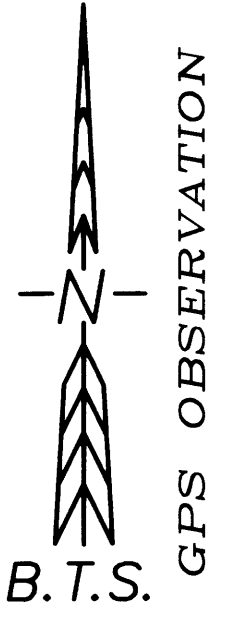


RECORD OF SURVEY

LOCATED IN
SE 1/4, SEC. 20 & NE 1/4, SEC. 29
T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 6-4-2013 by: JC
This survey consists of:
Map: M157-76
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M157-76



- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - = FOUND 1 1/4" IRON PIPE PER CS 38/117 OR VOL. 83, PG. 350
 - = FOUND 1" IRON PIPE PER CS 40/215
 - ⊕ = FOUND 5/8" IRON ROD PER CS 51/307-1
 - ◆ = FOUND 5/8" IRON ROD PER M 92-41
 - ⊗ = FOUND 5/8" IRON ROD PER M 137-5
 - ⊙ = PLSS MONUMENT PER CORNER DESCRIPTIONS
 - ▲ = FOUND MONUMENT AS NOTED, NOT OF RECORD
 - △ = COMPUTED POINT
 - = POSTED PROPERTY LINE
 - () = RECORD PER CS 51/307-1
 - (()) = RECORD PER CS 40/215
 - [] = RECORD PER M 92-41
 - { } = RECORD PER M 137-5
 - < > = RECORD PER FB 18, PG. 62
 - [[]] = DEED RECORD PER INST. NO. 97-9138 OR 2012-3006
 - { { } } = RECORD PER ROAD RECORD 8, PG. 406

NARRATIVE:

SURVEY PURPOSE: THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE DELANEY PROPERTIES AS DESCRIBED IN DEED INSTRUMENTS NO. 1997-09138 AND 2012-003006, BEING TAX LOTS 800, 900, 1200 & 2100 OF 28-06-29A AND TAX LOTS 900 & 1000 OF 28-06-20D. THIS SURVEY IS CONTROLLED BY THE NE CORNER, THE N 1/4, E 1/4 & C 1/4 CORNERS OF SECTION 29 AND BY MONUMENTS FOUND PER CS 38/117, CS 40/215, CS 51/307-4, M 92-41 AND M 137-5.

SURVEY & TITLE HISTORY: C.E. ROBERTS SURVEYED THE E-W CENTER LINE OF SECTION 29 AND FOUND AN IRON PIN WHICH HE NOTED AS "SAID TO BE CENTER OF SEC" AND RETURNED A DISTANCE OF 39.67 CHAINS (2618.22 FT.) BETWEEN THE EAST 1/4 AND CENTER 1/4 CORNERS IN 1909 PER FB 18, PG. 62. THIS MONUMENT WAS CALLED IN A NUMBER OF DEEDS PRIOR TO ROBERTS 1909 SURVEY AND IS THE ACCEPTED CENTER 1/4 CORNER. THE DIVISION OF THE NE 1/4 OF SECTION 29 IS BASED ON THE 39.67 CHAIN DISTANCE. THE PARENT DEEDS FOR TAX LOTS 800, 2100, 2000, 1900, 1801, 1800, 1700, 1600 AND 1500 IN THE NE 1/4 OF SECTION 29 (DATING FROM THE 1910-1920 ERA) EACH CALL THEIR POINTS OF BEGINNING AT 1601.2 FEET WEST OF THE EAST 1/4 CORNER AND ARE EACH 357 FEET WIDE, OR 347 FEET WIDE WITH A 10 FOOT ROADWAY IN THE EAST-WEST DIMENSION. THE WESTERLY TIER OF TAX LOTS 900, 901, 1000, 1100, 1200, 1300 AND 1400 ARE ALL DIVIDED OUT OF THE WESTERLY 660 FEET OF THE NE 1/4 OF SECTION 29. THE THREE DIMENSIONS OF 1601.2 FEET + 357 FEET + 660 FEET EXACTLY ADD TO ROBERTS 2618.2 FOOT MEASURED DISTANCE BETWEEN THE EAST 1/4 AND CENTER 1/4 CORNERS. G.G. STEWART SURVEYED AND MONUMENTED TAX LOTS 1000 AND 1100 IN 1922 PER VOL. 3, PG. 132. IN 1944, UNDER CS 38/117, A BOYER ESTABLISHED AND MONUMENTED A LINE 1601.2 FEET WEST OF THE EAST 1/4 CORNER FOR THE WEST LINE OF THE PARCEL THAT WAS PLATTED AS DILLARD BOTTOMS SUBDIVISION BY RICHARD ECKER IN 1947. CS 38/117 SHOWS THIS LINE EXTENDING NORTHERLY INTO SECTION 20 AND CALLS CERTAIN DEED CORNERS ALONG THE LINE. BOYER RENEWED THE NORTH 1/4 CORNER AND MONUMENTED TAX LOTS 1000 AND 1100 IN 1949 PER CS 40/215. G. BAUGHMAN HELD THE WEST LINE OF DILLARD BOTTOMS SUBDIVISION AND MONUMENTED TAX LOTS 1800 AND 1801 IN 1965 PER CS 51/307-1. IN 1982, H. PIESKE SURVEYED TAX LOT 1801 HOLDING THE CS 51/307-1 MONUMENTS AND IN 2001 B. SHANER SURVEYED TAX LOTS 1500, 1600 AND 1700 IN 28-06-29A AND TAX LOTS 2400, 2500, 2600 AND 2700 IN 28-06-290B, HOLDING THE WEST LINE OF DILLARD BOTTOM SUBDIVISION AND THE SOUTH LINE OF CS 51/307-1. DYKE ROAD IS LISTED AT 16.5 FEET (1 ROD) WIDE NORTH OF HULT AVENUE IN 1923 DOUGLAS COUNTY ROAD DEPARTMENT PLANS BY F.C. FREAR AND ALSO IN 1952 PLANS BY W. HECTOR. I FOUND THAT THE DEEDS FOR PROPERTIES LYING EAST OF DYKE ROAD IN THE NW 1/4 SE 1/4 (28-06-290B) EACH WERE CALLED TO THE EAST LINE OF A ROADWAY AND THE DEEDS FOR PROPERTIES LYING WEST OF DYKE ROAD DESCRIBED PROPERTY TO THE EAST LINE AND EXCEPTED A 16.5 FOOT ROADWAY. I WAS UNABLE TO LOCATE ANY ROAD RECORD OR DEEDS TO DOUGLAS COUNTY TO GRANTING THIS 16.5 FOOT WIDTH TO DOUGLAS COUNTY AS A PUBLIC ROAD. I CONCLUDE THAT DYKE ROAD IS 16.5 FEET WIDE BETWEEN THE NORTH LINE OF HULT STREET AND THE E-W CENTERLINE OF SECTION 29. THE DEEDS FOR PROPERTIES LYING IN THE SOUTH HALF OF THE NE 1/4 OF SECTION 29 EACH CALL A 660 FOOT WIDTH IF WEST OF DYKE ROAD OR 347 IF EAST OF DYKE ROAD LEAVING A 10 FOOT WIDE ROADWAY. UNDER THIS SURVEY, I HOLD THE 660 FOOT WIDTH OF THE WESTERLY TIER OF PROPERTIES AND THE 347 FOOT WIDTH OF THE EASTERLY TIER OF PROPERTIES AND LEAVE THE REMNANT, A VARIABLE WIDTH STRIP BEING 12.50 FEET WIDE AT THE E-W CENTERLINE OF SECTION 29 AND 16.48 FEET WIDE AT THE E-W CENTERLINE OF THE NE 1/4 OF SECTION 29. UNDER ROAD RECORD VOL. 8, PG. 406 & DEED RECORD VOL. 84, PG. 236, A 10 FOOT WIDE RIGHT OF WAY LYING BETWEEN THE APPROXIMATE E-W CENTERLINE OF THE NE 1/4 AND A POINT APPROXIMATELY 980 FEET NORTH WAS GRANTED TO DOUGLAS COUNTY.

SURVEY PROCEDURE: THE WEST LINE OF THE NE 1/4 WAS CONTROLLED BY CENTER 1/4 CORNER, POINT 1/4 CORNER AND CS 40/215 MONUMENTS WITH THE SW CORNER OF CS 40/215 HELD AS THE CN 1/16 CORNER. I HELD THE CS 40/215 MONUMENTS AS THE CORNERS OF THE SCHULTZ FAMILY TRUST PROPERTY, TL 1100, AND CONTROLLING THE NORTH LINE OF DELANEY'S TL 1200. I MONUMENTED THE NE CORNER OF TL 1200 AS THE EASTERLY EXTENSION OF THE SOUTH LINE OF TL 1100, HOLDING A 660 FOOT WIDTH. I MONUMENTED THE SE AND SW CORNER OF TL 1200 PROPORTIONATELY BETWEEN THE NORTH LINE OF TL 1200 AND THE E-W CENTERLINE OF SECTION 29, SETTING THE SW CORNER ON THE N-S CENTERLINE OF SECTION 29 AND SETTING THE SE CORNER 660 FEET EAST. I ACCEPT MONUMENTS "P, Q, R & S" AS POINTS ON THE EAST LINE OF DYKE ROAD AND SET THE NE AND SE CORNERS OF TL 1200 AS POINTS ON THE WEST LINE OF DYKE ROAD. I ACCEPT AND HOLD CORNERS "A, B" AND "F" AS THE DEED LINE 1602.1 FEET WEST OF THE EAST 1/4 CORNER AND THE EAST LINE OF DELANEY'S PROPERTY. MONUMENT "T" PRECISELY MATCHES VOL. 83, PG. 350 RECORD (2182.10 FT. MEASURED VS. 2182.05 FT. DEED) TO THE E-W CENTERLINE OF SECTION 29 AND WAS NOTED ON A BOYER'S SURVEY CS 38/117 AND IS ACCEPTED AS A MONUMENT PER CS 38/117. I COMPUTED THE CENTERLINE OF THE NORTH PORTION OF DYKE ROAD PER VOL. 84, PG. 236 (LINE "O-M") BY HOLDING MONUMENT "O" AND COMPUTING POINT "N" AT THE DEED DISTANCE OF 357.00 FEET WEST OF MONUMENT "F" AND THEN COMPUTING MONUMENT "M" ON THE EXTENSION OF LINE "O-N" AT THE RECORD VOL. 84, PG. 236 DISTANCE OF 846.6 FT. NORTH OF MONUMENT "O". I COMPUTED SOUTHERLY PORTION OF THE DYKE ROAD VOL. 84, PG. 236, HOLDING MONUMENT "O" AND A LINE 5 FEET WEST OF MONUMENT "P". I EXTEND LINE "O-M" NORTH TO INTERSECT THE NORTH LINE OF SECTION 29 AT MONUMENT "L" AS THE NE CORNER OF DELANEY TL 900. I COMPUTE THE DELANEY EAST LINE "F-G-H" PARALLEL WITH LINE "O-M" AND SET MONUMENT "G" ON THE NORTH LINE OF SECTION 29 AND MONUMENT "H" AT DEED DISTANCE NORTH OF MONUMENT "F". MONUMENT "I" WAS SET AT DEED DISTANCE NORTH OF MONUMENT "O". MONUMENT "E" WAS THEN ESTABLISHED AS THE SE CORNER OF DELANEY'S TL 800 AT DEED RECORD DISTANCE (1363.05 FT.) SOUTH OF MONUMENT "H" ON LINE "B-F". THE NW CORNER OF DELANEY'S TL 2100 WAS THE MONUMENTED ON THE EASTERLY DYKE ROAD R/W ON A LINE PARALLEL WITH LINE "F-N" THROUGH MONUMENT "E". THE NORTH LINE OF THE RUTSCHMAN PROPERTY, TL 1900, WAS CONTROLLED BY MONUMENT "O" AND COMPUTED PARALLEL TO THE SOUTH LINE "B-P". THE NORTH LINE OF THE NEWELL PROPERTY TL 2000, WAS COMPUTED AND MONUMENTED 60 FEET NORTH OF AND PARALLEL TO RUTSCHMAN'S NORTH LINE "O-C" WITH MONUMENT "D" SET ON LINE "B-F". I MONUMENTED THE NORTH 1/4 CORNER AS NOTED IN THE CORNER DESCRIPTIONS AND THEN SET MONUMENTS "J" & "K" AT DEED RECORD DISTANCES EAST OF THE NORTH 1/4 CORNER AND ON THE NORTH LINE OF SECTION 29.

A GPS CONTROL SURVEY WAS SURVEYED AND STATICALLY PROCESSED INTO A GPS CONTROL NETWORK AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES WITH LOCAL COORDINATES COMPUTED. RTK TIES OR CONVENTIONAL TRAVERSE LOOPS WERE SURVEYED FROM PROJECT CONTROL POINTS TO PLSS CORNERS AND OTHER MONUMENTS TIED AND ALSO WERE ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND LESTER FANNING USING LEICA GX 1230 GPS RECEIVERS AND A LEICA TCPR 1203 TOTAL STATION WITH COMPUTATIONS BY ADAM DEGROOT AND DRAFTING BY KRIS DEGROOT AND ADAM DEGROOT.

HORIZONTAL DATUM:

NAME: WINSTON-GREEN LDP
REFERENCE DATUM: NAD83 CORS 96 EPOCH 2002.0
PROJECTION: TRANSVERSE MERCATOR (TM)
LATITUDE OF ORIGIN: 43°00'00"N
CENTRAL MERIDIAN: 123°24'00"W
CENTRAL MERIDIAN SCALE: 1.000025(EXACT)
FALSE NORTING: 200,000.00 ft
FALSE EASTING: 200,000.00 ft

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 S20/S21/S28/S29 LAT: 43°06'45.76381"N. LONG. 123°25'27.98025"W.
FOUND 2000 DCSO 5/8" IRON ROD AND ACCESSORIES PER PLSS ID. NO. 300300
- ② 1/4 S29/S28 LAT: 43°06'19.39895"N. LONG. 123°25'27.98753"W.
FOUND 5/8" IRON ROD AND ACCESSORIES PER PLSS ID. NO. 300240
- ③ C 1/4 S29 LAT: 43°06'19.44996"N. LONG. 123°26'03.35052"W.
FOUND A 1" IRON PIPE INSIDE A 1 1/2" IRON PIPE AND ACCESSORIES PER PLSS ID. NO. 240240
- ④ 1/4 S20/S29 LAT: 43°06'45.70711"N. LONG. 123°26'03.43863"W.
IN 1922 PER SURVEY VOL. 3 PG. 132, C.G. STEWART ACCEPTED AND RE-ESTABLISHED THE EXISTING CORNER POSITION BY DRIVING A 1 1/2" IRON PIPE AND MARKING BEARING TREES. IN 1949 PER CS 40/215, ART BOYER PERPETUATED AND RE-ESTABLISHED THE CORNER POSITION FROM A FOUND IRON PIPE 189.75' EAST AND THE DOWN 14" BALM-COTTONWOOD BEARING TREE. DRIVING A 3/4" x 40" IRON PIPE AND MARKING TWO NEW BEARING TREES. IN 1962 PER CS 49/139, DCSO PERPETUATED SAID CORNER BY SETTING A BCIP ALONGSIDE THE BOYER PIPE AND RETURNING BEARING AND DISTANCE TO THE EXISTING NE CEDAR BEARING TREE BY BOYER. THEY ALSO CALL THE CORNER ALONG THE EAST EDGE OF ROADWAY. SOMETIME AFTER THE 1964 FLOOD A DIKE WAS CONSTRUCTED BY ROSEBURG LUMBER. THE COMPUTED CORNER POSITION FALLS APPROXIMATELY 6' ABOVE NATURAL GROUND ON THE NORTHERLY EXTENT OF THE DIKE. WE MACHINE EXCAVATE A 10'x12'x6" DEEP PIT AND FIND A 1 1/2" x 1 1/2" x 16" IRON BAR WITH FLAGGING, VERTICALLY SET IN GOOD CONDITION, 1.2' EAST OF THE COMPUTED CORNER POSITION UTILIZING BOYER'S CS 40/215 RECORD. WE TIE THE IRON BAR POSITION AND REMOVE TO SEARCH FOR THE 1962 BCIP. NO OTHER EVIDENCE WAS FOUND OF THE BCIP OR THE CEDAR BEARING TREE. WE EXCAVATE A SIMILAR PIT AT A COMPUTED POSITION FOR THE IRON PIPE 189.75' EAST, WITH NO EVIDENCE FOUND. WE BACKFILL AND TRACK COMPACT THE EXCAVATED PITS. I ACCEPT THE IRON BAR AS A GOOD AND FAITHFUL PERPETUATION OF THE 1949 CORNER POSITION, AND RE-MONUMENT ITS EXACT POSITION AS FOLLOWS:

SET: 1 SET A 1 3/8" X 30" IRON POST, 24" INCHES IN THE GROUND, WITH A 2 3/8" BRASS CAP MKD:

1285 R6W
1/4 S20
S29
2013
PLS 1941

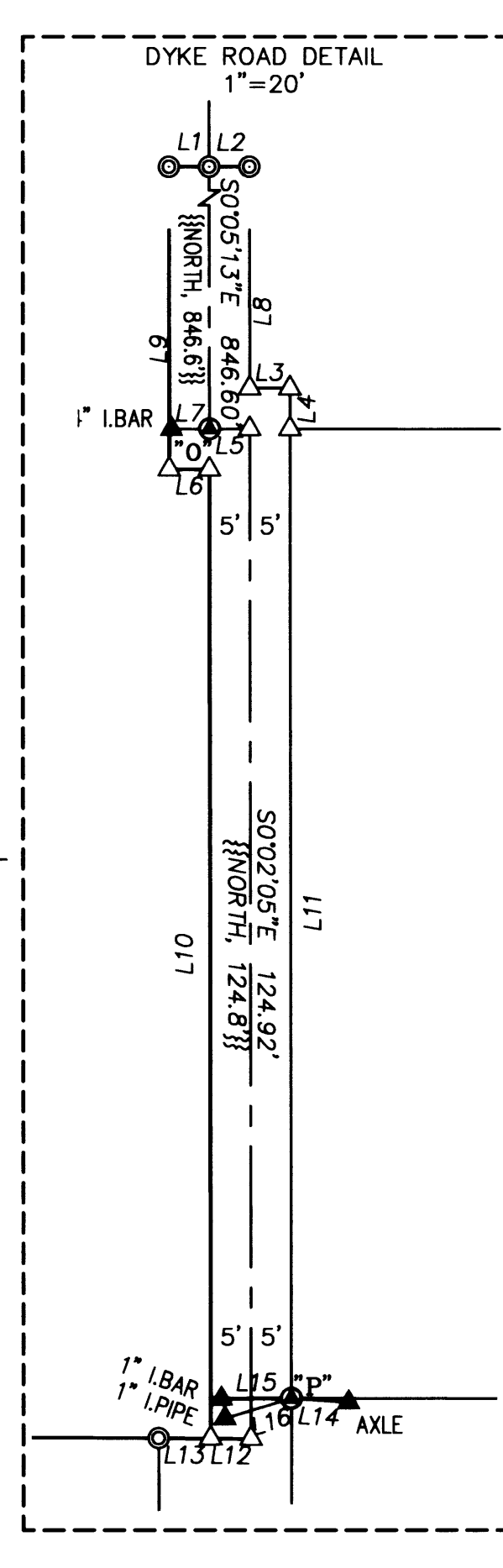
FROM WHICH NEW BEARING TREES:
A 17" COTTONWOOD BEARS S.58"W., 56.1 FT SCRIBED "1/4 S29 BT"
A 11 MAPLE BEARS N.39 3/4"W., 43.9 FT SCRIBED "1/4 S20 BT"
AND NEW REFERENCE MONUMENTS:
A 5/8" x 30" IRON ROD BEARS S.39°53'54"E., 22.10 FT.
A 5/8" x 30" IRON ROD BEARS N.58°09'48"E., 38.62 FT.
SET A 5 1/2" HEAVY GALV. TRAFFIC DELINEATOR POST 2 FT. WEST OF CORNER.

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" = 100'	FOR: LARRY DELANEY P.O. BOX 95 DILLARD, OR 97432	JOB #: 13-013 FILE: DELANEY.DWG SHEET 1 OF 1
DATE: MAY 24, 2013		

NO.	BEARING	DISTANCE
L1	S89°54'47"W	5.00
L2	N89°54'47"E	5.00
L3	N89°57'55"E	5.00
L4	S0°02'05"E	5.02
L5	S89°57'55"W	4.99
L6	S89°57'55"W	4.99
L7	N89°46'26"W	4.74
L8	S0°05'13"E	54.99
L9	N0°05'13"W	94.15
L10	S0°02'11"E	119.89
L11	S0°02'05"E	119.89
L12	N89°41'21"W	5.00
L13	N89°41'21"W	6.48
L14	S86°01'09"E	7.12
L15	N89°54'00"E	8.69
L16	S73°07'44"W	8.61



MAP FILE M157-76