

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - ⊙ = FOUND 5/8" IRON ROD PER 1994-0030 & 1994-0038
 - = FOUND 5/8" IRON ROD PER COUNTY ROAD #42 MP .36-.88
 - ⊙ = FOUND DCSO BCIP AS NOTED
 - △ = COMPUTED POINT NOT SET
 - ⊗ = FOUND 1/2" IRON PIPE OR AS NOTED OF NO RECORD
 - ⊙ = FOUND 1/2" IRON ROD OR AS NOTED PER M21-51
 - = COMPUTED CENTERLINE POINT
 - () = RECORD PER ED'S FARM SUBDIVISION VOL. 22 PG. 7 A & B
 - (()) = RECORD PER 1994-0030 OR 1994-0038
 - [] = RECORD PER M129-5
 - [[]] = RECORD PER U.S.G.L.O. NOTES FOR DLC NO. 45, 46 & 47
 - <> = RECORD PER 1974 PLANS FOR COUNTY ROAD NO. 42

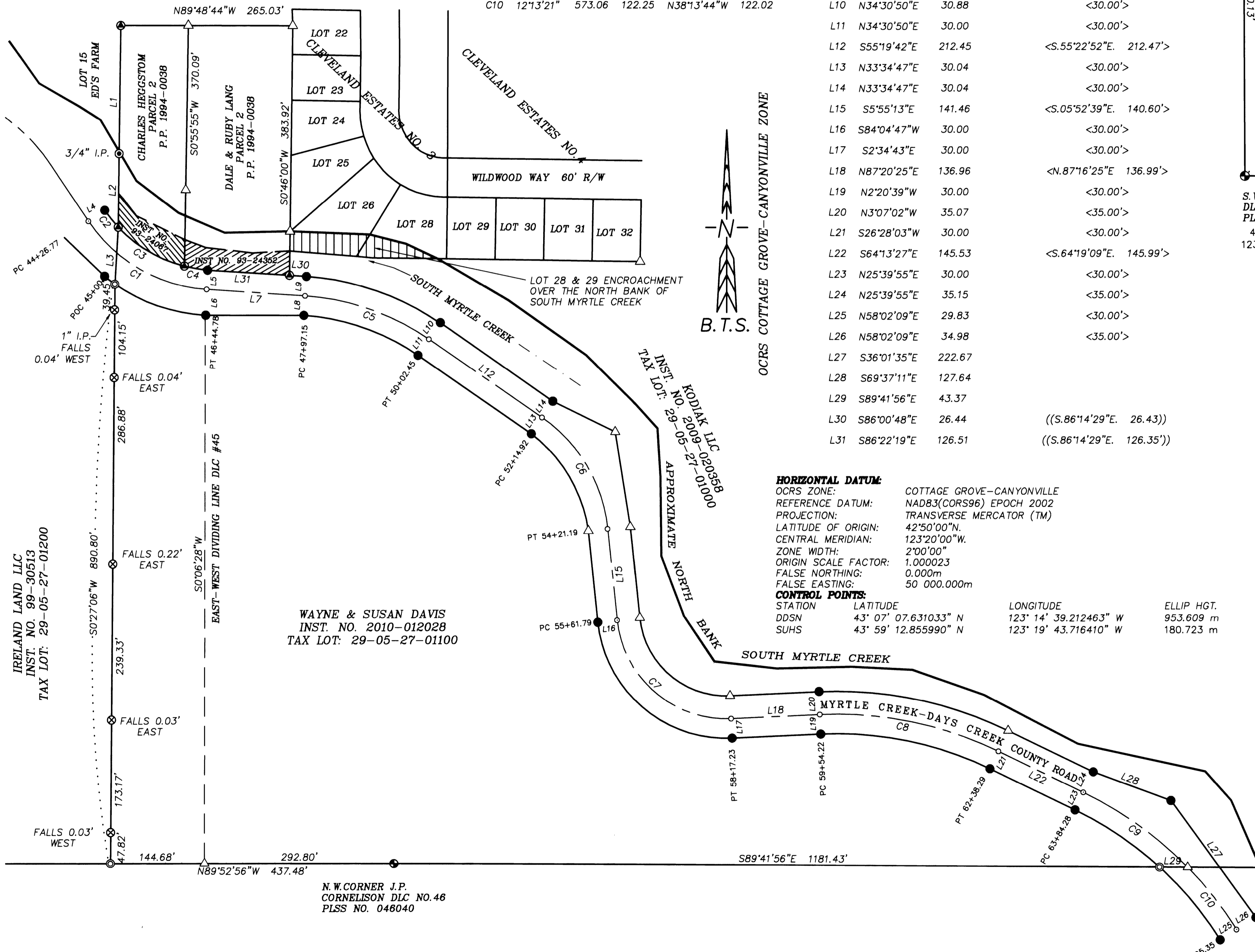
REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
 OREGON JULY 17, 1988
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-2011

RECORD OF SURVEY
 LOCATED IN
SW 1/4, SECTION 27, T29S, R5W, W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1"=600'

FILED
 Date: 3/10/2011 By: *ML*
 This survey consists of:
 Map: M157-38
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY SURVEYOR

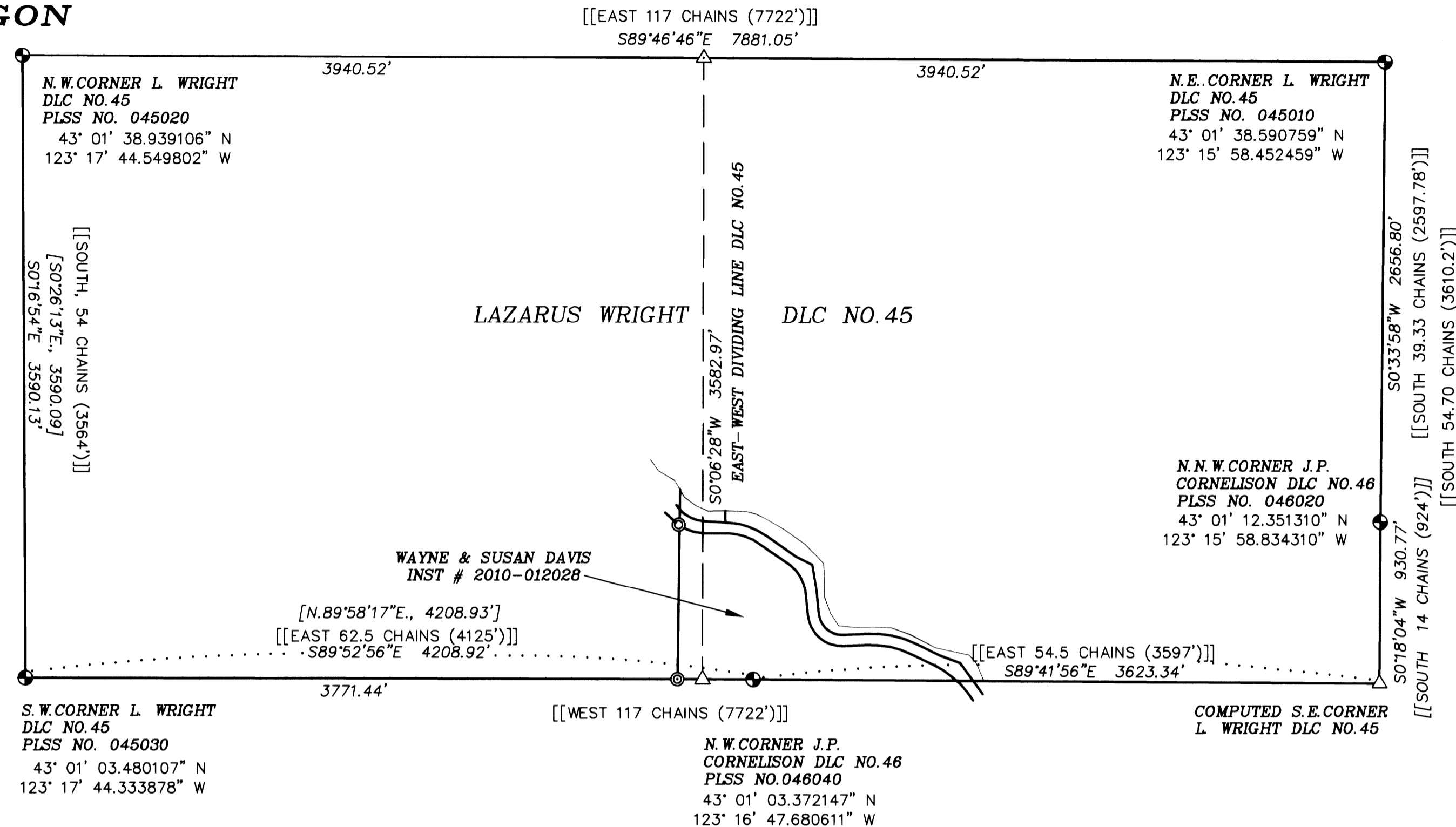
NO.	DELTA	RADIUS	ARC	BEARING	CHORD	NO.	BEARING	DISTANCE	RECORD
C1	52°14'21"	238.73	217.66	S60°01'02"E	210.20	L1	S0°45'07"W	197.24	(S.0°45'14"W. 197.38')
C2	9°10'12"	208.73	33.41	S38°34'17"E	33.37	L2	S0°40'50"W	113.30	((S.0°32'55"W. 113.41'))
C3	32°53'36"	208.73	119.83	S59°35'30"E	118.19	L3	N3°25'23"E	87.59	
C4	9°57'03"	208.73	36.25	S79°48'14"E	36.21	L4	N56°03'16"E	30.07	<30.00'>
C5	30°48'30"	381.70	205.24	S70°43'57"E	202.78	L5	N2°25'16"E	29.54	<30.00'>
C6	49°24'29"	238.11	205.33	S30°37'28"E	199.03	L6	N2°25'16"E	39.80	<40.00'>
C7	86°44'22"	168.52	255.12	S49°17'24"E	231.44	L7	N86°08'12"W	152.22	<S.86°10'33"E. 152.37'>
C8	28°26'08"	572.94	284.35	S78°26'31"E	281.44	L8	N3°50'45"E	29.99	<30.00'>
C9	19°53'03"	573.06	198.88	N54°16'56"W	197.88	L9	N3°50'45"E	29.99	<30.00'>
C10	12°13'21"	573.06	122.25	N38°13'44"W	122.02	L10	N34°30'50"E	30.88	<30.00'>
						L11	N34°30'50"E	30.00	<30.00'>
						L12	S55°19'42"E	212.45	<S.55°22'52"E. 212.47'>
						L13	N33°34'47"E	30.04	<30.00'>
						L14	N33°34'47"E	30.04	<30.00'>
						L15	S5°55'13"E	141.46	<S.05°52'39"E. 140.60'>
						L16	S84°04'47"W	30.00	<30.00'>
						L17	S2°34'43"E	30.00	<30.00'>
						L18	N87°20'25"E	136.96	<N.87°16'25"E. 136.99'>
						L19	N2°20'39"W	30.00	<30.00'>
						L20	N3°07'02"W	35.07	<35.00'>
						L21	S26°28'03"W	30.00	<30.00'>
						L22	S64°13'27"E	145.53	<S.64°19'09"E. 145.99'>
						L23	N25°39'55"E	30.00	<30.00'>
						L24	N25°39'55"E	35.15	<35.00'>
						L25	N58°02'09"E	29.83	<30.00'>
						L26	N58°02'09"E	34.98	<30.00'>
						L27	S36°01'35"E	222.67	
						L28	S69°37'11"E	127.64	
						L29	S89°41'56"E	43.37	
						L30	S86°00'48"E	26.44	((S.86°14'29"E. 26.43))
						L31	S86°22'19"E	126.51	((S.86°14'29"E. 126.35'))



HORIZONTAL DATUM:
 OCRS ZONE: COTTAGE GROVE-CANYONVILLE
 REFERENCE DATUM: NAD83(CORS96) EPOCH 2002
 PROJECTION: TRANSVERSE MERCATOR (TM)
 LATITUDE OF ORIGIN: 42°50'00"N
 CENTRAL MERIDIAN: 123°20'00"W
 ZONE WIDTH: 2°00'00"W
 ORIGIN SCALE FACTOR: 1.000023
 FALSE NORTHING: 0.000m
 FALSE EASTING: 50 000.000m

CONTROL POINTS:

STATION	LATITUDE	LONGITUDE	ELLIP HGT.
DDSN	43° 07' 07.631033" N	123° 14' 39.212463" W	953.609 m
SUHS	43° 59' 12.855990" N	123° 19' 43.716410" W	180.723 m



NARRATIVE:

SURVEY PURPOSE AND TITLE HISTORY:

THE PURPOSE OF THIS SURVEY IS TO LOCATE, MONUMENT AND POST THE SOUTH AND WEST LINES OF THE DAVIS PROPERTY AS DESCRIBED IN INST. NO. 2010-012028. THE LEGAL DESCRIPTION CONTAINED IN INST. NO. 2010-012028 READS "ALL THAT PART OF THE EAST HALF OF THE LARRUPS WRIGHT DONATION LAND CLAIM LYING ON THE SOUTH SIDE OF THE SOUTH MYRTLE CREEK, SAID CLAIM BEING NUMBERED 45 IN SECTIONS 27 & 28, TOWNSHIP 29 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON." THERE WERE NO EXCEPTIONS OR QUALIFICATIONS LISTED IN THIS DEED. I TRACED THE CHAIN OF TITLE TO VOL. 49, PG. 630, A DEED FROM H.P. CORNELISON TO J.D. CORNELISON, RECORDED MARCH 16, 1905 AND FOUND THE DESCRIPTION TO INCLUDE THE FOLLOWING QUALIFICATION: "...SAID PIECE OF LAND BEING BOUNDED OF THE SOUTH BY REMICK AND ALICE FATES LAND ON THE WEST BY JOHN HALLS LAND, ON THE NORTH, THE NORTH BANK OF SOUTH MYRTLE CREEK..." THE QUALIFICATION TO THE NORTH BANK OF SOUTH MYRTLE CREEK WERE CHANGED TO READ: "...ON THE NORTH BY J.A. WILLIS'S LAND..." IN VOL. 73 PG. 605, A DEED TO J.J. ANLAUF RECORDED JUNE 11, 1914. THE J.A. WILLIS DEED, VOL. 42, PG. 456-457, FILED JULY 10, 1901, READ "...THENCE FOLLOWING THE MEANDERINGS OF THE NORTH BANK OF SAID CREEK WESTERLY TO A POINT ON THE DIVIDING LINE BETWEEN THE LANDS OF JOHN HALL AND W.H. KELLEY..." J.A. WILLIS WAS ALSO IN TITLE TO THE CURRENT ADJOINING PROPERTY, TAX LOT 1000, PRESENTLY OWNED BY KODIAK LLC, INST. NO. 2009-020358. THIS DEED READS "...THENCE FOLLOWING THE MEANDERINGS OF THE NORTH BANK OF SOUTH MYRTLE CREEK EASTERLY UNTIL THE SAME INTERSECTS THE LINE OF LAZARUS WRIGHT DONATION CLAIM..." THEREFORE, I ACCEPT THE NORTH BANK OF SOUTH MYRTLE CREEK AS THE NORTH LINE OF THE DAVIS PROPERTY. UNDER THE DISTRIBUTION OF THE ESTATE OF JOHN HALL, THE HEIRS TRANSFERRED TAX LOT 29-05-27-01200 IN A DEED TO WILLIAM T. HALL RECORDED IN VOL. 85, PG. 633 ON APRIL 24, 1924. INST. NO. 99-30513, A DEED TO IRELAND LAND LLC, THE CURRENT OWNER OF TAX LOT 1200, CONTAINS THE EXACT VOL. 85, PG. 633 LEGAL DESCRIPTION AND IS ACCEPTED AS DESCRIBING THE LAND OF JOHN HALL AS CALLED IN VOL. 49, PG. 630 AND THE WEST BOUNDARY OF THE DAVIS PROPERTY. THE LAND TO THE SOUTH REFERENCED AS "REMIC AND ALICE FATES LAND" WERE LOCATED IN DLC NO. 46 AND GOVERNMENT LOTS 1 AND 2. THEREFORE, I ACCEPT THE SOUTH LINE OF DLC NO. 45 AS THE SOUTH BOUNDARY OF VOL. 49, PG. 630 AND THE SOUTH LINE OF THE DAVIS PROPERTY.

J.J. ANLAUF DEEDED THE PROPERTY TO ALICE ANLAUF UNDER VOL. 139, PG. 154 DATED MAY 7, 1947, USING THE SAME LEGAL DESCRIPTION AS THE VOL. 73 PG. 605 DEED. ALICE ANLAUF DEEDED THE PROPERTY TO LEONARD & MARY DYER UNDER VOL. 327 PG. 313 RECORDED AUGUST 30, 1963 WITHOUT THE QUALIFICATIONS TO THE BOUNDING PROPERTIES LISTED AND ALL SUBSEQUENT PROPERTY TRANSFERS BETWEEN THE 1963 DEED TO DYER AND THE PRESENT DEED TO DAVIS HAVE USED THE ABOVE LISTED INST. NO. 2010-012028 LEGAL DESCRIPTION. IT IS MY OPINION THAT THOSE DEEDS ERRED IN NOT INCLUDING THE QUALIFICATIONS TO THE BOUNDING PROPERTIES.

DOUGLAS COUNTY TOOK THE RIGHT OF WAY FOR COUNTY RD. NO.42 AS SET FORTH IN THE 1974 ROAD PLANS BY RESOLUTION PER DOCKET NO. 1033 WITH THE FINAL ORDER DATED JUNE 12, 1974 AS RECORDED IN C.C.J. VOL. 46 PG. 1037. IN 1993, DYER SOLD PROPERTY LYING BETWEEN THE NORTH R/W OF COUNTY ROAD NO. 42 AND THE CENTER OF SOUTH MYRTLE CREEK PER INST. NO. 93-24067 AND INST. NO. 93-24352. INST. NO. 93-24352 WAS PLATTED AS A PORTION OF PARCEL 2, PARTITION PLAT 1994-0030 AND INST. NO. 93-24067 WAS PLATTED AS A PORTION OF PARCEL 2, PARTITION PLAT 1994-0038. SINCE, BOTH DEEDS FOR THE PARENT PARCELS OF PARTITION PLAT 1994-0030 AND 1994-0038, INST. NO. 87-13970 AND INST. NO. 87-13969, CONVEYED TITLE TO THE CENTER OF SOUTH MYRTLE I CONCLUDED THAT THE INTENT OF INST. NO. 93-24067 AND INST. NO. 93-24352 WAS TO CONVEY TITLE TO THAT LAND LYING BETWEEN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 42 AND THE SOUTH LINE OF THESE DEEDS AND THEREFORE EXCEPT THESE DEEDS AS EXCEPTIONS TO THE DAVIS PROPERTY. IN 1996, CLEVELAND ESTATES NO. 3 SUBDIVISION (VOL. 19 PG. 18) PLATTED LOT 26 AND LOT 27 TO THE CENTERLINE OF SOUTH MYRTLE CREEK, ENCRANCHING OVER THE PREVIOUSLY SURVEYED SOUTH LINE PARCEL 2, PARTITION PLAT 1993-0059. IT IS MY OPINION THAT PLAT CLEVELAND ESTATES NO. 3 SUBDIVISION ERRED IN INCLUDING AND PLATTING PROPERTY LYING SOUTH OF THE NORTH BANK OF SOUTH MYRTLE CREEK AS PORTIONS OF LOT 26 AND 27. MR. DAVIS HAS BEEN ADVISED TO HAVE HIS DEED RE-RECORDED WITH A CORRECTED LEGAL DESCRIPTION THAT ACCURATELY DESCRIBED ALL THE PROPERTY CONVEYED.

SURVEY CONTROL AND PROCEDURE:

THIS SURVEY WAS CONTROLLED BY PLSS MONUMENTS FOUND AT THE NW, NE, & SW CORNERS OF DLC NO. 45 AND AT THE NW AND NNW CORNERS OF DLC NO. 46 AND ALSO MONUMENTS FOUND PER M 129-5, M 87-4, M 21-51, ED'S FARM SUBDIVISION (VOL. 22 PG. 7A & B), PARTITION PLAT 1994-0030, PARTITION PLAT 1994-0038 AND THE 1975 PLANS FOR MYRTLE CREEK-DAYS CREEK COUNTY ROAD NO. 42. BECAUSE THE QUALIFYING LANGUAGE WAS NOT INCLUDED IN INST. NO. 2010-012028, WE BEGAN OUR SURVEY BY TYPING THE DLC CORNERS AND COMPUTING THE SE CORNER OF DLC NO. 45 BY THE USBLM BROKEN BOUNDARY METHOD BETWEEN THE NW AND NNW CORNERS OF DLC NO. 46 AND THEN COMPUTING THE DIVISION LINE BETWEEN THE EAST HALF AND WEST HALF OF DLC NO. 45. DAUGHERTY MONUMENTED THE EAST LINE OF THE JOHN HALL PROPERTY LYING NORTH OF SOUTH MYRTLE CREEK IN 1948 UNDER M 21-51 UNDER A SURVEY FOR R.T. SHORT, A SUCCESSOR IN TITLE TO J.A. WILLIS. WE TIED THE M 21-51 MONUMENTS AND THE MONUMENTS ON THE EAST LINE OF ED'S FARM SUBDIVISION. IN 1974, R.H. GEE SURVEYED THE NORTH LINE OF THE IRELAND LAND LLC PROPERTY PER INST. NO. 99-30513 UNDER M 52-56, AND ACCEPTED THE M 21-51 MONUMENTS TO CONTROL THE EAST LINE OF THE BYFORD PROPERTY. I COMPUTED THE SOUTHERLY EXTENSION OF THE M 21-51- ED'S FARM SUBDIVISION LINE WHICH FALLS APPROXIMATELY 150 FEET WEST OF THE DIVISION LINE BETWEEN THE EAST AND WEST HALF OF DLC NO. 45. I FOUND A FENCE CORNER APPROXIMATELY 2 FEET EAST OF THIS POINT AND 5 IRON PIPES AS SHOWN ON THE FACE OF THE MAP THAT CLOSELY MATCHED THE SOUTHERLY EXTENSION OF THE M 21-51 LINE. I COMPUTED A LEAST SQUARES BEST FIT LINE THROUGH THE IRON PIPES AND ACCEPTED THIS LINE AS THE BEST AVAILABLE EVIDENCE OF THE EAST LINE OF THE IRELAND LAND LLC PROPERTY AND THEREFORE THE WEST LINE OF INST. NO. 2010-012028. I MONUMENTED THE INTERSECTION OF THIS LINE WITH THE SOUTH LINE OF DLC NO. 45 AS CONTROLLED BY THE NW CORNER OF DLC NO. 46 AND THE SW CORNER OF DLC NO. 45. I ALSO MONUMENTED THE INTERSECTION OF THIS LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF CO. RD. NO. 42. THE CENTERLINE AND RIGHT OF WAY OF CO. RD. NO. 42 IS CONTROLLED BY MONUMENTS FOUND PER THE 1974 ROAD PLANS. THE CENTERLINE COURSES CLOSELY MATCH THE ROAD PLANS BUT I FOUND SIGNIFICANT ERRORS IN RIGHT OF WAY MONUMENTATION AS SHOWN ON THE FACE OF THE MAP.

A STATIC GPS CONTROL SURVEY WAS PERFORMED HOLDING THE PUBLISHED COORDINATE OF THE ODOT - OREGON REAL TIME GPS NETWORK (ORGN) STATION "SUHS" AND AN ADJUSTED COORDINATE FOR NGS CORS STATION "DDSN", WHICH WAS PREVIOUSLY PROCESSED AND ADJUSTED BETWEEN STATIONS "DCSO" AND "SUHS". A NETWORK OF FIVE NEW PROJECT CONTROL POINTS WAS PROCESSED AND ADJUSTED BY LEAST SQUARES METHODS USING LEICA GEO OFFICE SOFTWARE. GPS GEODETIC COORDINATES WERE THEN PROJECTED INTO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) COTTAGE GROVE - CANYONVILLE ZONE, TRANSVERSE MERCATOR PROJECTION. RTK GPS AND CONVENTIONAL TPS CLOSED TRAVERSE LOOPS AND TIES WERE SURVEYED TO CONTROLLING CORNERS AND ALONG POSTED BOUNDARY LINES. GPS OBSERVATIONS WERE TAKEN WITH LEICA SYSTEM 1200 GPS RECEIVERS, AND ALL TERRESTRIAL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCPRP 1203 TOTAL STATION, AND ADJUSTED BY LEAST SQUARES METHODS USING LEICA GEO OFFICE SOFTWARE. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND SCOTT MCCURDY WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, ADAM DEGROOT AND SCOTT MCCURDY.

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

SCALE: 1" = 100'	FOR: WAYNE & SUSAN DAVIS 130 SE CALLAHAN COURT MYRTLE CREEK, OR. 97465	JOB #: 11-009 FILE: DAVIS MC2011.dwg SHEET 1 OF 1
DATE: MARCH 7, 2011		