

RECORD OF SURVEY

LOCATED IN
SECTION 15, T32S, R5W, W.M.
DOUGLAS COUNTY, OREGON

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.

- 1/4 S16/S15** PLSS ID. NO. 400440 LAT: 43°47'24.68789" N. LONG: 123°17'16.81311" W.
FOUND A 5/8" BOLT WITH A 1" SQUARE HEAD, FIRMLY SET, FLUSH WITH GROUND BY WENDEROTH IN 1952 PER M 7-53.
FROM WHICH BEARING TREES BY JOHN POWELL, DCSO IN 1967:
A 24" B. OAK BEARS N.20°15'W, 97.1 FEET WITH A HEALED BLAZE. (REC. N.19 1/2"W, 96.7 FEET)
A 28" D.FIR BEARS N.11°45'E, 10.0 FEET WITH HEALED BLAZE. (REC. N.13 1/2"E, 10.1 FEET)
AND A BEARING OBJECT NOT OF RECORD:
A AXLE BEARS S.62°15'W, 0.35 FEET.

- NW DLC 37** PLSS ID. NO. 037020 LAT: 42°47'24.48624" N. LONG: 123°16'31.75641" W.
FOUND: THERE IS NO REMAINING EVIDENCE OF THE ORIGINAL CORNER. I ACCEPT AN ANCIENT FENCE CORNER AT THE INTERSECTION OF FENCES BEARING SOUTH AND WEST AS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL CORNER POSITION AS SUPPORTED BY THE COLLATERAL EVIDENCE SET FORTH IN THE NARRATIVE OF THIS SURVEY.
SET: AT THE EXACT POSITION OF THE FENCE CORNER I SET A 1 1/4" X 30" IRON POST, 28" IN THE GROUND WITH A 2 1/2" BRASS CAP MARKED:

T32S R5W

DLC
37
2013
PLS 1941

FROM WHICH NEW BEARING TREES:
A 48" P. PINE BEARS S.82°45'E, 246.7 FEET SCRIBED "NW DLC 37 BT"
A 24" W. OAK BEARS N.43°30'W, 208.0 FEET SCRIBED "NW DLC 37 BT"

CORNER FALLS 3 FEET EAST OF A N-S FENCELINE ON EDGE OF PASTURE TO EAST AND 12 FEET EAST OF THE C OF A PRIVATE ROAD.

- 1/4 S15/S14** PLSS ID. NO. 500440 LAT: 42°47'24.371828" N. LONG: 123°16'05.41312" W.
FOUND A 1 1/4" IRON PIPE BY WENDEROTH IN 1968 PER M 35-79, FIRMLY SET, PROJECTING 12" ABOVE THE GROUND WITH A 2 1/2" BRASS CAP MARKED:

COUNTY SURVEYOR'S OFFICE
1/4 COR
15+14
LS 5

FROM WHICH BEARING TREES BY WENDEROTH IN 1968:
A 48" B.OAK BEARS N.15°15'E, 15.6 FEET (14.2 FEET TO FACE) WITH A HEALED BLAZE. (REC. N.16°20'E, 14.4 FEET)
A 16" D. FIR LOW CUT STUMP BEARS S.54°15'W, 17.0 FEET. (REC. S55°33'W, 17.0 FEET)
AND A NEW BEARING TREE:
A 13" D. FIR BEARS N.76°30'W, 39.5 FEET, SCRIBED "1/4 S15 BT".

NARRATIVE:

SURVEY PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO MARK THE SOUTH LINE OF THE BRADY PROPERTY LYING ON THE WEST HALF OF THE E-W CENTERLINE OF SECTION 15 AND ALSO TO MONUMENT AND MARK A PORTION OF THE NORTH LINE OF THE BRADY PROPERTY LYING ON THE NORTH LINE OF THE C.S. MYNATTI D.L.C. NO. 37 AND ALSO TO ESTABLISH AND MONUMENT THE BRADY-OSA PROPERTY BOUNDARY LYING BETWEEN THE NORTH RIGHT OF WAY OF AZALEA-GLEN COUNTY ROAD NO. 12 (OLD HIGHWAY NO. 99) AND THE NORTH LINE OF DLC NO. 37. THIS SURVEY IS CONTROLLED BY PLSS MONUMENTS FOUND AT THE EAST AND WEST 1/4 CORNERS OF SECTION 15 AND MONUMENTS FOUND PER M 48-71 AND M 137-46.

SURVEY HISTORY:

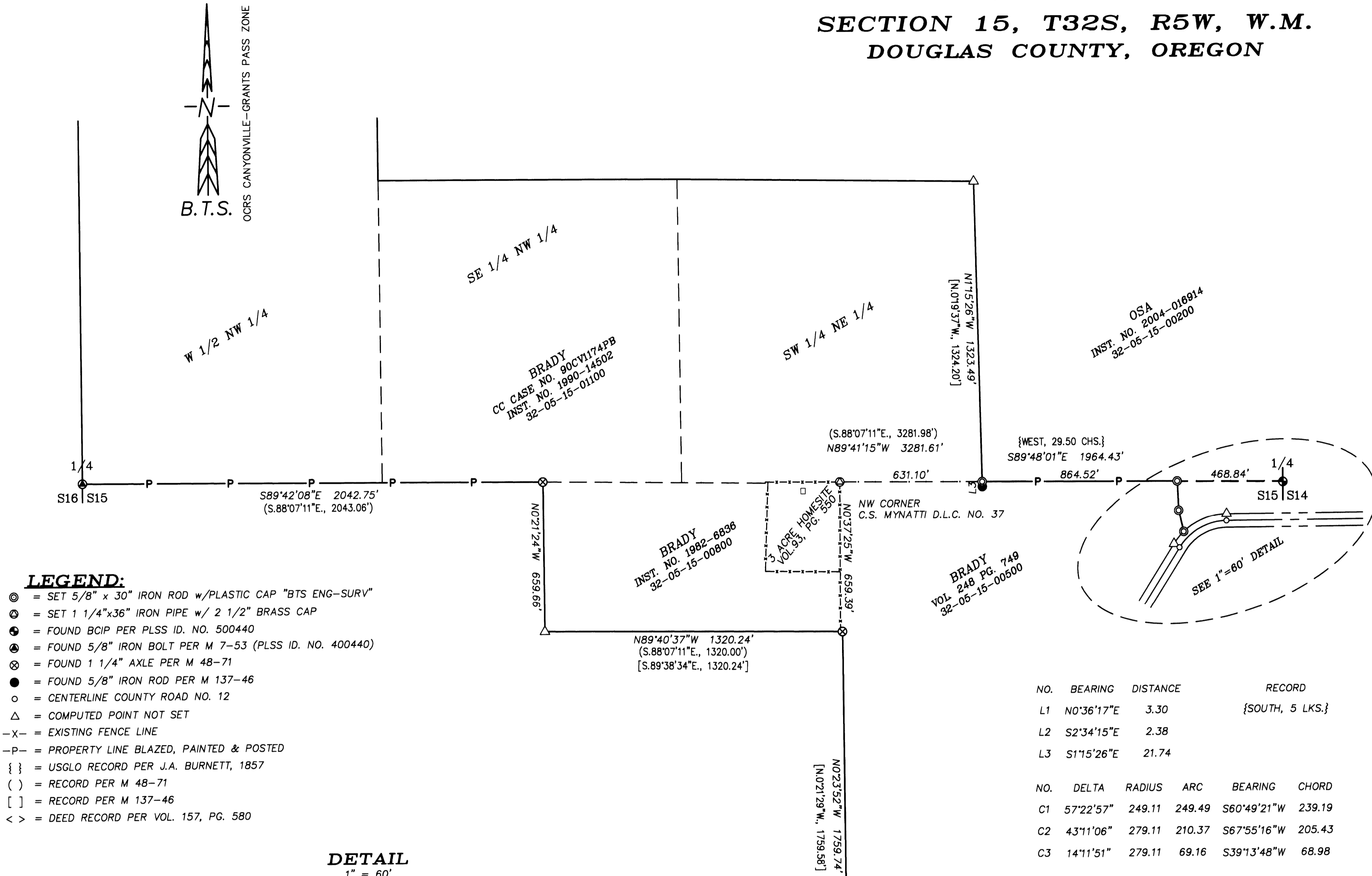
T.32S, R.5W WAS ORIGINALLY SURVEYED BY LAKE & HYDE IN 1855 UNDER CONTRACT NO. 54. J.A. BURNETT SURVEYED THE C.S. MYNATTI D.L.C. NO. 37 IN 1857 UNDER CONTRACT NO. 75. W.F. BRIGGS, DOUGLAS CO. SURVEYOR, SURVEYED THE DIVISION OF THE D.A. LEVENS ESTATE IN 1900. D.A. LEVENS HAD PURCHASED THE CATHERINE CROBARGER HOMESTEAD ENTRY CLAIM OF THE W 1/2 SW 1/4, NE 1/4 SW 1/4 AND LOTS 1 AND 2 OF SECTION 15 AS RECORDED IN VOL. 6, PG. 652 DATED, JUNE 30, 1874. CROBARGER HAD EXCEPTED OUT A 20 ACRE PARCEL AT THE NE CORNER OF THIS CLAIM WHICH IS CURRENTLY TAX LOT 32-05-15-00800. THE CROBARGER HOMESTEAD ENTRY HAS ERRANTLY BEEN REFERRED TO AS THE CROBARGER D.L.C. IN VARIOUS DEEDS AND DOCUMENTS TO THE PRESENT DAY. BRIGGS RETRACED THE WEST LINE OF D.L.C. NO. 37 AND MONUMENTED THE SOUTH AND WEST LINES OF THE CROBARGER 20 ACRE TRACT AND A PORTION OF THE SOUTH LINE OF NW 1/4 OF SECTION 15. KERMIT H. CARLILE COMPUTED THE SUBDIVISION OF SECTION 15 UNDER M 48-71 IN 1973 AND SET AN AXLE ON THE E-W CENTERLINE AT THE NW CORNER OF THE CROBARGER 20 ACRE TRACT AND ALSO MONUMENTED THE SW AND SE CORNERS OF THAT 20 ACRE PARCEL AND A PORTION OF THE WEST LINE OF DLC NO. 37. CARLILE DID NOT ACCEPT THE SOUTH 1/4 CORNER AS SET BY PROPORTIONATE MEASUREMENT BY GERALD RILEY IN 1972 PER CS 55/189-3 OR A MONUMENT 704.8 FEET EAST OF RILEY'S 1/4 CORNER. CARLILE ESTABLISHED THE WEST LINE OF DLC NO. 48 BY HOLDING THE ORIGINAL DLC CALL TO THE SOUTH LINE OF SECTION 15 OF 10.70 AT CHAINS EAST OF THE SOUTH 1/4 CORNER AND THEN HOLDING THE BEARING OF THE N-S CENTERLINE BEARING AS THE BEARING OF THE WEST LINE OF DLC NO. 37. RAYMOND W. WYCHTERLEY SUBDIVIDED SECTION 15 IN 2002 UNDER M 137-46 AND MONUMENTED AND POSTED THE NORTH LINE OF THE BRADY PROPERTY LYING IN THE NORTH HALF OF SECTION 15 AND POSTED THE WEST LINE OF THE BRADY PROPERTY FROM THE NORTH RIGHT OF WAY LINE OF AZALEA-GLEN ROAD NORTHERLY AND WESTERLY TO THE M 48-71 AXLE ON THE E-W CENTERLINE OF SECTION 15 BUT DID NOT ACCEPT THAT AXLE AS A POINT ON THE E-W CENTERLINE OF SECTION 15. WYCHTERLEY HELD THE CS 55/189-3 SOUTH 1/4 CORNER, PLSS 440400 AS RENEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE IN 1980, WHICH WAS REJECTED BY CARLILE UNDER M 48-71 BUT WYCHTERLEY DID HOLD M 48-71 MONUMENTS ALONG THE WEST LINE OF DLC NO. 37 AND ALONG THE SOUTH AND WEST LINES OF THE 20 ACRE PARCEL.

SURVEY PROCEDURE:

IT IS MY PROFESSIONAL OPINION THAT WYCHTERLEY ERRED IN NOT ACCEPTING THE M 48-71 AXLE AS A POINT ON THE E-W CENTERLINE OF SECTION 15. I ACCEPT THE M 48-74 AXLE AS CONTROLLING THE E-W CENTERLINE AND POSTED BRADY'S SOUTH LINE BETWEEN THAT AXLE AND THE WEST 1/4 CORNER OF SECTION 15. IT IS MY PROFESSIONAL OPINION THAT CARLILE ERRED IN NOT ACCEPTING THE CS 55/189-3 MONUMENT AS THE SOUTH 1/4 OF SECTION 15 AND ALSO ERRED BY THE USING THE BEARING OF THE N-S CENTERLINE OF SECTION 15 TO CONTROL THE WEST LINE OF D.L.C. 37. IT IS ALSO MY OPINION THAT THE ANCIENT FENCE LINE CONSTRUCTED ALONG THE WEST LINE OF D.L.C. NO. 37 IS THE BEST AVAILABLE EVIDENCE OF THAT LINE, BUT SINCE THE M 48-71 MONUMENTS HAVE BEEN IN THE GROUND SINCE 1973 AND CLOSELY MATCH THAT ANCIENT FENCE LINE, HAVE BEEN ACCEPTED BY THE ADJOINING PROPERTY OWNERS AS MARKING THEIR BOUNDARY AND WERE ACCEPTED BY WYCHTERLEY UNDER M 137-46. I ACCEPT THESE MONUMENTS AS CONTROLLING THE WEST LINE OF D.L.C. NO. 37. I FIND AN ANCIENT FENCE CORNER AND FENCE LINES THAT CLOSELY MATCH THE 20 ROD X 24 ROD DIMENSIONS OF A 3 ACRE HOMESTEAD IN THE NE CORNER OF THE CROBARGER 20 ACRE TRACT AS SET FORTH IN 1931 UNDER VOL 93, PG. 550 AND ALSO MATCH THE 40 ROD DIMENSION OF THE EAST LINE OF THE CROBARGER 20 ACRE TRACT BETWEEN EXISTING FENCE CORNERS. I ALSO COMPUTED A USBLM GRANT-BOUNDARY POSITION FOR THE NW CORNER OF D.L.C. NO. 37 BETWEEN THE ORIGINAL CALLS TO THE EAST AND SOUTH LINES OF SECTION 15 PER THE M 137-46 RECORD. THE NORTH LINE OF THE GRANT-BOUNDARY SOLUTION (1962.21 FEET) CLOSELY MATCHES THE MEASURED DISTANCE OF 1964.43 FEET BETWEEN THE EAST LINE OF SECTION 15 AND THE ANCIENT FENCE CORNER. THE WEST LINE OF THE GRANT-BOUNDARY SOLUTION IS APPROXIMATELY 20 FEET SHORTER THAN THE MEASURED DISTANCE, BUT I DISCOUNT THIS SINCE THE SOUTH 1/4 CORNER WAS RESTORED AT PROPORTIONATE DISTANCE. THEREFORE, I REJECT THE GRANT BOUNDARY SOLUTION AND ACCEPT THE ANCIENT FENCE CORNER AS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL LOCATION OF NW CORNER OF D.L.C. NO. 37 AND THEN RESTORE THE CORNER AS NOTED UNDER CORNER DESCRIPTION NO. 2. THE NORTH LINE OF D.L.C. NO. 37 WAS THEN CONTROLLED BY THE NW CORNER AND A POINT 5 LINKS (3.3 FT.) NORTH OF THE EAST 1/4 CORNER OF SECTION 15 PER THE ORIGINAL D.L.C. NOTES. THE 1860 USGLO DONATION LAND CLAIM PLAT DOES NOT CREATE LOTS IN THE NE 1/4 OF SECTION 15, EVEN THOUGH THE NORTH LINE OF D.L.C. NO. 37 LIES NORTH OF THE QUARTER SECTION LINE AT THE EAST 1/4 CORNER. I HOLD D.L.C. NO. 37 AS SENIOR TO THE NE 1/4 OF SECTION 15 BASED ON THE 1866 PATENT DATE OF D.L.C. NO. 37 VS. THE 1869 (SE 1/4 NE 1/4) AND 1872 (SW 1/4 NE 1/4) PATENT DATES. I COMPUTED THE EAST LINE OF THE SW 1/4 NE 1/4 PER THE M 137-46 RECORD AND MONUMENTED ITS INTERSECTION WITH THE NORTH LINE OF D.L.C. NO. 37 AND NOTE THAT THIS MONUMENT FALLS 0.70 FEET NORTHERLY OF THE M 137-46 CE 1/16 CORNER POSITION. I COMPUTED BRADY-OSA BOUNDARY PER VOL. 157, PG. 580 AND EXTENDED THE LINES TO INTERSECT THE NORTH LINE OF THE D.L.C. NO. 37 AND THE NORTHERLY RIGHT OF WAY LINE OF AZALEA-GLEN COUNTY ROAD NO. 12. I COMPUTED THE AZALEA-GLEN RIGHT OF WAY AT 30 EACH SIDE OF THE AS-BUILT CENTERLINE.

A GPS CONTROL SURVEY WAS SURVEYED HOLDING CORS STATIONS "GTPS", "PSPPT" AND "SUHS" AND STATICALLY PROCESSED INTO A GPS CONTROL NETWORK AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES WITH OCRS CANYONVILLE-GRANTS PASS ZONE COORDINATES COMPUTED. DCSO CONTROL POINT "C-113" AND OTHER LOCAL PROJECT CONTROL POINTS WERE COMPUTED IN THE GPS NETWORK AND THEN CONVENTIONAL TRAVERSE LOOPS WERE RUN FROM PROJECT CONTROL POINTS TO PLSS CORNERS AND OTHER MONUMENTS TIED AND ALONG ALL LINES POSTED. THESE CONVENTIONAL TRAVERSE LOOPS WERE THEN ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES.

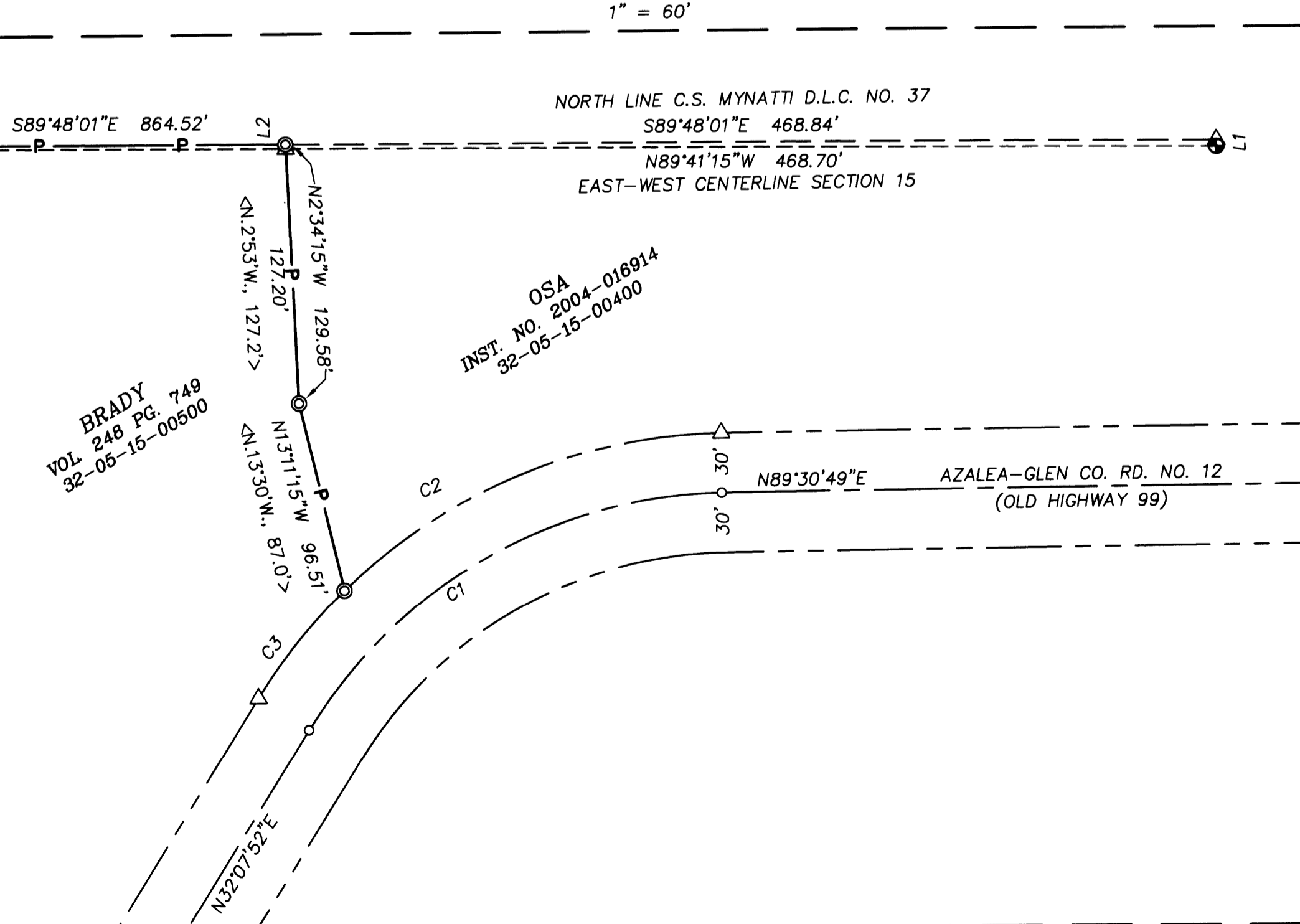
THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, ADAM DEGROOT AND LESTER FANNING USING LEICA GX 1230 GPS RECEIVERS AND A LEICA TORP 1203 TOTAL STATION WITH COMPUTATIONS BY ADAM DEGROOT AND DRAFTING BY KRIS DEGROOT AND ADAM DEGROOT.



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊕ = SET 1 1/4"x36" IRON PIPE w/ 2 1/2" BRASS CAP
- ⊗ = FOUND BCIP PER PLSS ID. NO. 500440
- ⊙ = FOUND 5/8" IRON BOLT PER M 7-53 (PLSS ID. NO. 400440)
- ⊕ = FOUND 1 1/4" AXLE PER M 48-71
- ⊙ = FOUND 5/8" IRON ROD PER M 137-46
- △ = CENTERLINE COUNTY ROAD NO. 12
- = COMPUTED POINT NOT SET
- X- = EXISTING FENCE LINE
- P- = PROPERTY LINE BLAZED, PAINTED & POSTED
- { } = USGLO RECORD PER J.A. BURNETT, 1857
- () = RECORD PER M 48-71
- [] = RECORD PER M 137-46
- <> = DEED RECORD PER VOL. 157, PG. 580

DETAIL



HORIZONTAL DATUM:

OCRS ZONE: CANYONVILLE-GRANTS PASS
 REFERENCE DATUM: NAD83(2011) EPOCH 2010.000
 PROJECTION: TRANSVERSE MERCATOR (TM)
 LATITUDE OF ORIGIN: 42°30'00"N
 CENTRAL MERIDIAN: 123°20'00"W
 CENTRAL MERIDIAN SCALE: 1.000070(EXACT)
 FALSE NORTING: 0.000 m
 FALSE EASTING: 40,000.000 m
 CONTROL POINTS HELD:
 GTPS CORS 42°26'04.16253"N 123°17'50.51054"W
 PSPPT CORS 42°45'17.42715"N 122°29'22.16466"W
 SUHS CORS 42°59'12.85857"N 123°19'43.71646"W
 CONTROL POINT COMPUTED:
 DCSO C-113 42°47'12.83730"N 123°16'18.95805"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-2013

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

SCALE: 1" = 300'
 DATE: MAY 1, 2012
 FOR: WAYNE BRADY
 2165 WILD RIVER DRIVE
 ROSEBURG, OR 97470
 JOB #: 13-012
 FILE: BRADY 13-012.DWG
 SHEET 1 OF 1