

# RECORD OF SURVEY

LOCATED IN  
**LOT 41 OF BOGGS ORCHARD TRACTS**  
**NE 1/4 & SE 1/4 OF SECTION 1, T.28S., R.6W., W.M.**  
**DOUGLAS COUNTY, OREGON**

FILED  
 Date: 5/27/2010 By: JC  
 This survey consists of:  
 Map: M157-25  
 Narrative:  
 Corner Fppt:  
 DOUGLAS COUNTY  
 SURVEYOR

**NARRATIVE:**

**SURVEY PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO LOCATE LOT 41 OF BOGGS ORCHARD TRACTS AND THEN TO ADJUST THE BOUNDARY LINE BETWEEN THE CANNON AND GIBSON PROPERTIES LOCATED WITHIN LOT 41 AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 08-M076, DATED DECEMBER 3, 2008. I CONDUCTED PRELIMINARY CONTROL SURVEY WORK IN MAY AND JUNE, 2008 AND PROCEEDED WITH THE BOUNDARY LINE ADJUSTMENT SURVEY IN AUGUST AND SEPTEMBER, 2008 AFTER OWNERS GIBSON AND CANNON AGREED ON THE LOCATION OF THE ADJUSTED BOUNDARY LINE AND DIRECTED ME AS TO THE PLACEMENT OF THE NEW PROPERTY CORNERS. BOTH OWNERS APPROVED THE LOCATION OF THE ADJUSTED BOUNDARY LINE AND SIGNED THE DOUGLAS COUNTY PLANNING DEPARTMENT APPLICATION. THE PROPOSED ADJUSTED BOUNDARY LINE WAS MONUMENTED IN DECEMBER, 2008 AND A PRELIMINARY PLAT WAS SUBMITTED FOR REVIEW TO THE DOUGLAS COUNTY SURVEYOR'S OFFICE AND THE DOUGLAS COUNTY PLANNING DEPARTMENT IN JANUARY, 2009. LEGAL DESCRIPTIONS FOR THE ADJUSTMENT WERE DRAFTED AND DEEDS WERE PREPARED BY THE CLIENTS ATTORNEYS BUT THE DEEDS WERE NEVER RECORDED. CANNON HAS RESCINDED HIS APPROVAL OF THE BOUNDARY LINE ADJUSTMENT AGREEMENT AND IS PURSUING LEGAL ACTION TO RESOLVE THE BOUNDARY. THEREFORE, THIS PLAT IS NOW BEING RECORDED AS A SURVEY AND NOT A BOUNDARY LINE ADJUSTMENT.

**SURVEY HISTORY:**

THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND PER THE FOLLOWING SURVEYS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE RECORDS: M 32-58, M 50-54, M50-55, M54-21, M147-5, M150-42, M 151-38 AND CS FILE NO. 63/20-20.

M 32-58 IS A SURVEY BY BAUGHMAN IN FEBRUARY, 1967 THAT WAS REVISED AND REFILED AS M 50-55 IN AUGUST, 1973. THESE SURVEYS MATCH THE BOGGS ORCHARD TRACTS PLAT COURSES AND CORRECTLY LOCATE THE SPEEDWAY ROAD RIGHT OF WAY, THE NW CORNER OF LOT 31, THE SPEEDWAY ROAD RIGHT OF WAY CORNER ON THE NORTH LINE OF LOT 42 AND THE NE CORNER OF LOT 45 ON THE EAST LINE OF SECTION 1. I ACCEPT THE M 32-58/M 50-55 MONUMENTS AS CONTROLLING THE LOCATION OF THE LOTS OF BOGGS ORCHARD TRACTS AND THIS SURVEY.

M 50-54 IS A SURVEY BY BLOOM IN AUGUST, 1973 PERFORMED IN CONJUNCTION WITH M 50-55 THAT MONUMENTED THE CORNERS OF LOTS 31, 32, 34, 36, 38, 40, 42 AND 44 PROPORTIONATELY BETWEEN M 32-58/M 50-55 MONUMENTS. IN EXAMINING THIS SURVEY, I HAVE CONCLUDED THAT BLOOM INCORRECTLY PROPORTIONED THE LOTS SURVEYED. BLOOM'S SURVEY PROPORTIONED THE LOTS BETWEEN M 32-58/M 50-54 MONUMENTS AT THE NW CORNER OF LOT 31 AND THE NE CORNER OF LOT 42 BUT INCORRECTLY USED THE ORIGINAL PLAT DISTANCE BETWEEN THE NW CORNER OF LOT 31A AND THE NE CORNER OF LOT 42. THIS RESULTED IN EACH LOT HAVING AN EQUAL FRONTAGE ON SPEEDWAY ROAD OF 407.65 FEET, WHEREAS LOT 31 SHOULD HAVE RECEIVED APPROXIMATELY 20 FEET LESS THAN LOTS 32, 34, 36, 38, 40, 42 AND 44. I ALSO CONCLUDED THAT BLOOM INCORRECTLY PROPORTIONED THE CORNERS ALONG THE SOUTH LINE OF BOGGS ORCHARD TRACTS BY ACCEPTING A MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 5 AS A BOGGS ORCHARD TRACTS MONUMENT. THEREFORE, I DO NOT ACCEPT THE M 50-54 MONUMENTS AS CONTROLLING THE LOCATION OF THE LOTS OF BOGGS ORCHARD TRACTS AND THIS SURVEY BUT DO ACCEPT THEM AS POINTS ON THE SOUTHERLY RIGHT OF WAY LINE OF SPEEDWAY ROAD.

M 54-21 IS A SURVEY BY BAUGHMAN IN AUGUST, 1974 THAT MONUMENTED LOT 35 BY EXTENDING THE EAST AND WEST LINES OF LOT 34 PER M 50-54 NORTHERLY TO AN EXISTING FENCE LINE. I DO NOT ACCEPT THE M 54-21 MONUMENTS AS CONTROLLING THE LOCATION OF THE LOTS OF BOGGS ORCHARD TRACTS AND THIS SURVEY BECAUSE IT WAS CONTROLLED BY THE M 50-54 MONUMENTS THAT I HAVE NOT ACCEPTED.

M 147-5 IS A SURVEY BY QIMBY IN 2004 THAT IS BASED ON M 32-58/M 50-55 MONUMENTS AND CORRECTLY LOCATED LOTS 29 AND 30 AND THE SPEEDWAY ROAD RIGHT OF WAY. I ACCEPT THE M 147-5 MONUMENTS AS CONTROLLING THE LOCATION OF THE LOTS OF BOGGS ORCHARD TRACTS AND THIS SURVEY.

M 150-42 IS A SURVEY BY HEIMBURGER IN APRIL 2006 ESTABLISHING THE CORNERS OF LOT 43 AND ACCEPTS M 50-54 AND M 54-21 MONUMENTS AS CONTROLLING LOT 43. M 151-38 IS A SURVEY BY HEIMBURGER IN AUGUST, 2006 BASED ON M 150-42 THAT MONUMENTS THE CANNON PROPERTY IN LOT 41. M 151-38 REVEALED ENCROACHMENTS OF GIBSON'S HOUSE, FENCES, SHED, BARN AND DRIVEWAY AND IS THE REASON THAT THIS SURVEY WAS COMMISSIONED BY THE GIBSON'S. BECAUSE OF THE ACCEPTANCE OF M 50-54 AND M 54-21 MONUMENTS AS CONTROLLING THE LOCATION OF THE LOT 41 AND 43 BOUNDARIES I DO NOT ACCEPT THE M 150-42 AND M 151-38 MONUMENTS AS CONTROLLING THE LOCATION OF THE LOTS OF BOGGS ORCHARD TRACTS AND THIS SURVEY.

**SURVEY PROCEDURE:**

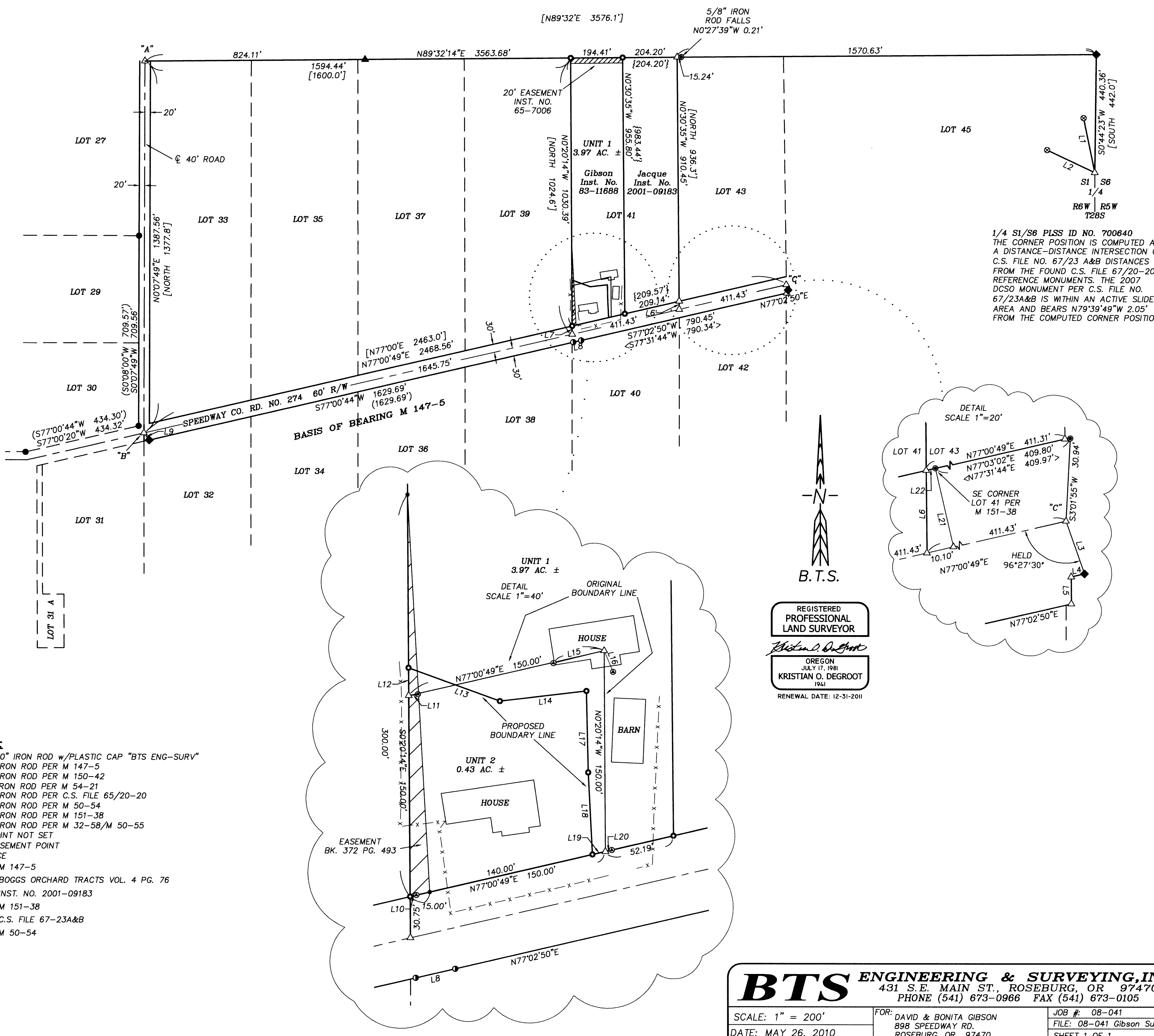
I COMPUTED THE NORTH LINE OF LOTS 33, 35, 37, 39, 41, 43 AND 45 PROPORTIONATELY BETWEEN THE M 32-58/M 50-55 MONUMENT AT THE NE CORNER OF LOT 45 AND POINT "A". I COMPUTED POINT "A" AT THE INTERSECTION OF A LINE 20 FEET EASTERLY OF AND PARALLEL TO THE EAST LINE OF LOT 29 AND 30 AS MONUMENTED PER M 147-5 WITH THE WESTERLY EXTENSION OF A LINE BETWEEN THE M 32-58/M 50-55 MONUMENT AT THE NE CORNER OF LOT 45 AND THE M 54-21 MONUMENT NEAR THE NW CORNER OF LOT 37. THE NE AND NW CORNERS OF LOT 41 WERE COMPUTED PROPORTIONATELY ON THIS LINE AND THE NW CORNER OF LOT 41 WAS MONUMENTED. THE NE CORNER OF THE GIBSON PROPERTY WAS COMPUTED AND MONUMENTED AT THE RECORD INSTRUMENT NO. 83-11688 AND INSTRUMENT NO. 2001-09183 DISTANCE WEST OF THE NE CORNER OF LOT 41. THE SOUTH LINE OF LOTS 33, 35, 37, 39, 41 AND 43 IS COMPUTED 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SPEEDWAY ROAD BETWEEN POINTS "B" AND "C". POINT "B" WAS COMPUTED 30 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 30 PER M 147-5 AND 20 FEET EAST OF AND PARALLEL TO THE EAST LINE OF LOTS 29 AND 30 PER M 147-5. THE CENTERLINE OF SPEEDWAY ROAD WAS THEN COMPUTED FROM POINT "B" TO A POINT 30 FEET SOUTHEASTERLY OF THE M 150-42 MONUMENT NEAR THE SW CORNER OF LOT 43. THIS CENTERLINE ALIGNMENT CLOSELY MATCHES THE OTHER MONUMENTS FOUND ON THE NORTH AND SOUTH RIGHT OF WAY LINES OF SPEEDWAY ROAD. POINT "C" WAS THEN COMPUTED AT THE INTERSECTION OF THE EAST LINES OF LOTS 42 AND 43 BY HOLDING THE RECORDS BOGGS ORCHARD TRACTS PLAT ANGLE BETWEEN THE CENTERLINE OF SPEEDWAY ROAD AND THE M 32-58/M 50-55 MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF THE ORIGINAL 40 FOOT RIGHT OF WAY. THE SE AND SW CORNERS OF LOT 41 WERE THEN COMPUTED PROPORTIONATELY BETWEEN POINTS "B" AND "C". THE SW CORNER OF LOT 41 WAS THEN MONUMENTED ON THE NORTH RIGHT OF WAY LINE AND THE SE CORNER OF INSTRUMENT NO. 83-11688 WAS MONUMENTED AT THE INTERSECTION OF A LINE PARALLEL WITH THE EAST LINE OF LOT 41 WITH THE NORTH RIGHT OF WAY LINE. THE STRUCTURES AND OTHER IMPROVEMENTS ON THE CANNON AND GIBSON PROPERTIES ARE SHOWN AS FOUND.

A GPS CONTROL SURVEY WAS PERFORMED WITH RTK AND CONVENTIONAL TRAVERSE TIES SURVEYED TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE MEASURED WITH LEICA SYSTEM 1200 GPS RECEIVERS AND A LEICA TCPR 1203 TOTAL STATION AND ADJUSTED BY LEAST SQUARES METHODS BY ADAM DEGROOT. PLAT COMPUTATIONS AND DRAFTING WERE PERFORMED BY KRIS DEGROOT AND JOEL HERZBERG.

NO.	BEARING	DISTANCE	RECORD
L1	N11°37'22"W	207.58	<<N11°30'W 207.58'>>
L2	N64°49'19"W	197.26	<<N64°45'W 197.26'>>
L3	S19°26'40"E	20.80	
L4	N77°02'50"E	5.07	((N77°08'E 5.07'))
L5	N0°04'05"W	10.07	((N0°42'14"E 10.09'))
L6	N0°30'35"W	30.73	
L7	N0°20'14"W	30.75	
L8	N77°07'44"E	30.30	((N77°08'E 30.53'))
L9	S36°37'46"E	32.75	
L10	S76°08'06"W	4.81	
L11	N81°17'18"E	6.96	
L12	S0°20'14"E	20.82	
L13	N70°01'09"W	72.69	
L14	S83°20'06"W	65.16	
L15	N76°14'43"E	39.08	
L16	S22°48'59"E	17.26	
L17	N11°14'47"W	60.82	
L18	N2°55'10"W	61.36	
L19	N77°00'49"E	10.00	
L20	N76°46'38"E	4.83	
L21	S12°59'11"E	30.00	
L22	N77°00'50"E	3.52	

**LEGEND:**

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 147-5
- = FOUND 5/8" IRON ROD PER M 150-42
- ▲ = FOUND 1/2" IRON ROD PER M 54-21
- = FOUND 5/8" IRON ROD PER C.S. FILE 63/20-20
- = FOUND 5/8" IRON ROD PER M 50-54
- = FOUND 5/8" IRON ROD PER M 151-38
- = FOUND 3/4" IRON ROD PER M 32-58/M 50-55
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- x - x - = EXISTING FENCE
- ( ) = RECORD PER M 147-5
- [ ] = RECORD PER BOGGS ORCHARD TRACTS VOL. 4 PG. 76
- { } = RECORD PER INST. NO. 2001-09183
- < > = RECORD PER M 151-38
- << >> = RECORD PER C.S. FILE 67-23A&B
- (( )) = RECORD PER M 50-54



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 KRISTIAN O. DEGROOT  
 OREGON  
 JULY 17, 1981  
 RENEWAL DATE: 12-31-2011

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

SCALE: 1" = 200'	FOR: DAVID & BONITA GIBSON 898 SPEEDWAY RD. ROSEBURG, OR 97470	JOB #: 08-041 FILE: 08-041 Gibson Survey2.DWG SHEET 1 OF 1
------------------	--	--

DATE: MAY 26, 2010

1/4 S1/S6 PLSS ID NO. 700640  
 THE CORNER POSITION IS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION OF C.S. FILE NO. 67/23A&B DISTANCES FROM THE FOUND C.S. FILE 67/20-20 REFERENCE MONUMENTS. THE 2007 DCSS MONUMENT PER C.S. FILE NO. 67/23A&B IS WITHIN AN ACTIVE SLIDE AREA AND BEARS N79°39'49"W 2.05' FROM THE COMPUTED CORNER POSITION.