

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE SECTION 11 AND SECTION 12, T29S, R5W, W.M. SO AS TO MONUMENT THE CORNERS AND POST THE BOUNDARY LINES OF PARCEL 1 OF LAND PARTITION PLAT 1994-0021 A & B LYING IN SECTIONS 11 AND 12 AND AS DESCRIBED IN INSTRUMENT NO. 2010-017296.

THE 1/4 S2/S1, S1/S6/S7/S12, 1/4 S2/S11, S2/S3/S10/S11, 1/4 S11/S12, 1/4 S11/S14, AND 1/4 S12/S13 ARE CORNERS FOUND AS RESTORED IN THEIR ORIGINAL POSITIONS. THE 1/4 S12/S7 WAS RESTORED AT PROPORTIONATE DISTANCE AND THE N 1/16 S12/S7 WAS ESTABLISHED UNDER A 1991-93 USBLM DEPENDENT RESURVEY BY USBLM CADASTRAL SURVEYORS WAYNE L. ROGERS, DALE T. BEDELL, BRYAN S. SEIBOLD AND SURVEY TECHNICIAN ROBERT H. BROWNING. THE 1/4 S10/S11 IS FOUND AS RESTORED BY PROPORTIONATE DISTANCES BY BAUGHMAN IN 1980 PER M 83-18 AND BY PER C.S. FILE NO. 54/81. THE S1/S2/S11/S12 WAS COMPUTED AT DOUBLE PROPORTIONATE DISTANCES BY BAUGHMAN IN 1980 PER M 83-18 AND BY THE BROWN IN 1994 PER PARTITION PLAT 1994-0021 A & B BETWEEN THE S35/S36/S1/S2, 1/4 S2/S11, S1/S6/S7/S12 AND 1/4 S11/S12 CORNERS. THE DOUGLAS COUNTY SURVEYOR'S OFFICE RECOVERED AND MONUMENTED THE ORIGINAL 1/4 S2/S1 IN 1996 PER CS FILE NO. 65/9-27. UNDER M 128-14, DOUGLAS COUNTY SURVEYOR'S OFFICE RECOVERED AND MONUMENTED THE ORIGINAL 1/4 S2/S1 AT DOUBLE PROPORTIONATE DISTANCES HOLDING THE 1/4 S2/S1 CORNER TO THE NORTH. THE M 128-14 CORNER POSITION IS NOW LOST. THE BEARING CAPPED MONUMENT WAS FOUND LAYING ON TOP OF THE GROUND IN AN APPROXIMATE 100 FOOT X 200 FOOT LANDSLIDE AREA. ALL M 128-14 BEARING TREES WERE ALSO LOCATED IN THE LANDSLIDE AREA AND WERE UPROOTED OR MOVED FROM THEIR ORIGINAL POSITIONS. I COMPUTED THE CORNER BY DOUBLE PROPORTIONATE MEASUREMENT, ALMOST EXACTLY MATCHING THE M 128-14 RECORD AFTER EXAMINING THE FOLLOWING PERTINENT SURVEY HISTORY. G.G. STEWART, DEPUTY DOUGLAS COUNTY SURVEYOR, FOUND THE ORIGINAL CORNER OF S1/S2/S11/S12 AND MEASURED TO THE 1/4 S11/S12 CORNER IN 1921 PER VOL. 3, PAGE 105. I COMPUTED THE COURSE OF THIS LINE AT N.3°05'11"E., 2606.16 FEET. THE STEWART CORNER POSITION CLOSELY MATCHES THE DOUBLE PROPORTIONATE EASTING OF THE M 128-14 CORNER BUT FALLS APPROXIMATELY 60 FEET NORTH OF THE M 128-14 POSITION. I SEARCHED FOR BUT FOUND NO ORIGINAL EVIDENCE AT THE STEWART CORNER POSITION. I EVALUATED RESTORING THE CORNER BY USING THE STEWART RETRACEMENT RECORD IN A DOUBLE PROPORTION SOLUTION AND ALSO BY A THREE WAY PROPORTION BETWEEN THE 1/4 S2/S11, S1/S6/S7/S12 AND 1/4 S11/S12. SINCE THERE IS NO RETRACEMENT RECORD BETWEEN THE S1/S6/S7/S12 AND 1/4 S2/S11 CORNERS BY STEWART OR ANY OTHER SURVEYOR, SUBSTITUTING STEWART'S RECORD FOR FORD'S RECORDS WOULD HAVE MOVED THE CORNER APPROXIMATELY 18 FEET SOUTH OF THE M 128-14 POSITION AND 78 FEET SOUTH OF THE STEWART POSITION. A THREE WAY PROPORTION SOLUTION WOULD HAVE REQUIRED HOLDING STEWART'S NORTHING MEASUREMENT OF 39.43 CHAINS EXACTLY. THE THREE WAY PROPORTION WOULD HAVE YIELDED NEAR CARDINAL BEARINGS ALONG THE SOUTH LINES OF SECTIONS 11 AND 12. BUT, I COULD NOT FIND ANY COLLATERAL EVIDENCE SUPPORTING STEWART'S MEASUREMENT AND NOTING THAT THE CORNER HAD BEEN COMPUTED BY DOUBLE PROPORTIONATE MEASUREMENT USING FORD'S ORIGINAL 1854 COURSES UNDER THREE SEPARATE SURVEYS, I REJECTED THESE ALTERNATIVE PROCEDURES. USING THESE CORNER POSITIONS, SECTION 11 AND SECTION 12 WERE SUBDIVIDED AS PER THE MANUAL OF SURVEYING INSTRUCTIONS, 2009 AND THE LAWS OF THE STATE OF OREGON. THE N 1/16 S11/S12, THE NE 1/16 AND CN 1/16 OF SECTION 12 AND 1994-0021 PROPERTY CORNERS IN SECTION 11 WERE THEN MONUMENTED AND BOUNDARY LINES POSTED AS SHOWN ON THE FACE OF THIS PLAT. LONGHORN RANCHES SUBDIVISION (VOLUME 16, PAGES 45A & B) WAS PLATTED TO THE M 83-18 EAST-WEST CENTERLINES OF THE NE 1/4 AND NW 1/4 OF SECTION 12. THE NORTH CORNERS OF LOTS 2, 3 AND 4 OF LONGHORN RANCHES SUBDIVISION FALL FROM 3.2 TO 11.96 FEET NORTH OR THESE LINES AS NOTED ON THE FACE OF THIS PLAT. THE BILGER CREEK COUNTY ROAD NO. 103 CENTERLINE AND RIGHT OF WAY WAS COMPUTED PER INSTRUMENT NO. 94-03871 AND CONTROLLED BY RIGHT OF WAY MONUMENTS FOUND PER THE 1985 ROAD PLANS AND THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT 1994-0021 A & B. THE SECTION 11 PORTION OF PARCEL 1, PARTITION PLAT 1994-0021 LYING WEST OF BILGER CREEK ROAD WAS COMPUTED AT THE RECORD INSTRUMENT NO. 2009-017296 DISTANCE OF 584.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 11 AND AT RECORD INSTRUMENT NO. 2009-017296 BEARING OF S.71°00'00"E. TO THE INTERSECTION WITH THE WEST BILGER CREEK RIGHT OF WAY LINE.

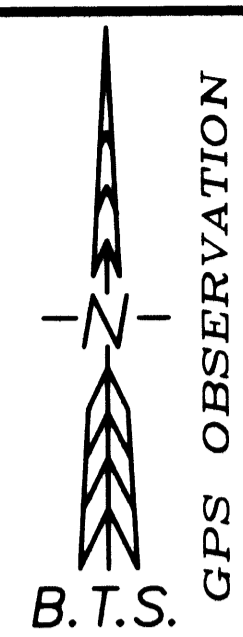
A STATIC GPS CONTROL SURVEY WAS COMPLETED HOLDING THE OPUS COMPUTED LATITUDE & LONGITUDE OF TWO PROJECT CONTROL POINTS AND ADJUSTED BY LEAST SQUARES METHODS USING LEICA LGO SOFTWARE. GPS GEODETIC COORDINATES WERE THEN PROJECTED INTO A LOCAL PROJECT DATUM TRANSVERSE MERCATOR PROJECTION CREATED USING LEICA LGO SOFTWARE AS FOLLOWS:

LATITUDE OF ORIGIN: 43°02'00"N.
CENTRAL MERIDIAN: 123°14'30"W.
ZONE WIDTH: 2°00'00"
ORIGIN SCALE FACTOR: 1.00005000
FALSE NORTHING: 50000.0000
FALSE EASTING: 150000.0000

THE BASIS OF BEARINGS IS GEODETIC NORTH BY GPS OBSERVATION. RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES SURVEYED TO CONTROLLING CORNERS AND ALONG BOUNDARY LINE POSTED. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCPR 1203 TOTAL STATION AND LEICA SYSTEMS 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY LESTER FANNING, ADAM DEGROOT AND SCOTT MCCURDY WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT AND SCOTT MCCURDY.

RECORD OF SURVEY
LOCATED IN
SECTION 11 & 12, T29S, R5W, W.M.
DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
KRISTIAN O. DEGROOT
OREGON JULY 17, 1981
RENEWAL DATE: 12-31-2021



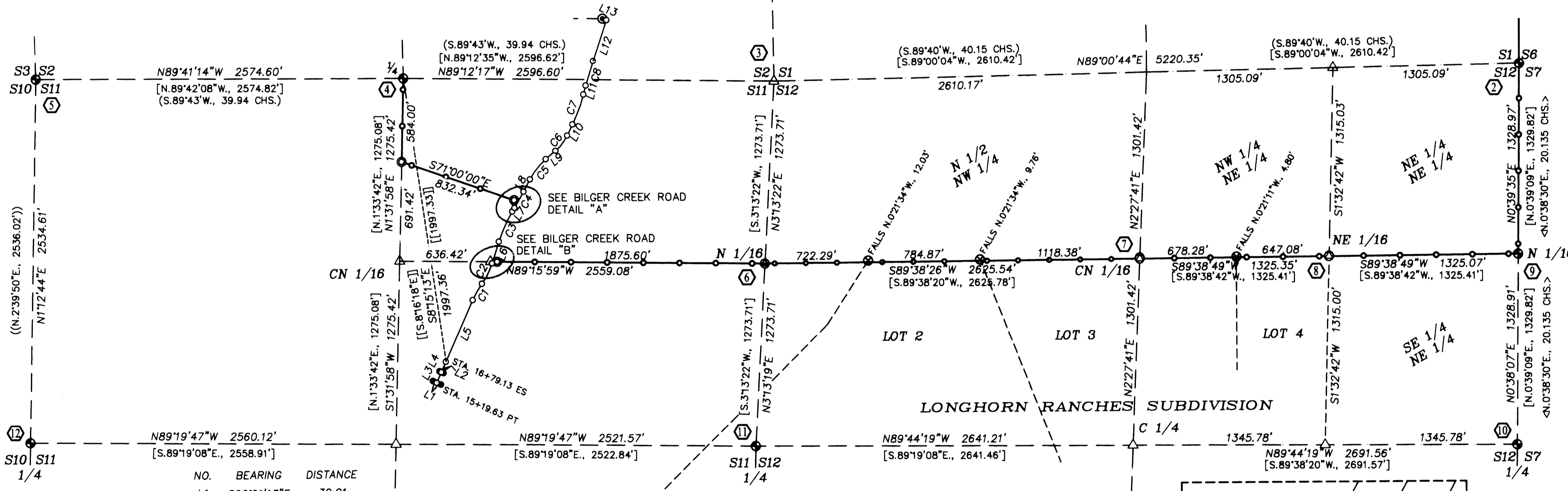
CORNER DESCRIPTIONS:

ALL NEW BEARING TREES HAVE DOUBLE BLAZED FACES WITH A BRASS WASHER STAMPED "PLS 1941" NAILED INTO THE LOWER BLAZE. BEARINGS ARE TAKEN TO THE CENTER OF THE TREE AT THE ROOT CROWN AND DISTANCES ARE MEASURED TO A NAIL IN THE ROOT CROWN AT THE SIDE AND CENTER OF THE TREE WITH A TOTAL STATION. ALL BEARING TREES HAVE A 6" RED BAND PAINTED AROUND THE TREE AND THE BLAZED FACE PAINTED RED AND BEARING TREE SIGNS NAILED TO THE TREE. ALL NEW 5/8" x 30" IRON ROD REFERENCE MONUMENTS HAVE A PLASTIC CAP STAMPED "BTS ENG-SURV."

- 1. 1/4 S2/S1 PLSS ID. NO. 600640 (ORIGINAL CORNER)
2. S1/S6/S7/S12 PLSS ID. NO. 700600 (ORIGINAL CORNER)
3. S1/S2/S11/S12 PLSS ID. NO. 600600
4. 1/4 S2/S11 PLSS ID. NO. 540600 (ORIGINAL CORNER)

5. S2/S3/S10/S11 PLSS ID. NO. 500600 (ORIGINAL CORNER)
6. N 1/16 S11/S12 PLSS ID. NO. 600560
7. CN 1/16 S12 PLSS ID. NO. 600560
8. NE 1/16 S12 PLSS ID. NO. 660560
9. N 1/16 S12/S7 PLSS ID. NO. 700560
10. 1/4 S12/S7 PLSS ID. NO. 700540
11. 1/4 S11/S12 PLSS ID. NO. 600540 (ORIGINAL CORNER)
12. 1/4 S10/S11 PLSS ID. NO. 500540
13. 1/4 S11/S14 PLSS ID. NO. 540500 (ORIGINAL CORNER)
14. 1/4 S12/S13 PLSS ID. NO. 640500 (ORIGINAL CORNER)

FROM WHICH AN ORIGINAL BEARING TREE:
A 15" W. OAK BEARS S.25 1/4"E., 21.8 FEET WITH A HIGH HEALED BLAZE AND A LOW OPENED BLAZE. (REC. S.20"E., 33 LKS.)
AND A BEARING TREE BY MARKHAM IN 1950:
A ROOT HOLE BEARS S.3 3/4"W., 341.8 FEET WITH A UPROOTED 18" OAK ALONGSIDE. (REC. S.3"W., 345.0')
AND BEARING TREES BY WENDEROTH IN 1957 PER M 5-38:
A 16" W. OAK BEARS S.34"E., 22.6 FEET WITH A HEALED DOUBLE BLAZE. (REC. S.31'26"E., 22.5 FEET)
A 24" PINE BEARS N.32 3/4"W., 28.3 FEET WITH SCRIBE MARKS "BT" VISIBLE ON A PARTIALLY HEALED DOUBLE BLAZE. (REC. N.30'13"W., 28.5 FEET)
A 27" PINE BEARS N.32 1/4"E., 37.5 FEET WITH A HEALED DOUBLE BLAZE. (REC. N.33'45"E., 38.2 FEET)
AND A BEARING TREE BY BYRON IN 1962 PER CS 49/64:
A 35" R. FIR BEARS S.68 1/2"W., 63.3 FEET WITH A HEALED BLAZE. (REC. S.69 1/2"W., 63.2 FEET)



LEGEND:

- = SET 5/8" x 30" IRON ROD W/ PC "BTS ENG. SURV."
○ = SET 5/8" x 30" IRON ROD W/ 2" ALUMINUM CAP AS NOTED.
○ = FOUND BCIP AS NOTED, SEE CORNER DESCRIPTIONS
○ = FOUND 5/8 IRON ROD PER 1985 PLANS, BILGER CREEK CO. RD. NO. 103
○ = FOUND 5/8 IRON ROD PER LONGHORN RANCHES SUBDIVISION (VOL.16, PG. 45A&B)
○ = FOUND 5/8 IRON ROD PER PARTITION PLAT 1994-0021 A & B
○ = CENTERLINE OF BILGER CREEK CO. RD. NO. 103 COMPUTED PER INST. NO. 94-3871
() = RECORD PER 1854 USGLO SURVEY (NATHANIEL FORD)
< > = RECORD PER 1991-1993 USBLM DEPENDENT RESURVEY (ROGERS, BEDELL & SEIBOLD)
[] = RECORD PER M 128-14
() = RECORD PER CS 54/081
[[]] = RECORD PER INST. NO. 94-3871
○ = PROPERTY LINES BLAZED, PAINTED & POSTED WITH 5 1/2' STEEL POSTS.
⊕ = CORNER DESCRIPTION NO.

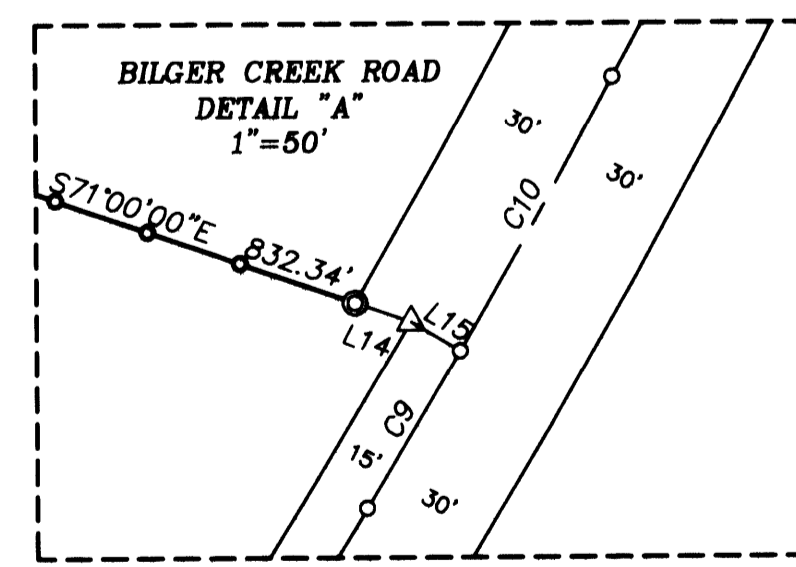
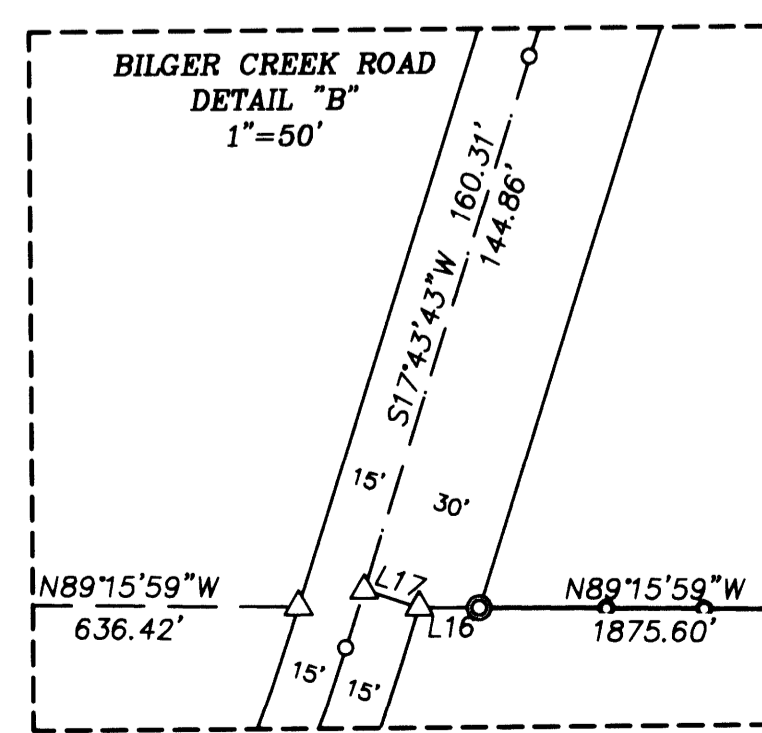


Table with columns: NO., DELTA, RADIUS, ARC, BEARING, CHORD. Contains 10 rows of survey data.

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

SCALE: 1" = 500' FOR: WAYNE & SUSAN DAVIS
DATE: DECEMBER 23, 2010 FILE: 10-069 DAVIS.dwg
JOB #: 10-069 SHEET 1 OF 1