

BOUNDARY SURVEY

LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 7 WEST, W.M.;
THE SE 1/4 AND THE SW 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 7 WEST, W.M.
DOUGLAS COUNTY, OREGON

SURVEY FOR: ELKTON RESERVE, LLC AND
THE UNITED STATES OF AMERICA

NRCS EASEMENT #82-0436-10-011NK

- (A) STANDARD CORNER SECTION 5/4
FOUND 1" I.PIPE SET BY MARKHAM
IN FENCELINE

BEARING TREE FOUND
21" OAK BRS. S46°W 23.0'

BEARING TREE MARKED
18" D.FIR BRS. S16°E 48.4'
- (B) NORTH 1/4 CORNER SECTION 4
FOUND T-IRON PER M38-69

BEARING TREE FOUND
31" D.FIR BRS. S58°W 20.8' (HEALED FACE)

BEARING TREES MARKED
23" D.FIR BRS. N52°W 24.2'
27" D.FIR BRS. N70°E 18.7'
- (C) EAST 1/16 CORNER SECTION 33
FOUND T-IRON PER M38-69
LIES 0.25' NORTH OF SECTION LINE
- (D) CLOSING CORNER SECTIONS 33/34
FOUND T-IRON PER M38-69
CORNER LIES 10'± WEST OF CREEK FLOWING SOUTH

BEARING TREE FOUND
48" CEDAR STUMP BRS. N12°W 47.0' (VISIBLE SCRIBE)

BEARING TREE MARKED
12" R.CEDAR BRS. N57°E 17.2'
- (E) STANDARD CORNER SECTIONS 4/3
FOUND BLM IRON PIPE W/BRASS CAP
& RECORD BLM BT'S
- (F) NORTH 1/16 CORNER SECTIONS 5/4
SET 3/4"x36" I.ROD W/3" ALUM. CAP

BEARING TREES MARKED
23" D.FIR BRS. N4°W 13.7' (BARK SCRIBED)
19" D.FIR BRS. N85°E 22.3'
- (G) CENTER NORTH 1/16 CORNER
SET 3/4"x36" I.ROD W/3" ALUM. CAP

BEARING TREES MARKED
13" D.FIR BRS. N3°E 21.7'
POWER POLE #6D4 BRS. S17°E 14.6'
- (H) NORTHEAST 1/16 CORNER
SET 3/4"x36" I.ROD W/3" ALUM. CAP

BEARING TREES MARKED
11" D.FIR BRS. S3°W 14.4'
11" D.FIR BRS. S74°W 21.0'
- (I) NORTH 1/16 CORNER SECTIONS 4/3
SET 3/4"x36" I.ROD W/3" ALUM. CAP
T-IRON PER M18-33 BRS. S86°38'17"E 0.74'
"X" ON ROCK BY HAINES BRS. N29°E 5.9'

BEARING TREES MARKED
27" D.FIR BRS. S39°E 16.6' (HAINES BT)
6" D.FIR BRS. S74°W 18.7'
- (J) 1/4 CORNER SECTIONS 5/4
FOUND DOUGLAS COUNTY SURVEYOR
I.PIPE W/BRASS CAP
& RECORD BT'S PER CS52/125
- (K) CENTER EAST 1/16 CORNER
SET 3/4"x36" I.ROD W/3" ALUM. CAP

BEARING TREES MARKED
11" MYRTLE BRS. S59°W 14.7' (BARK SCRIBED)
23" D.FIR BRS. N5°W 54.1'
- (L) 1/4 CORNER SECTIONS 4/3
FOUND 1 1/2" I.PIPE PER CS41/380
HAINES' T-IRON PER M18-33
BRS. N20°33'56"E 7.00'

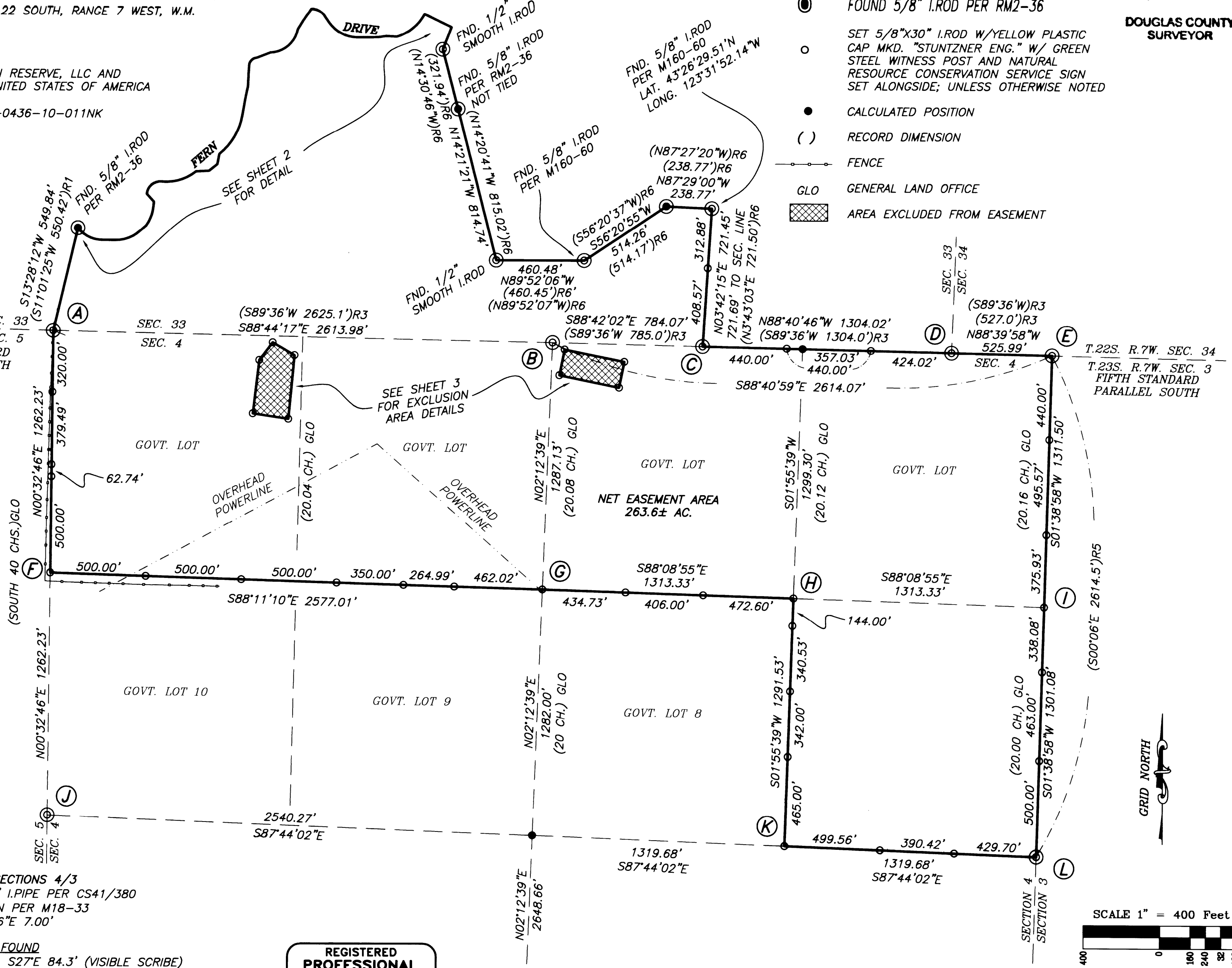
BEARING TREE FOUND
44" D.FIR BRS. S27°E 84.3' (VISIBLE SCRIBE)

BEARING TREE MARKED
28" D.FIR BRS. N9°E 51.5'
- (M) 1/4 CORNER SECTIONS 4/9
FOUND DOUGLAS COUNTY SURVEYOR
IRON PIPE W/BRASS CAP PER CS52/125

BEARING TREE FOUND
28" W.OAK BRS. S71°E 214.3'

BEARING TREE MARKED
15" D.FIR BRS. N39°E 300.2'

T.22S. R.7W. SEC. 33
T.23S. R.7W. SEC. 5
FIFTH STANDARD
PARALLEL SOUTH



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ⦿ FOUND 5/8" I.ROD PER RM2-36
- SET 5/8"x30" I.ROD W/YELLOW PLASTIC CAP MKD. "STUNTZNER ENG." W/ GREEN STEEL WITNESS POST AND NATURAL RESOURCE CONSERVATION SERVICE SIGN SET ALONGSIDE; UNLESS OTHERWISE NOTED
- CALCULATED POSITION
- () RECORD DIMENSION
- FENCE
- GLO GENERAL LAND OFFICE
- ▨ AREA EXCLUDED FROM EASEMENT

FILED

Date: 2-14-2012
This survey consists of:
Map: M163-30A-C
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
July 12, 2005
Corey M. Woodruff
62978

EXPIRES 6/30/12

Stuntzner

Engineering &
Forestry, LLC



705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420

PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com

Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 11-3-163	PREPARED FOR:	ELKTON RESERVE, LLC AND THE UNITED STATES OF AMERICA
DATE: 1/2012	DRAWN BY: CMW	CHECKED BY: CMW
FILE NAME: 11-163 Branscomb- NRCS PLAT.dwg	SHEET 1 OF 3	

MAP FILE M163-30A

MAP FILE M163-30A

BOUNDARY SURVEY

LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 7 WEST, W.M.;
THE SE 1/4 AND THE SW 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 7 WEST, W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 2-14-2012 By: JK
This survey consists of:
Map: M163-30A-C
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

FERN DRIVE RIGHT-OF-WAY:

DUE TO VARYING R.O.W. WIDTHS AS DESIGNED BY BARNES (DS-006 & DS-007) AND VARIATIONS BETWEEN RECORD VS. MEASURED DIMENSIONS, THE MAJORITY OF THE CURVES SHOWN HEREON ARE NON-TANGENT. UNLESS NOTED OTHERWISE, RECORD CURVE RADII WERE HELD BETWEEN FOUND MONUMENTS TO ESTABLISH THE CURVES LOCATION.

FOR THE PURPOSE OF REESTABLISHING POINTS ALONG THE RIGHT-OF-WAY RECORD DIMENSIONS PER DS-006/DS-007 WERE HELD. THE BEARING BETWEEN FOUND MONUMENTS AT STATIONS 31+15.32 AND 46+71.59 WAS HELD TO CALCULATE THE ANGULAR DIFFERENCE (2°42'48") BETWEEN GRID NORTH AND THE CALCULATED RECORD BEARING PER DS-006/DS-007. THIS ROTATION WAS APPLIED TO SAID RECORD DIMENSIONS. RECORD RIGHT-OF-WAY WIDTHS AND CURVE DATA FOR FERN DRIVE WERE BASED ON DS-006/DS-007 AND PUBLIC ROAD DEED BOOK 461, PAGES 511-525.

RECORD BEARINGS AND DISTANCES MEASURED ALONG THE RIGHT-OF-WAY FROM FOUND MONUMENTS WERE HELD TO ESTABLISH MONUMENTS AT STATIONS: 27+50, 31+70, 32+25, 32+66.64, 34+53.49, 37+29.64 & 38+87.69.

MONUMENTS SET AT STATIONS 24+66.46, 25+35.07, 26+30.15 AND 26+55 WERE ESTABLISHED AS FOLLOWS: THE RECORD BEARING & DISTANCE WAS HELD FROM THE FOUND MONUMENT AT STATION 27+27.53 TO CALCULATE THE STATION AT CENTERLINE. FROM THIS CALCULATED POSITION, THE RECORD ALIGNMENT AND OFFSET DATA WAS HELD AS SHOWN. USING THIS SOLUTION, THE FOUND MONUMENT AT THE NORTHEAST CORNER OF THE ELKTON RESERVE PROPERTY AGREES WITH THE CALCULATED RIGHT-OF-WAY OFFSET.

MONUMENTS SET AT STATION 41+72.35 AND 43+00 WERE ESTABLISHED BY HOLDING RECORD OFFSET DISTANCE FROM THE FOUND MONUMENT AT STATION 46+71.59 TO CALCULATE THE STATION AT CENTERLINE AND THEN HOLDING THE RECORD TANGENT BEARING. RECORD CURVE RADIUS WAS FIT BETWEEN TANGENTS AS SHOWN.

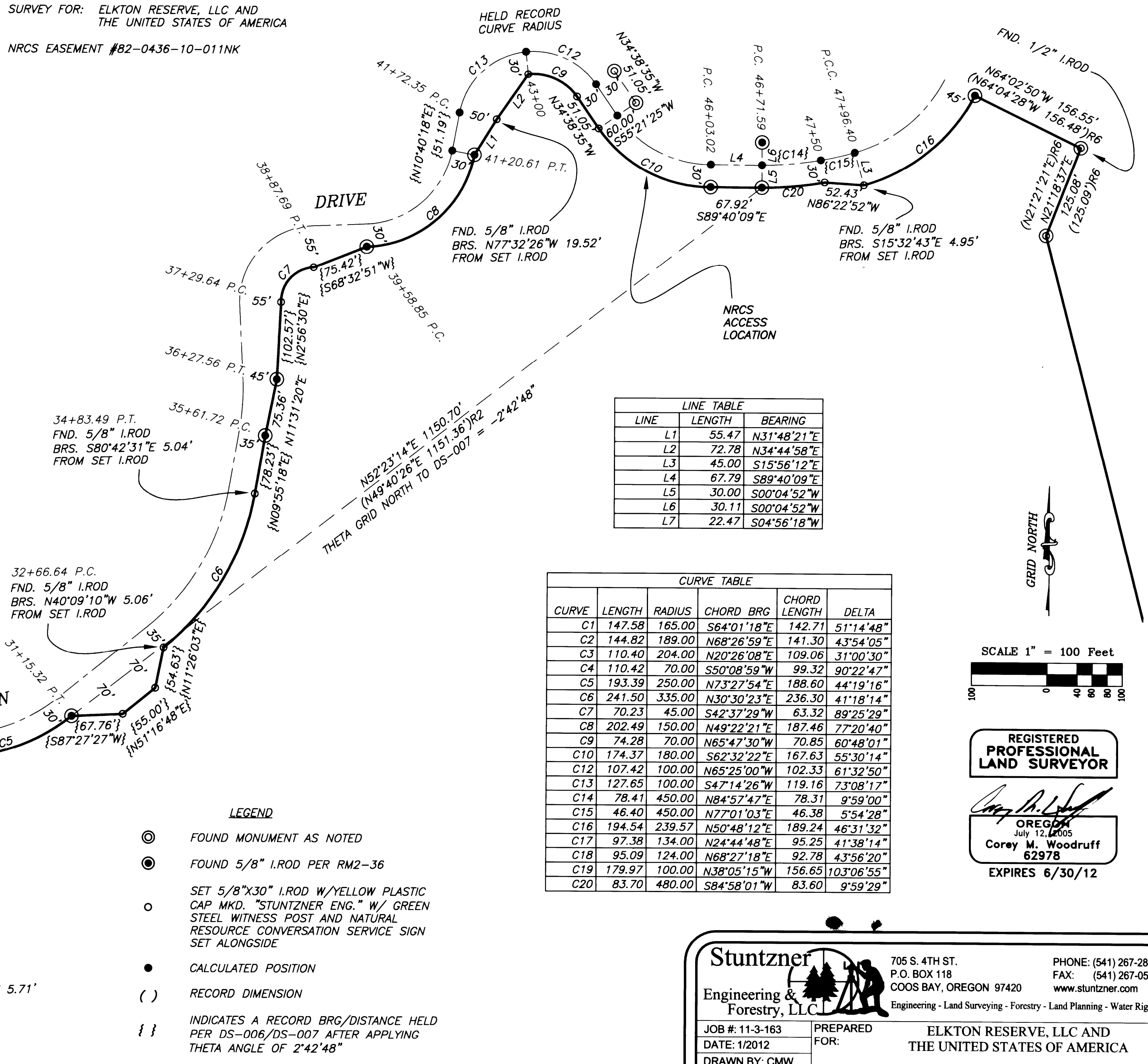
MONUMENTS SET AT STATIONS 44+58.37 AND 44+07.32 WERE ESTABLISHED BY HOLDING THE RECORD OFFSET OF 60 FEET FROM FOUND MONUMENTS ON THE OPPOSITE SIDE OF THE RIGHT-OF-WAY AS SHOWN.

MONUMENTS SET AT STATIONS 47+50 & 47+96.40 WERE ESTABLISHED BY HOLDING RECORD OFFSET DISTANCE FROM THE FOUND MONUMENT AT STATION 46+71.59 TO CALCULATE THE STATION AT CENTERLINE. FROM THIS CALCULATED POSITION, THE RECORD ALIGNMENT AND OFFSET DATA WAS HELD AS SHOWN.

SEVERAL MONUMENTS WERE FOUND (AS SHOWN HEREON), THAT WHILE LOCATED NEAR THE APPROPRIATE STATION LOCATION, WERE SET AT WIDTHS THAT DISAGREE WITH RECORD. THESE MONUMENTS WERE NOT HELD TO DETERMINE THE RIGHT-OF-WAY.

SURVEY FOR: ELKTON RESERVE, LLC AND
THE UNITED STATES OF AMERICA

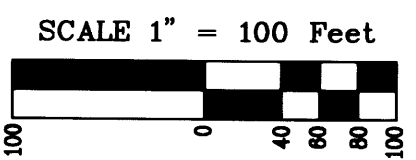
NRCS EASEMENT #82-0436-10-011NK



LINE	LENGTH	BEARING
L1	55.47	N31°48'21"E
L2	72.78	N34°44'58"E
L3	45.00	S15°56'12"E
L4	67.79	S89°40'09"E
L5	30.00	S00°04'52"W
L6	30.11	S00°04'52"W
L7	22.47	S04°56'18"W

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD LENGTH	DELTA
C1	147.58	165.00	S64°01'18"E	142.71	51°14'48"
C2	144.82	189.00	N68°26'59"E	141.30	43°54'05"
C3	110.40	204.00	N20°26'08"E	109.06	31°00'30"
C4	110.42	70.00	S50°08'59"W	99.32	90°22'47"
C5	193.39	250.00	N73°27'54"E	188.60	44°19'16"
C6	241.50	335.00	N30°30'23"E	236.30	41°18'14"
C7	70.23	45.00	S42°37'29"W	63.32	89°25'29"
C8	202.49	150.00	N49°22'21"E	187.46	77°20'40"
C9	74.28	70.00	N65°47'30"W	70.85	60°48'01"
C10	174.37	180.00	S62°32'22"E	167.63	55°30'14"
C12	107.42	100.00	N65°25'00"W	102.33	61°32'50"
C13	127.65	100.00	S47°14'26"W	119.16	73°08'17"
C14	78.41	450.00	N84°57'47"E	78.31	9°59'00"
C15	46.40	450.00	N77°01'03"E	46.38	5°54'28"
C16	194.54	239.57	N50°48'12"E	189.24	46°31'32"
C17	97.38	134.00	N24°44'48"E	95.25	41°38'14"
C18	95.09	124.00	N68°27'18"E	92.78	43°56'20"
C19	179.97	100.00	N38°05'15"W	156.65	103°06'55"
C20	83.70	480.00	S84°58'01"W	83.60	9°59'29"

- LEGEND**
- ⊙ FOUND MONUMENT AS NOTED
 - ⊙ FOUND 5/8" I.ROD PER RM2-36
 - SET 5/8"x30" I.ROD W/YELLOW PLASTIC CAP MKD. "STUNTZNER ENG." W/ GREEN STEEL WITNESS POST AND NATURAL RESOURCE CONVERSATION SERVICE SIGN SET ALONGSIDE
 - CALCULATED POSITION
 - () RECORD DIMENSION
 - { } INDICATES A RECORD BRG/DISTANCE HELD PER DS-006/DS-007 AFTER APPLYING THETA ANGLE OF 2°42'48"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Corey M. Woodruff
OREGON
July 12, 2005
Corey M. Woodruff
62978
EXPIRES 6/30/12

Stuntzner Engineering & Forestry, LLC

705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420
PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 11-3-163
DATE: 1/2012
DRAWN BY: CMW
CHECKED BY: CMW

PREPARED FOR: ELKTON RESERVE, LLC AND THE UNITED STATES OF AMERICA
FILE NAME: 11-163 Branscomb- NRCS PLAT.dwg

SHEET 2 OF 3

MAP FILE M163-30B

MAP FILE M163-30B

BOUNDARY SURVEY

LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 7 WEST, W.M.;
THE SE 1/4 AND THE SW 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 7 WEST, W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 2/14/2012 By: [Signature]
This survey consists of:
Map: M163-30 AC
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

SURVEY FOR: ELKTON RESERVE, LLC AND
THE UNITED STATES OF AMERICA

NRCS EASEMENT #82-0436-10-011NK

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE BOUNDARIES OF A CONSERVATION EASEMENT TO BE GRANTED FROM THE ELKTON RESERVE, LLC TO THE UNITED STATES.

BOUNDARIES WERE MARKED WITH MONUMENTS ESTABLISHED AT INTERVALS AS SHOWN HEREON. GREEN STEEL U-CHANNEL POSTS WITH NATURAL RESOURCE CONSERVATION SERVICE SIGNS WERE SET NEAR ALL FOUND AND SET EASEMENT ANGLE POINTS. A PORTION OF THE NEW EASEMENT BOUNDARY ADJOINS AN EASEMENT PREVIOUSLY GRANTED TO THE UNITED STATES. ALONG THIS BOUNDARY NEW SIGNS WERE PLACED ON THE EXISTING POSTS AS DIRECTED.

REFERENCE TO THE STATE PLANE GRID IS BASED ON GPS OBSERVATIONS PROCESSED VIA THE NGS-OPUS PROGRAM. SAID OBSERVATIONS UTILIZED BASE STATIONS: DCSO, CORV & LPSB.

SECTION 4 WAS SUBDIVIDED BASED ON FOUND MONUMENTATION AS SHOWN. THE 1/4 CORNER COMMON TO SECTIONS 4 & 3 WAS MONUMENTED BY SINGLE PROPORTION BY TWO SURVEYORS, PHILLIPS IN 1954 (CS41-380) AND HAINES IN 1955 (M16-23). BOTH OF THESE MONUMENTS WERE FOUND DURING THIS SURVEY. HAINES' PLAT DOES NOT MENTION FINDING THE PHILLIPS MONUMENT. PHILLIPS SURVEY MAKES REFERENCE TO A STEEL AXLE AND ORIGINAL OAK BEARING TREE AT THE SE CORNER OF SECTION 4. THIS IS CONSISTENT WITH THE HISTORIC DESCRIPTION OF THIS CORNER. HAINES PLAT HOWEVER SHOWS THIS SE CORNER AS A 3/4" IRON PIPE AND DOES NOT PROVIDE BEARING TREE INFORMATION. I HELD THE PHILLIPS MONUMENT AS I BELIEVE HE PROPORTIONED IT USING PROPER PROCEDURES AND REFERENCING THE CORRECT MONUMENT AT THE SE CORNER OF SECTION 4.

ALTHOUGH HAINES' T-IRON AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 4 & 3 FALLS VERY CLOSE TO MY CALCULATED POSITION, I DID NOT HOLD HIS MONUMENT DUE TO HIS USAGE OF THE 3/4" IRON PIPE AT THE SOUTHEAST SECTION CORNER. I SET A NEW MONUMENT FOR THIS POSITION.

THE RIGHT-OF-WAY OF FERN DRIVE WAS LOCATED AS SHOWN ON SHEET 2.

EQUIPMENT USED TO PERFORM THIS SURVEY INCLUDED A NIKON NIVO-2 TOTAL STATION, TRIMBLE TSC2 DATA COLLECTOR WITH TDS SOFTWARE, TRIMBLE 5800 GPS RECEIVER AND A TRIMBLE 5700 GPS RECEIVER.

ASSISTING IN THIS SURVEY WERE JOHN HOSHALL AND DANNY DEAN.

CERTIFICATION
THE UNDERSIGNED CERTIFIES THAT THIS SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH ORS 209.250.

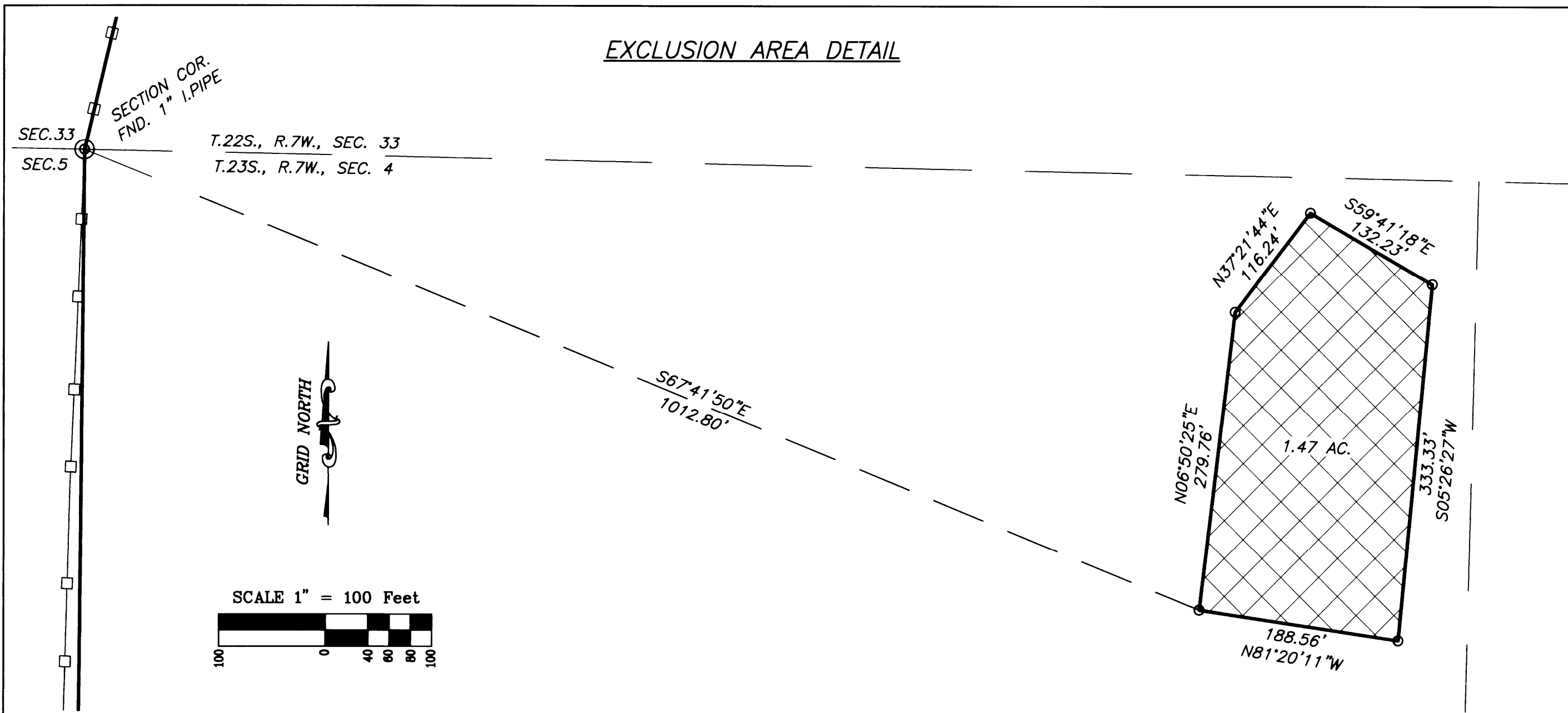
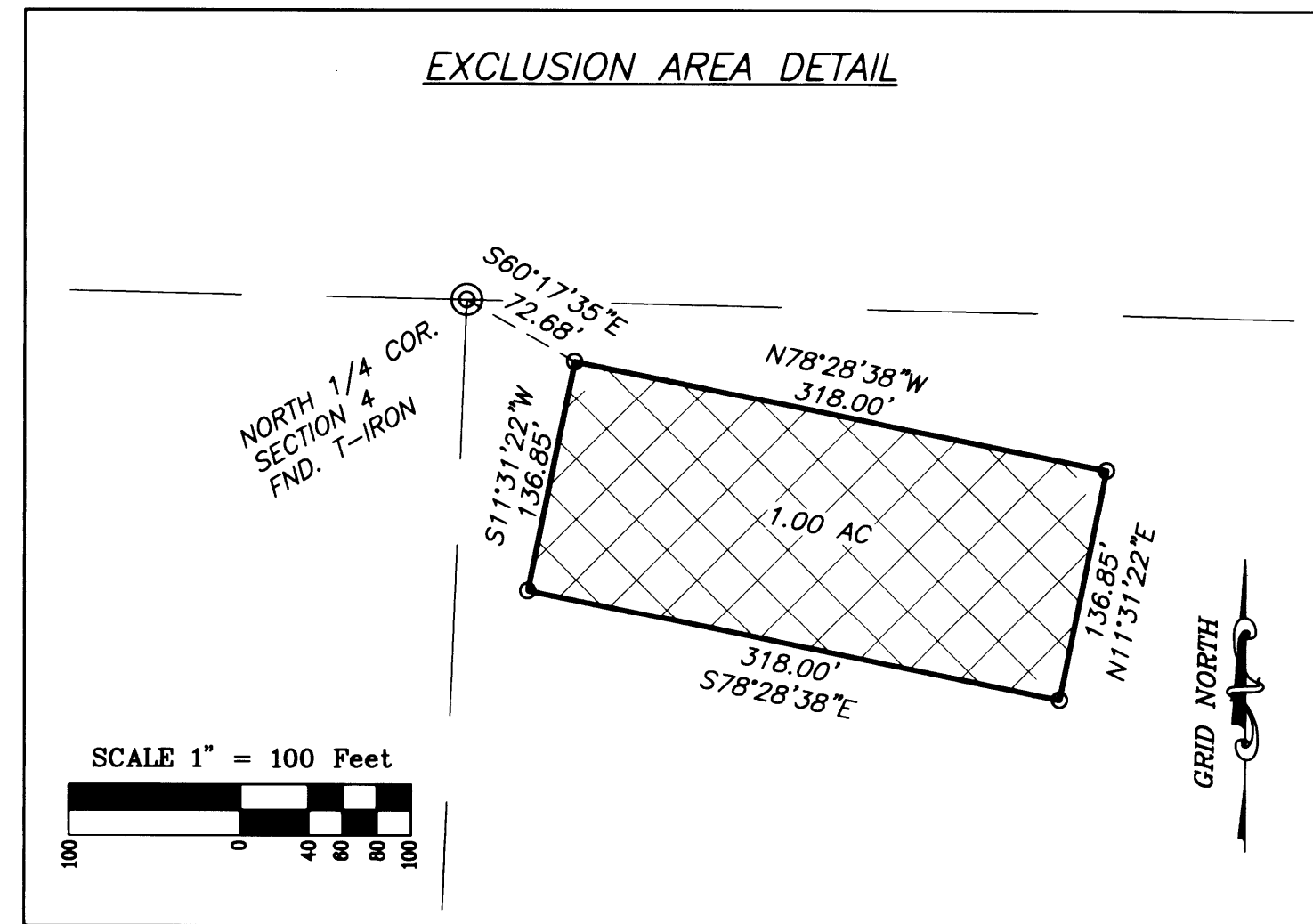
COREY M. WOODRUFF, PLS

REFERENCE SURVEYS
R1) RM2-36 BY W.BARNES, OCTOBER 1972
R2) DS-006 & DS-007 BY W.BARNES, AUGUST 1971
R3) M38-69 BY W.HAINES, DECEMBER 1969
R4) M18-33 BY W.HAINES, 1960
R5) CS41/380 BY J.PHILLIPS, AUGUST 1954
R6) M160-60 A & B BY C.WOODRUFF, APRIL 2010
R7) M16-23 BY W.HAINES, DECEMBER 1955

BASIS OF BEARING
GRID NORTH, OREGON STATE PLANE (SOUTH ZONE), NAD 83
CONVERGENCE ANGLE = -2°04'29"

DISTANCES SHOWN HEREON ARE GRID, INTERNATIONAL FEET
A COMBINED SCALING FACTOR OF .99988750 WAS APPLIED TO ALL CONVENTIONAL GROUND MEASUREMENTS.

TO CONVERT GRID DISTANCES TO GROUND DIVIDE THE GRID DISTANCE BY THE COMBINED SCALING FACTOR.



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8"x30" I.ROD W/YELLOW PLASTIC CAP MKD. "STUNTZNER ENG." W/ GREEN STEEL WITNESS POST AND NATURAL RESOURCE CONSERVATION SERVICE SIGN SET ALONGSIDE
- CALCULATED POSITION
- () RECORD DIMENSION
- ▨ AREA EXCLUDED FROM EASEMENT
- FENCE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
July 12, 2009
Corey M. Woodruff
62978
EXPIRES 6/30/12

Stuntzner
Engineering & Forestry, LLC
705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420
www.stuntzner.com
PHONE: (541) 267-2872
FAX: (541) 267-0588
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 11-3-163	PREPARED FOR:	ELKTON RESERVE, LLC AND THE UNITED STATES OF AMERICA
DATE: 1/2012		
DRAWN BY: CMW		
CHECKED BY: CMW	FILE NAME: 11-163 Branscomb- NRCS PLAT.dwg	SHEET 3 OF 3

MAP FILE M163-30C

MAP FILE M163-30C