NARRATIVE

THIS SURVEY WAS MADE IN JULY, 2005 BY DAVID H. WELLMAN, OF D. WELLMAN SURVEYING LLC., 90686 NORTHROP DRIVE, EUGENE, OREGON. THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE WESTERLY CORNERS OF A PROPOSED EASEMENT IN THE EASTERLY PORTION OF TAX LOT NO. 101. THE PROPERTY IS LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, T22S, R4W, W.M. THE SURVEY WAS PERFORMED AT THE REQUEST OF THE JACKSONS IN ANTICIPATION OF AN EASEMENT AGREEMENT WITH THE PRESENT LANDOWNER.

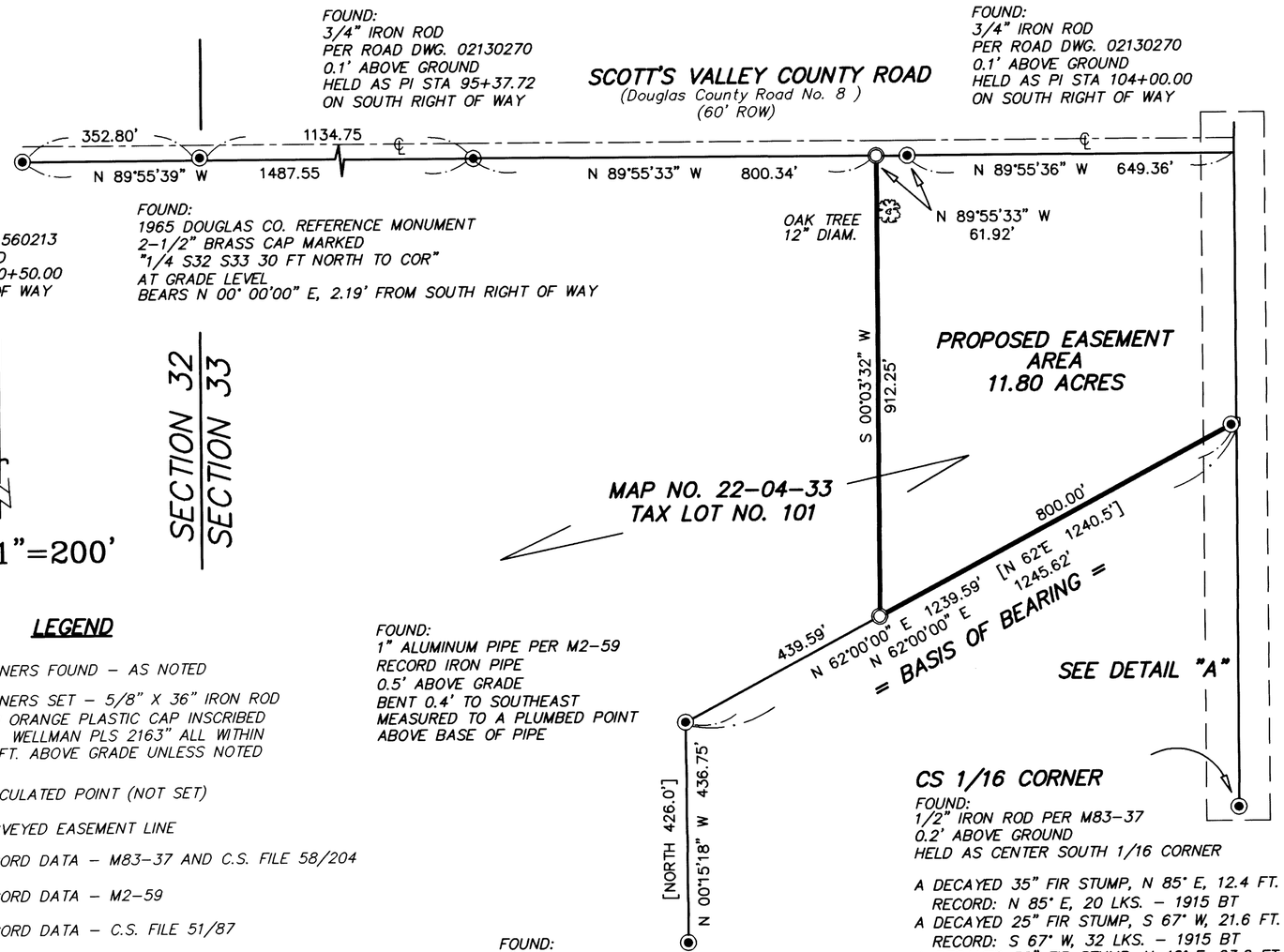
A WILD T1000 TOTAL STATION AND WILD DI1600 DISTANCE METER WAS USED TO PERFORM THE SURVEY. PRECISION WAS BETTER THAN 1:31,000 BEFORE A LEAST SQUARES ADJUSTMENT OF MULTIPLE CLOSED LOOPS. THE BASIS OF BEARING FOR THIS SURVEY, AND SUBSEQUENT LEGAL DESCRIPTIONS, WAS THE SOUTHEASTERLY LINE OF TAX LOT NO. 101 AS MONUMENTED AND SHOWN IN DOUGLAS COUNTY SURVEY M2-59. THE PROPERTY DEED DESCRIBED A BASIS OF BEARING COINCIDENT WITH THE MONUMENTED LINES.

TWO SEPARATE POINTS FOR THE CENTER 1/4 SECTION CORNER OF SECTION 33 WERE FOUND TO EXIST DURING THIS SURVEY. IN 1915, F. COLE, DOUGLAS COUNTY DEPUTY SURVEYOR, ESTABLISHED THE CENTER 1/4 CORNER AS RECORDED IN DOUGLAS COUNTY SURVEY VOLUME 2, PAGE 203, AND WAS SUBSEQUENTLY PERPETUATED BY G. MCCHESNEY, WEYERHAEUSER CO. TIMBER AGENT, IN 1960, AS RECORDED IN DOUGLAS COUNTY SURVEY M2-59. A SECOND CENTER 1/4 CORNER POSITION WAS ESTABLISHED BY R. DEAN, PLS 1808, IN 1980, AS RECORDED IN DOUGLAS COUNTY SURVEY M83-37. THE CALCULATED BEARING AND DISTANCE BETWEEN THESE TWO POINTS IS SHOWN IN THIS SURVEY.

THE CENTER SOUTH 1/16 CORNER OF SECTION 33 WAS ALSO ESTABLISHED IN 1915 BY F. COLE, DEPUTY COUNTY SURVEYOR, AS RECORDED IN DOUGLAS COUNTY SURVEY VOLUME 2, PAGE 203, AND AGAIN SUBSEQUENTLY PERPETUATED BY G. MCCHESNEY, WEYERHAEUSER CO. TIMBER AGENT, IN 1960, AS RECORDED IN DOUGLAS COUNTY SURVEY M2-59. IN 1986, R. DEAN, PLS 1808, ESTABLISHED A CENTER SOUTH 1/16 CORNER, RECORDED IN DOUGLAS COUNTY SURVEY M83-37. AFTER MAKING FIELD MEASUREMENTS TO THE REMAINS OF BEARING TREES OF RECORD, AND AS NOTED ON THIS PLAT, I CONCLUDE THE 1980 MONUMENTED POSITION AND THE 1915 POSITION ARE SUBSTANTIALLY IDENTICAL AND ACCEPT THE 1980 MONUMENTED POSITION AS FOUND.

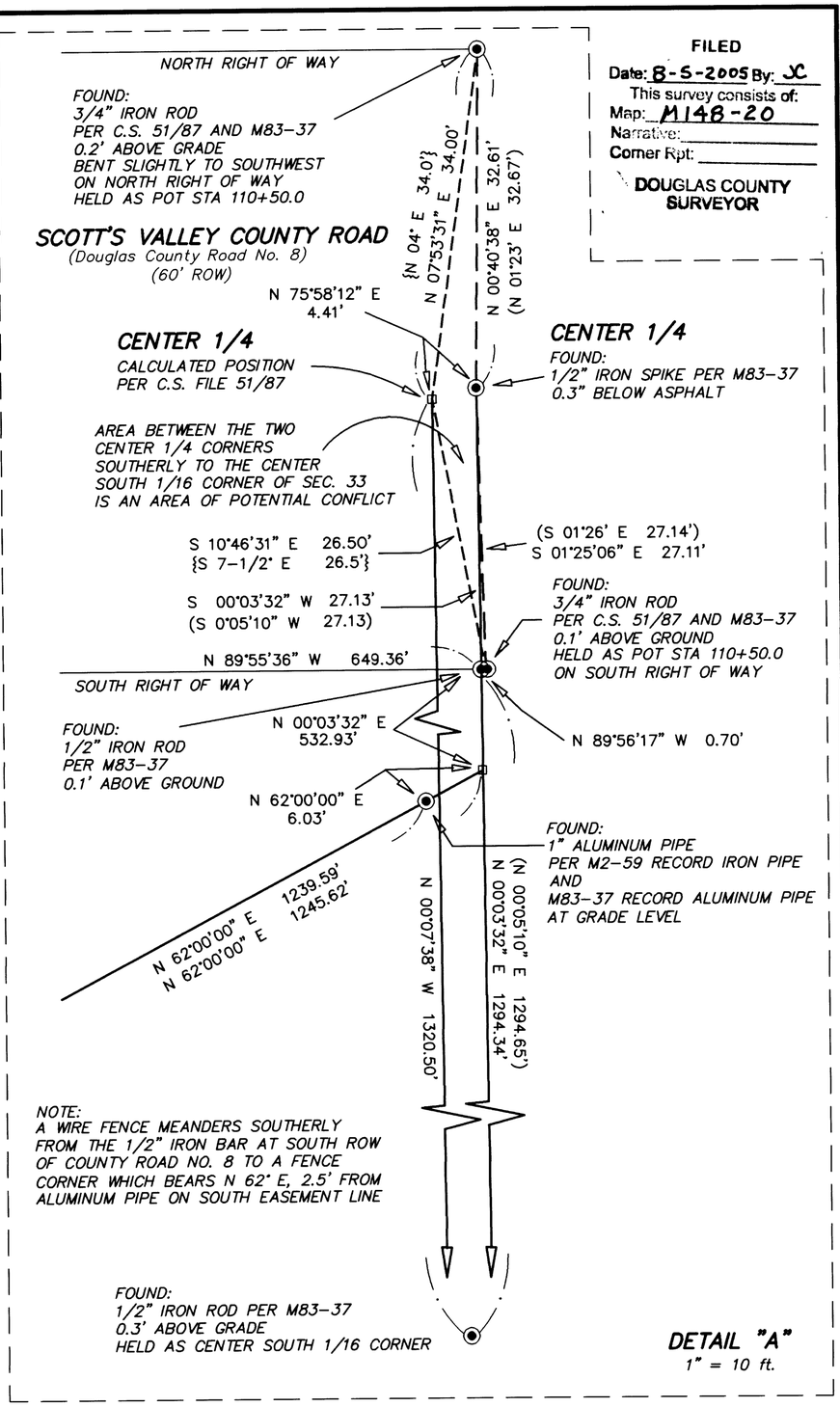
A CONFLICT EXISTS AS THERE ARE TWO IDENTIFIED CENTER 1/4 SECTION CORNER RECORDED POSITIONS, WITH SUBSEQUENT DIFFERENCES IN LOCATION OF THE NORTH/SOUTH CENTERLINE OF SECTION 33. AS THIS SURVEY WAS TO ESTABLISH AND LOCATE AN EASEMENT IN THE SOUTHWEST QUARTER OF THE SECTION, THE CLIENT DID NOT CHOOSE TO RECTIFY ANY FOUND DISCREPANCIES ALONG THE NORTH/SOUTH CENTERLINE.

THE SOUTHERN MARGIN OF SCOTT'S VALLEY COUNTY ROAD, (DOUGLAS COUNTY ROAD NO. 8) WAS DETERMINED BY USING 3/4" IRON RODS FOUND PER DOUGLAS COUNTY ROAD SURVEY NO. 02130270 AS NOTED HEREIN. THE SOUTHERLY LINE OF THE EASEMENT WAS DETERMINED BY HOLDING THE MONUMENTED SOUTH LINE PER M2-59 WITH A NORTHEASTERLY EXTENSION TO THAT NORTH/SOUTH CENTERLINE AS ESTABLISHED IN DOUGLAS COUNTY SURVEY M83-37. AT THE CLIENTS REQUEST THE WESTERLY LINE OF THE EASEMENT WAS MADE TO BE PARALLEL WITH THE NORTH/SOUTH CENTERLINE AS ESTABLISHED IN DOUGLAS COUNTY SURVEY M83-37.



LEGEND

- ◉ – CORNERS FOUND – AS NOTED
- ◎ – CORNERS SET – 5/8" X 36" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "D.H. WELLMAN PLS 2163" ALL WITHIN 0.5 FT. ABOVE GRADE UNLESS NOTED
- ⊡ – CALCULATED POINT (NOT SET)
- ——— – SURVEYED EASEMENT LINE
- ( ) – RECORD DATA – M83-37 AND C.S. FILE 58/204
- [ ] – RECORD DATA – M2-59
- { } – RECORD DATA – C.S. FILE 51/87
- ⁄ – LINE NOT TO SCALE



DETAIL "A"
1" = 10 ft.

CS 1/16 CORNER

FOUND:
1/2" IRON ROD PER M83-37
0.2' ABOVE GROUND
HELD AS CENTER SOUTH 1/16 CORNER

A DECAYED 35" FIR STUMP, N 85° E, 12.4 FT.
RECORD: N 85° E, 20 LKS. – 1915 BT
A DECAYED 25" FIR STUMP, S 67° W, 21.6 FT.
RECORD: S 67° W, 32 LKS. – 1915 BT
A DECAYED 32" FIR STUMP, N 46° E, 23.0 FT.
RECORD: N 48° E, 23.0 FT. – 1960 BT
A HIGH CUT 17" FIR STUMP, S 31-1/2° W, 13.5 FT.
RECORD: S 24° W, 12.4 FT. – 1960 BT

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REGISTERED PROFESSIONAL LAND SURVEYOR
David H. Wellman
OREGON JULY, 1985 DAVID H. WELLMAN 2163
RENEWAL 6/30/06

SURVEY IN
SW1/4, SEC. 33, T22S, R4W, W.M.
DOUGLAS COUNTY, OREGON

CLIENT: DONALD AND SANDRA JACKSON

DRAWN BY: CLW	D. WELLMAN SURVEYING L.L.C.
DATE: 7/21/05	90686 NORTHROP DRIVE
FILE: DWS\JACKSON	EUGENE, OR 97402 (541) 984-1442

FILED
Date: 8-5-2005 By: JC
This survey consists of:
Map: M148-20
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M148-20

MAP FILE M148-20

SURVEY PREPARED USING HP 51640A INK ON CONTINENTAL PC4M2 POLYESTER FILM