LINE OF VOLUME 98, PAGE 485 CLOSELY MATCHES EXISTING FENCE LINES AND THE LOCATION OF THE EXISTING HOUSE SHOWN ON CS 63/49-1. THE GURNEY DEED, INSTRUMENT NO. 65-12214, HAS A CLOSURE ERROR OF APPROXIMATELY 70 FEET. THIS DEED IS QUALIFIED TO THE SOUTH LINE OF THE CLARK PROPERTY (PAB LIMITED PARTNERSHIP, INST. NO. 1998-00076) WHICH IS EAST-WEST CENTERLINE OF SECTION 20. BY ROTATING INSTRUMENT NO. 65-12214 TO THE EAST-WEST CENTERLINE, THE MOST SOUTHERLY CORNER OF INSTRUMENT NO. 65-12214 AS ABOVE COMPUTED MATCHES THE ABOVE COMPUTED NORTH LINE OF VOLUME 98, PAGE 485 WITHIN 0.02 FEET. THE 1968 USBLM BRASS CAP AT THE EAST 1/4 CORNER OF SECTION 20 WAS EXISTING WHEN TIED UNDER M 46-68 IN 1968. THE WITNESS CORNER WAS ESTABLISHED IN 1982 FROM THE 1968 BEARING TREES AS DESCRIBED IN PLSS NO. 300340. I ACCEPTED M 46-68 AS THE BEST AVAILABLE EVIDENCE OF THE 1968 CORNER POSITION AND COMPUTED THE EAST 1/4 CORNER FROM THE FOUND M 46-68 MONUMENTS AND NOTE A 2.47 FOOT DISCREPANCY BETWEEN THIS CORNER POSITION AND THE 1982 WITNESS CORNER. THE EAST LINE OF THE GURNEY PROPERTY IS QUALIFIED TO THE WEST LINE OF HUBBARD CREEK COUNTY ROAD NO. 6. NEW HUBBARD CREEK COUNTY ROAD NO. 6 RIGHT OF WAY WAS TAKEN AND THE RIGHT OF WAY FALLING OUTSIDE THE NEW RIGHT OF WAY WAS VACATED BY COUNTY COURT RESOLUTION IN 1963 UNDER COUNTY ROAD DOCKET NO. 937. THE 1963 RIGHT OF WAY WAS COMPUTED AND MONUMENTED FROM MONUMENTS FOUND LEFT AND RIGHT OF PC 1071+22.00 AND POT 1077+90.00. THE AS-BUILT CENTERLINE OF THE VACATED ROADWAY WAS SURVEYED AND WAS COMPARED WITH AND CLOSELY MATCHES THE 1963 DOUGLAS COUNTY ROAD DEPARTMENT CROSS SECTION NOTES. THE CENTERLINE OF THE VACATED ROADWAY WAS MONUMENTED AS A PORTION OF THE EAST PROPERTY LINE OF THE GURNEY PROPERTY AS NOTED ON THE FACE OF THE MAP.

THIS SURVEY WAS PERFORMED BY LESTER FANNING, MATTHEW DIXON AND ADAM DEGROOT 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
1961

RENEWAL DATE: 12-31-05

N 89°40'16" W 2615.32'
BASIS OF BEARING PER M 122-14

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 89°16'51" E	349.53'	L13	S 62°07'53" W	81.64'
L2	N 09°40'0" E	64.40'	L14	S 50°44'42" W	110.22'
L3	S 83°10'02" E	180.88'	L15	S 30°39'39" W	172.60'
L4	N 89°32'49" E	47.47'	L16	S 32°55'35" W	99.54'
L5	S 09°40'04" W	85.60'	L17	S 32°55'34" W	261.65'
L6	S 06°14'01" W	166.94'	L18	S 61°25'53" E	22.60'
L7	S 09°40'04" W	414.44'	L19	S 32°55'35" W	39.87'
L8	N 76°41'23" W	142.06'	L20	S 57°07'17" E	30.00'
L9	N 10°35'41" E	34.88'	L21	S 57°07'17" E	30.00'
L10	N 79°20'56" W	136.71'	L22	S 35°00'00" W	201.96'
L11	N 10°44'13" E	59.99'	L23	S 46°00'00" E	231.00'
L12	N 10°44'13" E	44.99'	L24	SOUTH	99.00'

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	42°03'49"	298.10	218.85	114.62	S 30°41'58" W	213.97	
C2	90°59'00"	358.10	568.65	364.30	S 55°09'34" W	510.75	
C3	45°22'07"	143.24	113.42	59.87	S 80°37'34" W	110.48	
C4	56°47'26"	381.97	378.60	206.49	S 74°54'54" W	363.29	
C5	67°43'30"	358.10	423.28	240.29	S 66°47'19" W	399.07	
C6	11°55'18"	393.10	81.79	41.04	S 62°07'53" W	81.64	

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

SCALE: 1" = 200'
DATE: MARCH 24, 2004

FOR:
SHIRLEY GURNEY
5883 HUBBARD CREEK RD.
UMPUQA, OREGON 97486

JOB #: 03-071
FILE: GURNEY.DWG
SHEET 1 OF 1

MAP FILE M144-20

MAP FILE M144-20