

# 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: JC  
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.

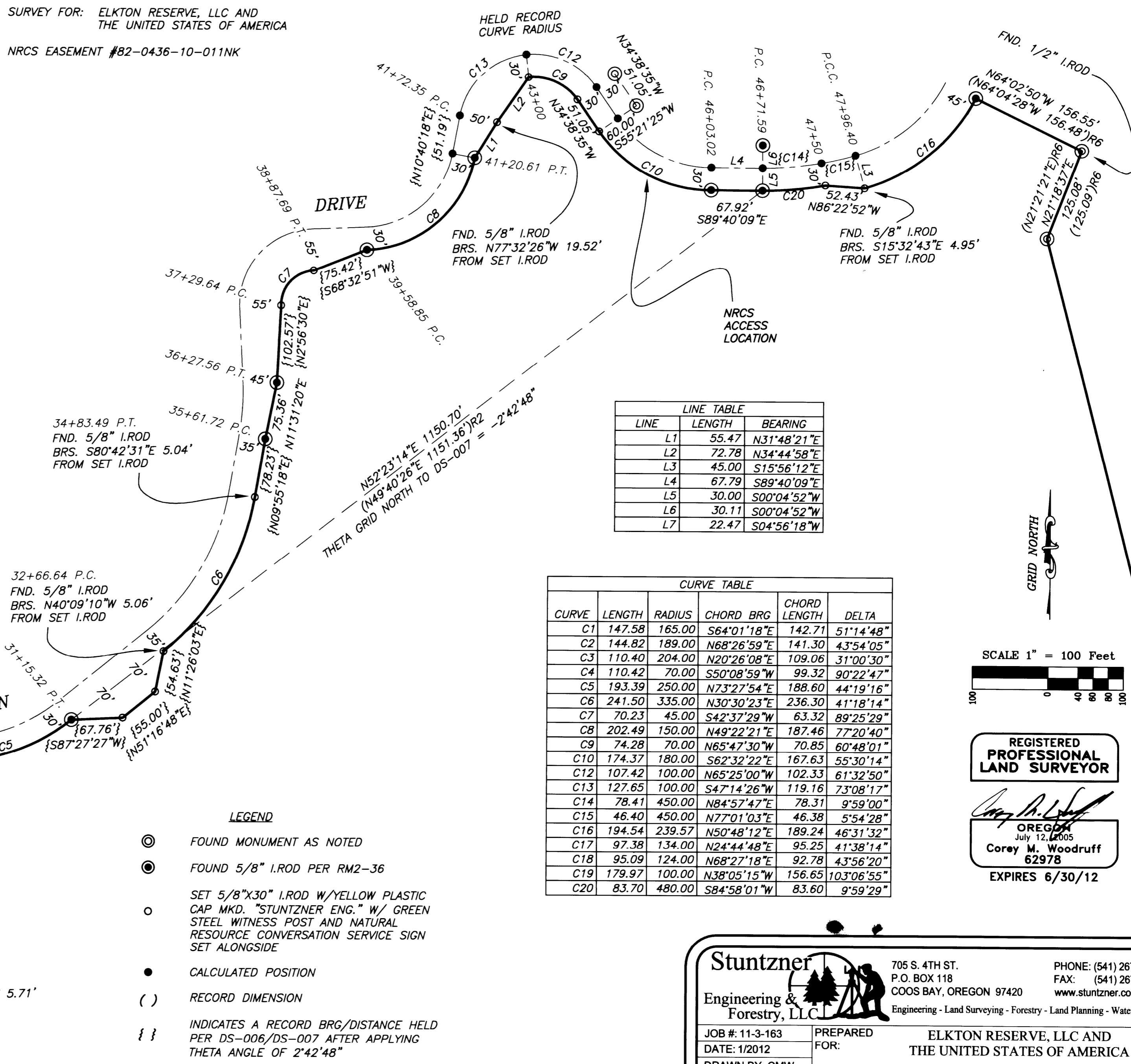
MONUMENTS SET AT STATIONS 44+58.37 AND 44+07.32 WERE ESTABLISHED BY HOLDING THE RECORD OFFSET OF 60 FEET FROM FOUND MONUMENTS ON THE OPPOSITE SIDE OF THE RIGHT-OF-WAY AS SHOWN.

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



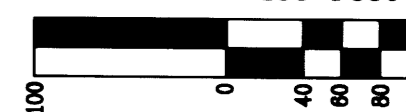
LINE	LENGTH	BEARING
L1	55.47	N31°48'21"E
L2	72.78	N34°44'58"E
L3	45.00	S15°56'12"E
L4	67.79	S89°40'09"E
L5	30.00	S00°04'52"W
L6	30.11	S00°04'52"W
L7	22.47	S04°56'18"W

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"

SCALE 1" = 100 Feet



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey M. Woodruff  
July 12, 2005

OREGON  
July 12, 2005  
Corey M. Woodruff  
62978

EXPIRES 6/30/12

Stuntzner

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Forestry, LLC



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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 2 OF 3

MAP FILE M163-30B

MAP FILE M163-30B