

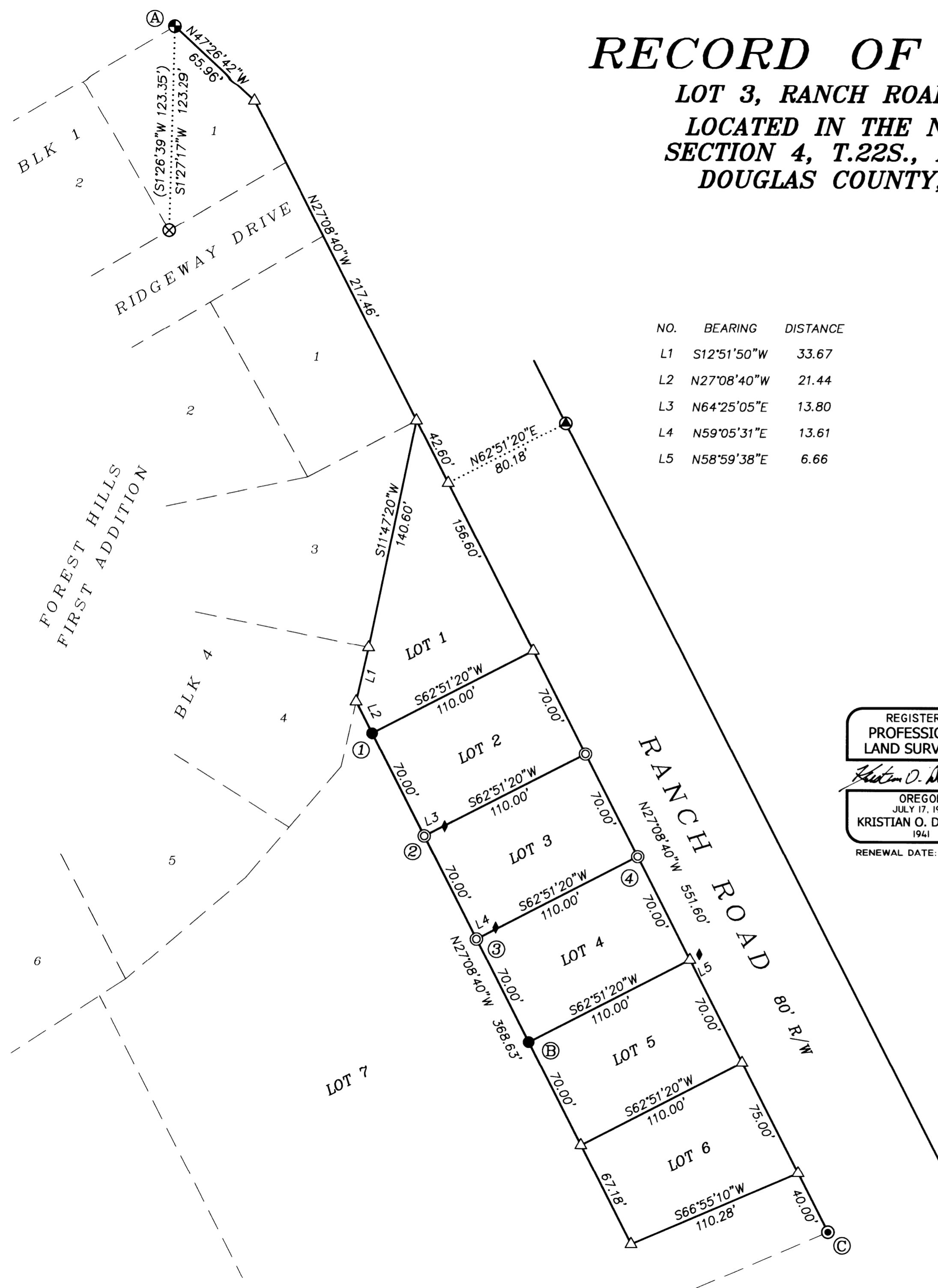
RECORD OF SURVEY

LOT 3, RANCH ROAD ADDITION
LOCATED IN THE NE 1/4 OF
SECTION 4, T.22S., R.12W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 8/23/2011 By: hu
This survey consists of:
Map: M162-60
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

MAP FILE M162-60



NO.	BEARING	DISTANCE
L1	S12°51'50"W	33.67
L2	N27°08'40"W	21.44
L3	N64°25'05"E	13.80
L4	N59°05'31"E	13.61
L5	N58°59'38"E	6.66



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-2011

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE CORNERS OF LOT 3, RANCH ROAD ADDITION, VOL.14, PG.48. THIS SURVEY IS CONTROLLED BY MONUMENTS SET PER FOREST HILLS FIRST ADDITION, M 50-2 AND RANCH ROAD ADDITION. BTS IS IN POSSESSION OF THE ORIGINAL 1973 BAUGHMAN SURVEYING SERVICE FILES, COMPUTER GENERATED COORDINATES AND FIELD NOTES FOR THE M 50-2 BOUNDARY SURVEY AND THE VOL.14, PG.48 RANCH ROAD ADDITION SUBDIVISION. THE BASIS OF BEARING IS COMPUTED PER THE M 50-2/RANCH ROAD ADDITION COORDINATES BETWEEN THE 2" IRON PIPE AT THE N.E. CORNER OF LOT 1, BLK 1 FOREST HILLS FIRST ADDITION (POINT "A"), AND THE 5/8" IRON ROD AT THE S.W. CORNER OF LOT 4, RANCH ROAD ADDITION (POINT "B"). THE 5/8" IRON ROD AT POINT "C" WAS FOUND TO BE BENT 15" BELOW GROUND. I STRAIGHTEN AND RESET IN ITS ORIGINAL POSITION. THE MEASURED BEARING AND DISTANCE RELATIONSHIP OF POINTS "A"- "B"- "C" PRECISELY MATCH THE 1973 RECORD. THE WESTERLY R/W OF RANCH ROAD IS COMPUTED PER THE M 50-2/RANCH ROAD ADDITION COORDINATES BETWEEN POINT "A" & POINT "C". THE N.W. MONUMENTED CORNER OF M115-13, BY EUGENE WOBBE IN 1992, WAS FOUND BURIED 18" IN THE GROUND, WITH THE TOP 12" BENT. I STRAIGHTEN AND RESET THE MONUMENT, AND DO NOT HOLD TO CONTROL THE WESTERLY R/W OF RANCH ROAD. IT APPEARS THAT MR. WOBBE HELD THE BENT POSITION OF POINT "C" IN M 115-13, WHICH BEARS N.64°06'37"E., 0.32' FROM THE CURRENT MONUMENTED POSITION. UN-RECORDED MONUMENTS WERE FOUND NEAR THE N.W. AND S.W. CORNERS OF LOT 3, AND THE S.E. CORNER OF LOT 4. NO OFFSET MONUMENTS WERE NOTED OR CALLED FOR IN THE ORIGINAL PLAT OR FIELD NOTES, AND THE UN-RECORDED MONUMENTS WERE NOT SET BY ANY SURVEY OF RECORD. I DRIVE THEM 0.5' BELOW GROUND. I SEARCH FOR ALL ORIGINAL MONUMENTS OF LOTS 1-6 BY SURVEY TIE. THE MONUMENT AT THE N.W. CORNER OF LOT 1 WAS LOCATED BENEATH A 12"x12" LANDSCAPE TIMBER, BUT WAS NOT UNCOVERED OR TIED. THE MONUMENT ON THE NORTHERLY LINE OF LOT 1 WAS NOT SEARCHED FOR. SEE MONUMENTATION NOTES FOR ADDITIONAL INFORMATION.

THIS SURVEY WAS PERFORMED BY LESTER FANNING, PLS 2664 AND ADAM DEGROOT USING A LEICA TCRP 1203 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND ADAM DEGROOT.

MONUMENTATION NOTES:

- 1) FOUND ORIGINAL 5/8" IRON ROD, BENT & LOOSE IN MUDDY SLOUGH BOTTOM. I STRAIGHTEN AND RESET.
- 2) FOUND ORIGINAL 5/8" IRON ROD, BURIED 18" BELOW GROUND. I BRING TO SURFACE AND SET PLASTIC CAP ON ROD.
- 3) NO EVIDENCE OF ORIGINAL MONUMENT. CORNER FALLS AGAINST SOUTH WEST FACE OF A 36" FIR STUMP. I SAW A V-NOTCH INTO THE STUMP, AND SET THE IRON ROD INTO SOLID GROUND BETWEEN THE ROOTS.
- 4) NO EVIDENCE OF ORIGINAL MONUMENT. CORNER FALLS 0.15' SOUTH EAST AND 0.05' BELOW THE S.E. CORNER OF A WATER METER BOX. I CUT A SLOT IN THE FLARED PLASTIC BASE TO ACCEPT THE IRON ROD.

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊕ = FOUND 2" IRON PIPE - INITIAL POINT FOREST HILLS FIRST ADD.
- ⊗ = FOUND 5/8" IRON ROD PER FOREST HILLS FIRST ADD.-V.12 PG.27
- ⊙ = FOUND 5/8" IRON ROD PER M 50-2
- = FOUND 5/8" IRON ROD PER RANCH ROAD ADD.-V.14 PG.48
- ⊙ = FOUND 5/8" IRON ROD PER M 115-13
- ◆ = FOUND 5/8" IRON ROD - NOT OF RECORD
- △ = COMPUTED POINT - NOT SET
- () = RECORD PER M 50-2 AND RANCH ROAD ADD.-V.14 PG.48

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

SCALE: 1" = 50'	FOR: RYAN & LINDA BARR 250 RANCH RD REEDSPORT, OR 97467	JOB #: 11-039
DATE: AUGUST 23, 2011		FILE: 11-039 BARR.DWG
		SHEET 1 OF 1

MAP FILE M162-60