

# JUNIPER PROPERTIES LIMITED PARTNERSHIP

TOWNSHIP 23 SOUTH, RANGE 5 WEST, W.M. SECTIONS 19 & 30 MANAGED BY LONE ROCK TIMBER MANAGEMENT CO.

PO BOX 1127 ROSEBURG, OREGON 97470

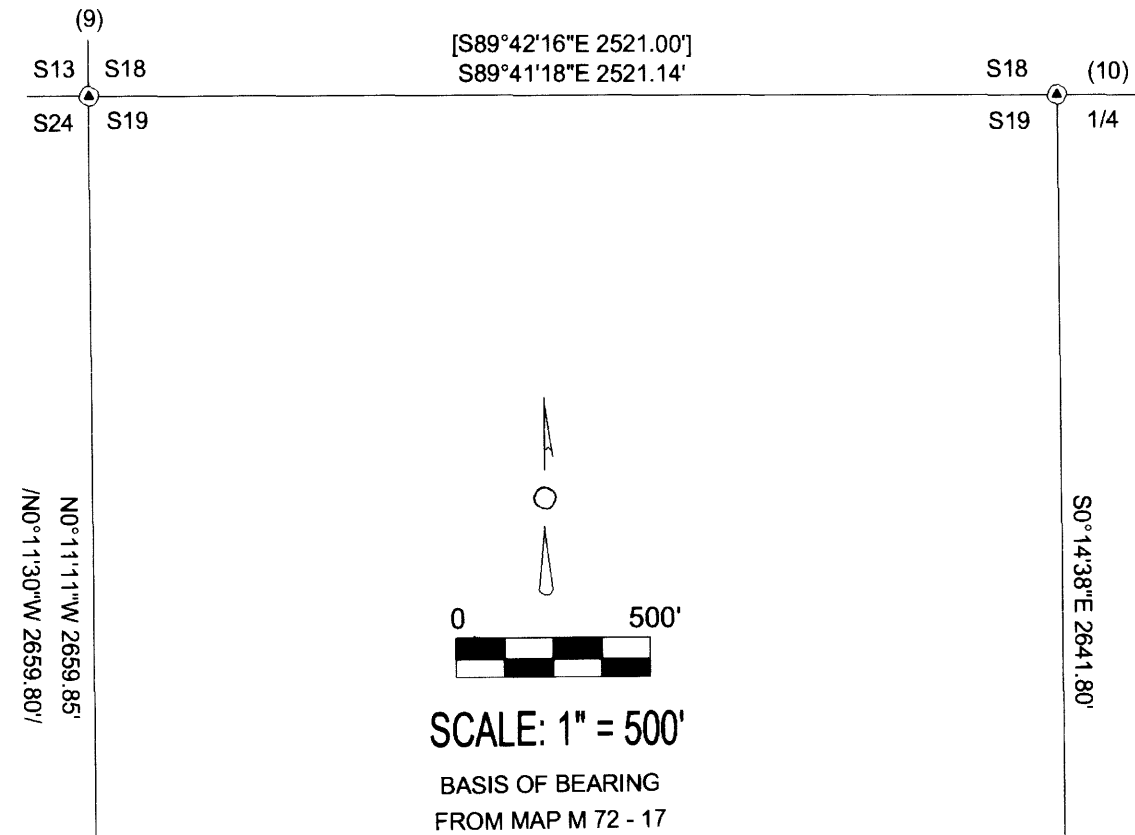
SURVEY: J 23 -5 - 19 & 30 TRACT

DOUGLAS COUNTY, OREGON

DATE: JANUARY 2006

FILED  
Date: 2-21-2006 By: JC  
This survey consists of:  
Map: M149-61  
Name:  
Corner rpt:  
DOUGLAS COUNTY  
SURVEYOR

MAP FILE M149-61



### NARRATIVE:

THIS SURVEY WAS CONDUCTED TO ESTABLISH PROPERTY CORNERS AND PROPERTY LINES FOR TIMBER CUTTING PURPOSES. WE INITIATED THIS SURVEY AT THE SOUTHEAST CORNER OF SECTION 19, A CORNER PERPETUATED BY ORIGINAL EVIDENCE. WE BEGAN WITH RANDOM CLOSED LOOP SURVEY AROUND JUNIPER'S 108-ACRE PARCEL AS SHOWN ON THIS MAP. WE FOUND SHANER'S IRON ROD (CORNER POINT #2) BADLY BENT AND OUT OF POSITION. WE RESET THIS CORNER ON THE SECTION LINE AT DEED DISTANCE FROM THE SW CORNER OF SECTION 19, AS THE RECORD FROM BEARING TREES WOULD HAVE PLACED THE CORNER POINT TOO FAR OUT OF POSITION. WE THEN RAN A CLOSED LOOP TRAVERSE TO THE EAST 1/4 OF SECTION 19 A CORNER SET FROM ORIGINAL EVIDENCE. WE THEN RAN A GPS TRAVERSE SETTING CONTROL POINTS NEAR THE WEST 1/4, NORTHWEST SECTION CORNER, NORTH 1/4 OF SECTION 19 AND ON TRAVERSE POINTS NEAR OUR SURVEY POINTS NEAR THE SOUTHWEST CORNER OF SECTION 19. WE THEN RAN A CLOSED POINT-TO-POINT TRAVERSE TYING IN CORNERS IN THE NW CORNER OF THE SECTION AND OUR GPS CONTROL POINTS. THE NORTHWEST CORNER OF SECTION 19 IS A BRASS CAP SET FROM ORIGINAL EVIDENCE BY DAN BAKER IN 1994. A GLO 1943 BRASS CAP SET BY PROPORTION BEARS 17 FEET AWAY. THE NORTH 1/4 OF SECTION 19 IS A BAKER BRASS CAP SET BY PROPORTION. THE WEST 1/4 OF SECTION 19 IS A BLM 1943 BCIP SET BY PROPORTION BASED ON ORIGINAL EVIDENCE FURTHER NORTH THAN BAKER'S ORIGINAL POSITION OF THE NORTHWEST CORNER OF SECTION 19. BLM RESURVEYED THE WEST LINE OF SECTION 19 FINDING THE 1943 WEST 1/4 OUT OF TRUE PROPORTION POSITION BY 24.3 FEET, BUT THE BLM HAVE DETERMINED NOT TO RESET THIS CORNER BECAUSE OF THE LONG STANDING OF ITS POSITION AND USE BY OTHER SURVEYS TO THE WEST. I THEN COMPUTED THE SUBDIVISION OF SECTION 19 ACCORDING TO THE BLM MANUAL OF SURVEY INSTRUCTIONS BASED ON THE FOUND MONUMENTS AS SHOWN. WE SET THE CENTERSOUTH 1/16 AND THE SE 1/16 CORNERS BASED ON THIS SUBDIVISION. WE SET CORNER POINT #12 AS PER DEED ON THE EAST-WEST CENTERLINE OF THE SE 1/4 OF SECTION 19, AT THE DEED DISTANCE 840.0 FEET FROM THE COMPUTED POSITION OF THE SOUTH 1/16 BETWEEN SECTIONS 19 AND 20. WE MARKED THE PROPERTY LINES AS SHOWN. THIS SURVEY WAS DONE WITH A NIKON 450 TOTAL STATION, TRIMBLE 4600, 4000 SSE AND 4000 SE GPS RECEIVERS WITH GARY ANGIOLET, PAT KELLY, MARK DVORCSAK AND IGNACIO ROMAN ASSISTING ME.

### CORNER INFORMATION:

- THE NORTHWEST SECTION CORNER OF SECTION 19 FOUND 2000 DOUGLAS COUNTY ALUMINUM CAP.
  - 26" DOUGLAS FIR BEARS S85°E 64.6 AS PER RECORD
  - 15" OAK BEARS N60°W 140.5 FEET (RECORD N60°W 140.0 FEET)
  - 27" OAK BEARS N80°E, 83.6 FEET (RECORD N80°E 83.6 FEET)
  - 32" OAK BEARS S57 1/4°E, 429.0 FEET AS PER RECORD DID NOT MEASURE
  - 1959 DCSO CAP N45°E, 20.0 FEET AS PER RECORD WITH STONE ALONG SIDE CORNER LIES 1.5 FEET WEST OF FENCE CORNER ON BANK OF DITCH LINE.
- SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291. FOUND SHANER IRON ROD AND CAP BENT AND PULLED OUT OF GROUND.
  - 16" DOUGLAS FIR BEARS S63 1/4°E, 39.4 FEET (RECORD S64°E, 39.7 FEET) HEALED FACE AND TAG
  - 16" DOUGLAS FIR BEARS S79 1/2°W, 49.0 FEET (RECORD S81°W, 51.1 FEET) HEALED FACE AND TAG CORNER SITS ON GRASSY KNOB, PUT METAL FENCE POST APPROXIMATELY 0.5 FEET NORTH OF CORNER.
- PROPERTY CORNER FOUND SHANER ALUMINUM CAP ON 5/8" IRON ROD SET 1981.
  - 17" DOUGLAS FIR BEARS N54 1/4°W, 59.8 FEET (RECORD N54°W, 59.8 FEET) HEALED FACE AND TAG
  - 18" ASH BEARS N73 1/4°E, 106.5 FEET (RECORD N73°E, 106.4 FEET) HEALED FACE AND TAG CORNER LIES ON FLAT GROUND 8" FEET SOUTH OF EAST-WEST FENCE LINE. METAL FENCE POST BEARS APPROXIMATELY 1.5 FEET NORTH.
- PROPERTY CORNER FOUND 5/8" IRON ROD SET IN MAP M72-17.
  - 18" OAK BEARS S78°W, 17.5 FEET. WE TAG
  - 5/8" IRON ROD SET FOR CENTER NORTH 1/16 CORNER BEARS N89°35'53"W, 65.99 FEET CORNER LIES IN EAST-WEST FENCE LINE.
- CENTER NORTH 1/16 CORNER FOR SECTION 30 FOUND 5/8" IRON ROD SET IN MAP M72-17.
  - 18" OAK BEARS S82°W, 6.3 FEET
  - 5/8" IRON ROD BEARS S89°35'53"E, 65.99 FEET
  - CORNER LIES APPROX. 7.0 FEET WEST OF FENCE CORNER. FENCES RUN NORTH AND EAST.
- NORTH QUARTER CORNER OF SECTION 30 FOUND 1 1/4" "U" BAR AS PER MAP M72-17.
  - 35" DOUGLAS FIR BEARS S8°E, 17.3 FEET (RECORD S9°E, 17.6 FEET) HEALED FACE AND TAG
  - SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 BEARS S89°50'42"E 66.0 FEET
  - 14" DOUGLAS FIR BEARS S15°W, 17.6 FEET FROM IRON ROD, WE SCRIBE B.T. AND TAG TREE
  - 13" DOUGLAS FIR BEARS N15°E, 14.5 FEET FROM IRON ROD, WE SCRIBE B.T. AND TAG CORNER LIES EAST EDGE OF MAIN RIDGETOP IN EAST-WEST FENCE LINE.
- CENTER SOUTH 1/16 CORNER OF SECTION 19 SET 5/8" X 40" IRON ROD WITH 2 1/2" ALUMINUM CAP, MARKED LONE ROCK TIMBER CS 1/16 S19 2006 PLS 2291.
  - 9" DOUGLAS FIR BEARS N76 1/2°E, 11.2 FEET, WE SCRIBE CS 1/16 S19 B.T. AND TAG TREE
  - 8" DOUGLAS FIR BEARS N86 1/4°W, 9.0 FEET, WE SCRIBE CS 1/16 S18 B.T. AND TAG TREE CORNER SITS APPROXIMATELY 1 1/2 FEET NORTH OF FENCE LINE AND APPROXIMATELY N80°E, 14.0 FEET FROM FENCE CORNER
- THE QUARTER CORNER BETWEEN TOWNSHIP 23 SOUTH RANGE 4 WEST SECTION 24 AND TOWNSHIP 23 SOUTH RANGE 5 WEST SECTION 17. FOUND 1943 GLO BRASS CAP BENT APPROXIMATELY 40° OUT OF PLUM IN A WEST DIRECTION.
  - 15 DOUGLAS FIR BEARS N66 1/4°W, 17.2 FEET (RECORD N66°W 17.82 FEET) HEALED FACE AND BLM TAG
  - 12" DOUGLAS FIR BEARS S21 3/4°E, 9.6 FEET (RECORD S21 3/4°E, 9.24 FEET) HEALED FACE AND BLM TAG
  - 17" DOUGLAS FIR BEARS S19 3/4°W, 7.2 FEET (RECORD S25°W, 6.0 FEET) NO FACE, LRT LOCATION TAG CORNER LIES ON WEST SLOPE APPROXIMATELY 30 FEET SOUTH OF SOUTHEAST CORNER OF WEYCO CLEARCUT.
- THE NORTHWEST SECTION CORNER OF SECTION 19 FOUND PEEL 1993 BRASS CAP IN GOOD CONDITION.
  - 36" FIR STUMP CHOPPED OUT FACE AND VISIBLE SCRIBING BEARS S62 3/4°W, 18.2 FEET (RECORD S62°W, 17.2 FEET)
  - 1943 BRASS CAP BEARS S31°38'E, 17.16 FEET AS PER RECORD
  - ALL OTHER BEARING TREES ARE BLOWN DOWN AND UPROOTED CORNER LIES ON APPROXIMATELY 70 FEET EAST OF ROCK ROAD
- THE QUARTER CORNER BETWEEN SECTIONS 18 AND 19 FOUND 1993 BAKER BRASS CAP.
  - 65" DOUGLAS FIR BEARS S45 1/2°W, 28.2 FEET (RECORD S49°W, 26.5 FEET) BARK SCRIBED WEYCO AND BLM TAGS
  - 30" DOUGLAS FIR BEARS N54 3/4°E, 19.6 FEET (RECORD N61°E, 18.6 FEET) BARK SCRIBED AND WEYCO TAG
  - 30" DOUGLAS FIR BEARS N33 3/4°E, 17.1 FEET (RECORD N39°E, 16.2 FEET) BARK SCRIBED AND WEYCO TAG
  - IRON PIPE BEARS S14°28'28"E, 10.02 FEET (RECORD S14°39'26"E, 10.14 FEET) CORNER LIES ON VERY STEEP SOUTHEAST SLOPE.
- THE QUARTER CORNER BETWEEN SECTIONS 19 AND 20 FOUND 1959 COUNTY SURVEYORS OFFICE BRASS CAP.
  - 24" DOUGLAS FIR BEARS S35 1/2°E, 35.9 FEET (RECORD S34°E, 35.8 FEET) HEALED FACE AND TAG
  - 38" FIR STUMP BEARS N50 3/4°E, 29.6 FEET (RECORD N49°E, 27.7 FEET) CHOPPED OUT FACE
  - BEARING TREE RECORD N33°W, 27.1 FEET IS DOWN AND UPROOTED CORNER SITS AT EAST EDGE OF BENCH APPROXIMATELY 30 FEET WEST OF SMALL DRAW.
- PROPERTY CORNER SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
  - SHANER ALUMINUM CAP BEARS S1°55'50"W, 9.51 FEET
  - 22" DOUGLAS FIR BEARING TREE FOR SHANER CORNER BEARS S7 3/4°W, 58.2 FEET
  - 30" WHITE FIR BEARING TREE FOR SHANER CORNER BEARS S68 3/4°E, 59.1 FEET CORNER LIES ON NORTH BANK OF SMALL CREEK APPROXIMATELY 10 FEET NORTH OF EAST-WEST FENCE LINE.
- THE SOUTHEAST 1/16 CORNER OF SECTION 19 SET 5/8" X 40" IRON ROD WITH 2 1/2" ALUMINUM CAP MARKED LONE ROCK TIMBER CS 1/16 2006 PLS 2291.
  - 20" DOUGLAS FIR BEARS N83 3/4°E, 20.3 FEET, WE SCRIBE SE 1/16 S19 B.T. AND TAG
  - 13" DOUGLAS FIR BEARS N7 1/2°W, 29.7 FEET, WE SCRIBE SE 1/16 S19 B.T. AND TAG CORNER LIES ON STEEP EAST SLOPE APPROXIMATELY 3.5 FEET NORTH OF EAST-WEST FENCE LINE.

### LEGEND:

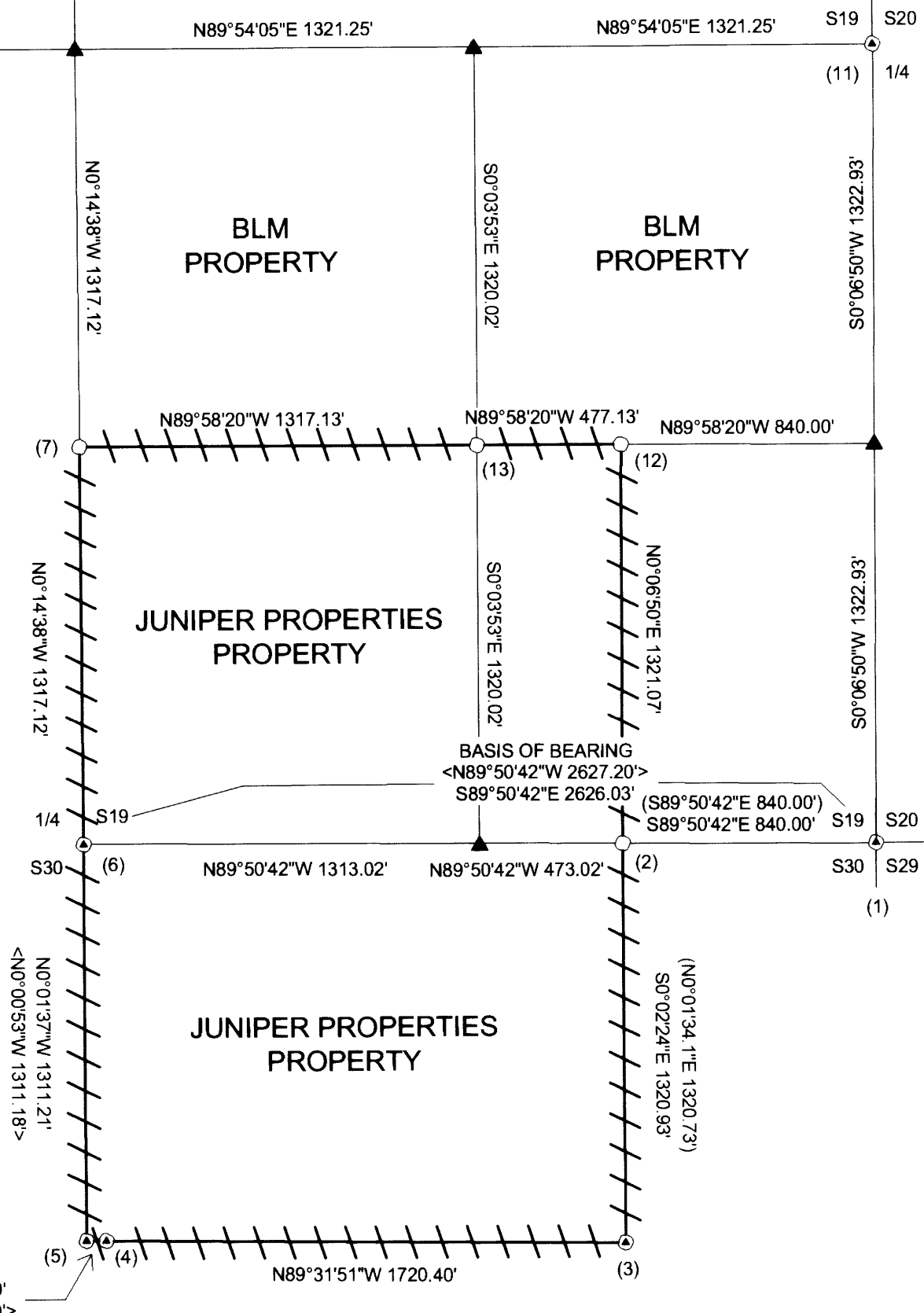
- - FOUND MONUMENTS
- - SET 5/8" BY 40" IRON ROD WITH ALUMINUM CAP
- ▲ - COMPUTED POINTS
- - PROJECTED LINES
- - LINES FLAGGED, BLAZED & TAGGED
- < > - 1978 ROSECRANE SURVEY M 72 - 17 FILED IN DOUGLAS COUNTY SURVEYORS OFFICE
- [ ] - 1994 PEEL SURVEY MAP M 118 - 60 FILED IN DOUGLAS COUNTY SURVEYORS OFFICE
- // - 1993 BLM FIELD NOTES PAGES 19457 AND 19458 FIELD IN DOUGLAS COUNTY SURVEYORS OFFICE
- ( ) - 1981 SHANER SURVEY M 90 - 1 FILED IN DOUGLAS COUNTY SURVEYORS OFFICE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Ken W Hoffine*

OREGON  
JULY 15, 1987  
KEN W. HOFFINE  
2291

EXPIRES 6-30-07



MAP FILE M149-61