

BOUNDARY LINE ADJUSTMENT

SEC. 6, T. 26 S., R. 5 W., W.M.

FILED

Date: 6/13/2012 By: MW
 This survey consists of:
 Map: M163-64A-C
 Narrative:
 Corner Rpt:

DOUGLAS COUNTY
 SURVEYOR

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EXISTING BOUNDARY BETWEEN TWO PARCELS OF LAND (TAX LOT 26 5 6D - 200 AND TAX LOT 26 5 6A - 1000). THESE TWO PARCELS ARE LOCATED NEAR WILBUR, OR IN DOUGLAS COUNTY. THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) HAS PURCHASED ALL BUT THE NORTHERLY 1.46 ACRES FROM TAX LOT 26 5 6D - 200 AS DIRECTED IN A STIPULATED SETTLEMENT AGREEMENT DETAILED IN DOUGLAS COUNTY CIRCUIT COURT CASE 10CV5005CC AND ON ODOT DRG. NO. 1A-24-2. THIS RESULTING PARCEL WILL BE USED FOR A WETLAND MITIGATION SITE IN SUPPORT OF THE I-5: DEL RIO ROAD / WINCHESTER INTERCHANGE PROJECT CURRENTLY UNDER CONSTRUCTION AT DEL RIO ROAD AND INTERSTATE 5. ODOT HAS COMPLETED THIS BOUNDARY LINE ADJUSTMENT ACCORDING TO OREGON REVISED STATUTE (O.R.S.) 92 WHICH EXEMPTS PUBLIC AGENCIES FROM THE TYPICAL PARTITIONING PROCESS WITH THE PLANNING DEPARTMENT. THE INITIAL FIELD WORK FOR THIS SURVEY OCCURRED BETWEEN AUGUST 10, 2011 AND OCTOBER 5, 2011. THE ORIGINAL FIELD NOTES ARE ARCHIVED IN SALEM AS BOOK NUMBER 4073 AND HAVE BEEN UP DATED WITH THE FIELD NOTES SPECIFIC TO THIS SURVEY.

COORDINATES & BASIS OF BEARING

THE BEARINGS ARE BASED ON THE OREGON COORDINATE SYSTEM (OCS) OF 1983 - SOUTH ZONE, NAD83(1991). THIS SURVEY UTILIZES A LOCAL DATUM PLANE (LDP) WHICH IS RELATIVE TO THE SAID OCS, WITH RESPECT TO THE LOCAL LATITUDE AND GROUND ELEVATION. THE LDP COORDINATES DEFINE TRUE GROUND DISTANCES. TO CONVERT LDP COORDINATES TO THE OCS, MULTIPLY THE COORDINATES BY 0.99987087.

HORIZONTAL CONTROL

CONTROL FOR THIS PROJECT WAS ESTABLISHED BY HOLDING THE GPS POSITIONS FROM POINTS 11851-2 AND 11851-3 FROM A PREVIOUS ODOT CONTROL SURVEY FILED AT THE DOUGLAS COUNTY SURVEYOR'S OFFICE AS M143-67. THE PROJECT LDP SCALE FACTOR FROM THE RECENT DEL RIO PROJECT WAS UTILIZED AS SHOWN ON ST. HWY. 15-026 TO SCALE THE COORDINATES FOR THIS PROJECT.

THE PROCEDURE INVOLVED DUAL OCCUPATIONS WITH 15 MINUTE RAPID-STATIC GPS SESSIONS FROM 11851-2 AND 11851-3 OUT TO THE SITE CONTROL POINTS GPS1 AND GPS2. A SUBSEQUENT NETWORK SURVEY WAS RUN THROUGH CONTROL POINTS 1D THROUGH 10D TO COLLECT MONUMENT AND TOPO DATA FOR THE PROJECT. LEAST SQUARES ADJUSTMENTS WERE APPLIED SEPARATELY TO THE GPS AND TERRESTRIAL NETWORKS TO PRODUCE THE FINAL LDP COORDINATES. ALL SURVEY WORK AT THE MITIGATION SITE WAS PERFORMED BY THE REGION 3, DISTRICT 7 SURVEY CREW BASED IN ROSEBURG. THE PROJECT UNITS ARE INTERNATIONAL FEET. POINTS 11851-2 AND 11851-3 FORM THE BASIS OF BEARINGS FOR THIS PROJECT.

HORIZONTAL CONTROL EQUIPMENT

A LEICA GX1230 DUAL FREQUENCY GPS RECEIVER WAS USED FOR GPS OBSERVATIONS. IT HAS THE FOLLOWING ACCURACY: PHASED DIFFERENTIAL STATIC METHOD HORIZONTAL ERROR OF 5 MM + 0.5 PPM, AND A VERTICAL ERROR OF 10 MM, + 0.5 PPM; PHASED DIFFERENTIAL RTK METHOD HORIZONTAL ERROR OF 10 MM + 1 PPM, AND A VERTICAL ERROR OF 20 MM, + 1 PPM.

A LEICA VIVA TS-15 TOTAL STATION WAS USED TO ESTABLISH THE HORIZONTAL CONTROL NETWORK AND TIE IN FOUND MONUMENTS. IT HAS THE FOLLOWING ACCURACY: STANDARD ANGULAR ERROR +/- 1 SECOND; STANDARD DISTANCE ERROR OF +/- 1MM, + 1.5 PPM.

BOUNDARY RESOLUTION PROCEDURE FOR MAP 26-5-6D-TAX LOT 200

THE SUBJECT PARCEL WAS CALCULATED USING DEED REFERENCES FROM INSTRUMENT NO. 2009-018525 AND ROSEBURG HOME-ORCHARD TRACTS. BOTH THE DOCUMENTS ARE ON THE SAME BASIS OF BEARING. THE SOUTHWEST CORNER OF LOT 22 OF SAID ROSEBURG HOME-ORCHARD TRACTS AND INITIAL POINT OF PARCEL WAS CALCULATED BY HOLDING THE RECORD LOT DISTANCE OF 2685.00' PARALLEL TO THE NORTH LINE OF NE 1/4 OF SECTION 6 AND INTERSECTING THE RECORD RIGHT OF WAY LINE BASED ON THE PHYSICAL LOCATION OF THE SOUTHERN PACIFIC RAILROAD TRACKS. THE PLAT DOES NOT INDICATE WHETHER OR NOT THE SOUTH LINE OF LOT 22 AS BEING THE SAME NORTH LINE OF GARDNER DLC NO. 43, BUT IS BELIEVED TO BE THE BEST EVIDENCE SINCE THE ORIGINAL GLO CORNERS HAVE LONG BEEN DESTROYED.

THE BOUNDARY OF SAID PROPERTY WAS ESTABLISHED BY ROTATING RECORD BEARINGS FROM SAID DOCUMENTS TO FIT WITH THE CALCULATED RIGHT OF WAY LINE FROM OUR SURVEY WITH THE EXCEPTION OF THE SOUTHERLY BOUNDARY. THE SOUTHERLY BOUNDARY IS CONTROLLED BY THE SENIOR PARCEL'S NORTHERLY LINE AS DESCRIBED IN BOOK 703, PAGE 675.

NOTES

THE LOCATION OF THE RESULTING SOUTHWEST AND SOUTHEAST CORNERS OF MY RESOLUTION DISAGREED SIGNIFICANTLY WITH THE MONUMENTS DEPICTED IN M 146-47 AND THEREFORE THE MONUMENTS TIED FROM M146-47 WERE NOT ACCEPTED. THIS PREVIOUS RESOLUTION DOES NOT APPEAR TO TAKE INTO ACCOUNT PHYSICAL EVIDENCE OF THE RAILROAD TRACKS, FENCE OCCUPATION LINES, AND AN EXISTING STRUCTURE IN THE ANALYSIS OF THE BOUNDARY. I ALSO CONCLUDED THAT THE EVIDENCE DOES NOT SUPPORT HOLDING THE FOUND MONUMENTS SET PER M 11-20 BECAUSE THE SUBJECT BOUNDARY APPEARS AS ONLY A FENCE AS BUILT TO LOCATE THE PUBLIC ROAD WITHOUT SUFFICIENT RECORD INFORMATION FROM SAID PLAT OR DESCRIPTION PROVING IT CONTROLS. THE RECORD DATA FOR INSTRUMENT NO. 2009-018525 AND BOOK 703, PAGE 675 WHEN ROTATED ONTO M 11-20 MONUMENTS DOES NOT FIT EXISTING EVIDENCE OF OCCUPATION TO THE NORTH AND WAS ONLY ACCEPTED BY MY SURVEY TO CONTROL THE LOCATION OF THE PUBLIC ROAD.

MONUMENTATION POINTS 5000 THROUGH 5009 WERE SET BY RADIAL COORDINATE STAKEOUT FROM PROJECT CONTROL AT ALL BOUNDARY ANGLE POINTS INDICATED ON THE FACE OF THIS SURVEY. WHITE CARSONITE WITNESS POSTS MARKED "RIGHT OF WAY BOUNDARY MARKER NEARBY" WERE SET AT POINTS 5000 THROUGH 5009.

CALCULATED POINTS

PT. NO.	LDP NORTHING	LDP EASTING	DESCRIPTION
6000	621863.394	4168518.127	CALCULATED POINT 55 FT. EAST AND 0.5 FT. NORTH OF SW CORNER LOT 22 PLAT G ROSEBURG HOME ORCHARD TRACTS

CONTROL MONUMENTS

PT. NO.	LDP NORTHING	LDP EASTING	DATE	DESCRIPTION	REFERENCE
11851-2	598747.547	4161683.440	10/3/11	FD. 3" BRASS DISK STAMPED "OREGON D.O.T. DO NOT DISTURB GEODETIC CONTROL PT. 11851-2 2003" FLUSH IN 12" X 12" CONCRETE PEDESTAL (NOT SHOWN)	M143-67
11851-3	611434.519	4163676.615	8/10/11	FD. 3" BRASS DISK STAMPED "OREGON D.O.T. DO NOT DISTURB GEODETIC CONTROL PT. 11851-3 2003" FLUSH IN 12" X 12" CONCRETE PEDESTAL (NOT SHOWN)	M143-67
GPS2	622687.803	4168760.866	10/3/11	SET 5/8" X 30" IRON REBAR WITH 1 1/2" BRASS CAP STAMPED "ODOT CONTROL GPS2" STABILIZED IN CONCRETE	

RECOVERED MONUMENTS

PT. NO.	LDP NORTHING	LDP EASTING	DATE	DESCRIPTION	REFERENCE
1300	624688.803	4164674.582	8/10/11	FD. 2 1/2" BRASS DISK ON 2" O.D. IRON PIPE STAMPED "BUREAU OF LAND MANAGEMENT CADASTRAL SURVEY U.S. PENALTY \$250 FOR REMOVAL 1963 T25S R8W R5W S36 S31 S1 S6 T26S", 0.4 FT. ABOVE SURFACE, FAIR CONDITION LEANING SLIGHTLY NORTHEASTERLY WITH WOODEN FENCE CORNER NEARBY (NOT SHOWN)	VOL. 32 P. 13361 B.L.M.
1301	624490.669	4170172.744	8/10/11	FD. 2 1/2" BRASS DISK ON 1 1/4" O.D. IRON PIPE STAMPED "DOUGLAS COUNTY SURVEYORS OFFICE 1972 T25S R5W S31 S32 S6 S5 T26S", 1.0 FT ABOVE SURFACE, GOOD CONDITION	M44-48
1307	624585.597	4167531.043	8/15/11	FD. 2 1/2" DIA. BRASS DISK STAMPED "COUNTY SURVEYORS OFFI 1972 T25S R5W T26S 1/4 S31 S6", 0.1 FT. ABOVE SURFACE, GOOD CONDITION	D.C.S.O. 1972

SI FEET OREGON DEPARTMENT OF TRANSPORTATION
 HORIZONTAL CONTROL, RECOVERY AND RETRACEMENT,
 RIGHT OF WAY BOUNDARY MONUMENTATION,
 & BOUNDARY LINE ADJUSTMENT MAP
 I-5: DEL RIO ROAD / WINCHESTER INTERCHANGE (DECOITE PROPERTY)
 PACIFIC HIGHWAY DOUGLAS COUNTY
 FILE: 15186RW.DGN MODEL: RWM_DECOITE

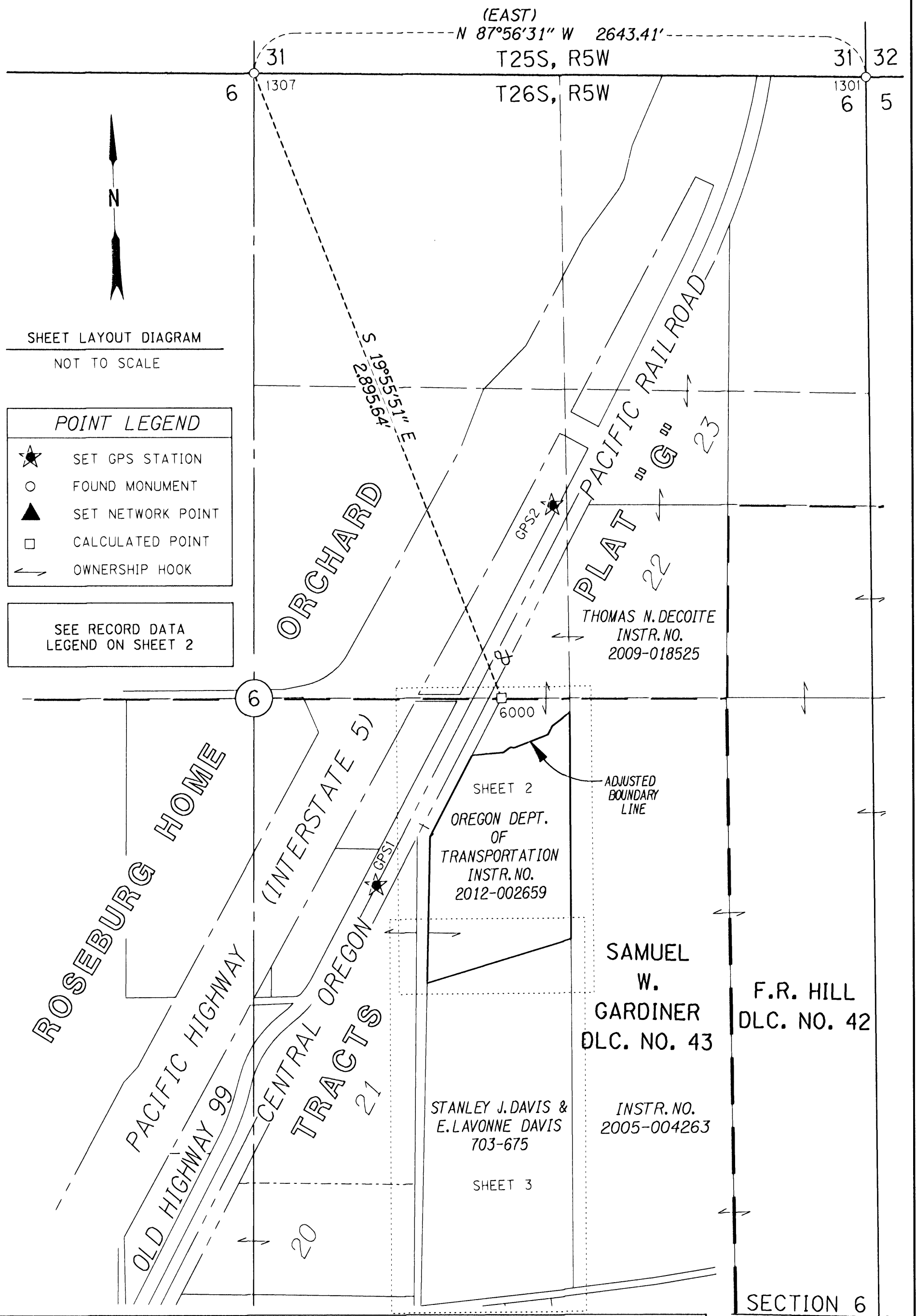
FOR ODOT REGION 3 JUNE 7, 2012
 3500 NW. STEWART PKWY. SCALE: 1" = 100'
 ROSEBURG, OR, 97470 SHEET 1 OF 3

REGISTERED PROFESSIONAL LAND SURVEYOR

Andrew David Ausland

OREGON
 JULY 15, 2003
 ANDREW DAVID AUSLAND
 56136
 EXPIRES: 12/31/2013

BOUNDARY LINE LEGEND	
EXISTING HIGHWAY RIGHT OF WAY	DONATION LAND CLAIM (THIS SIDE)
EXISTING STREET RIGHT OF WAY	DONATION LAND CLAIM (BOTH SIDES)
EXISTING HIGHWAY ACCESS CONTROL/RIGHT OF WAY	TOWNSHIP
EXISTING RAILROAD RIGHT OF WAY	SECTION
EXISTING PROPERTY	1/4 SECTION
EXISTING SUBDIVISION	1/16 SECTION OR GOVERNMENT LOT

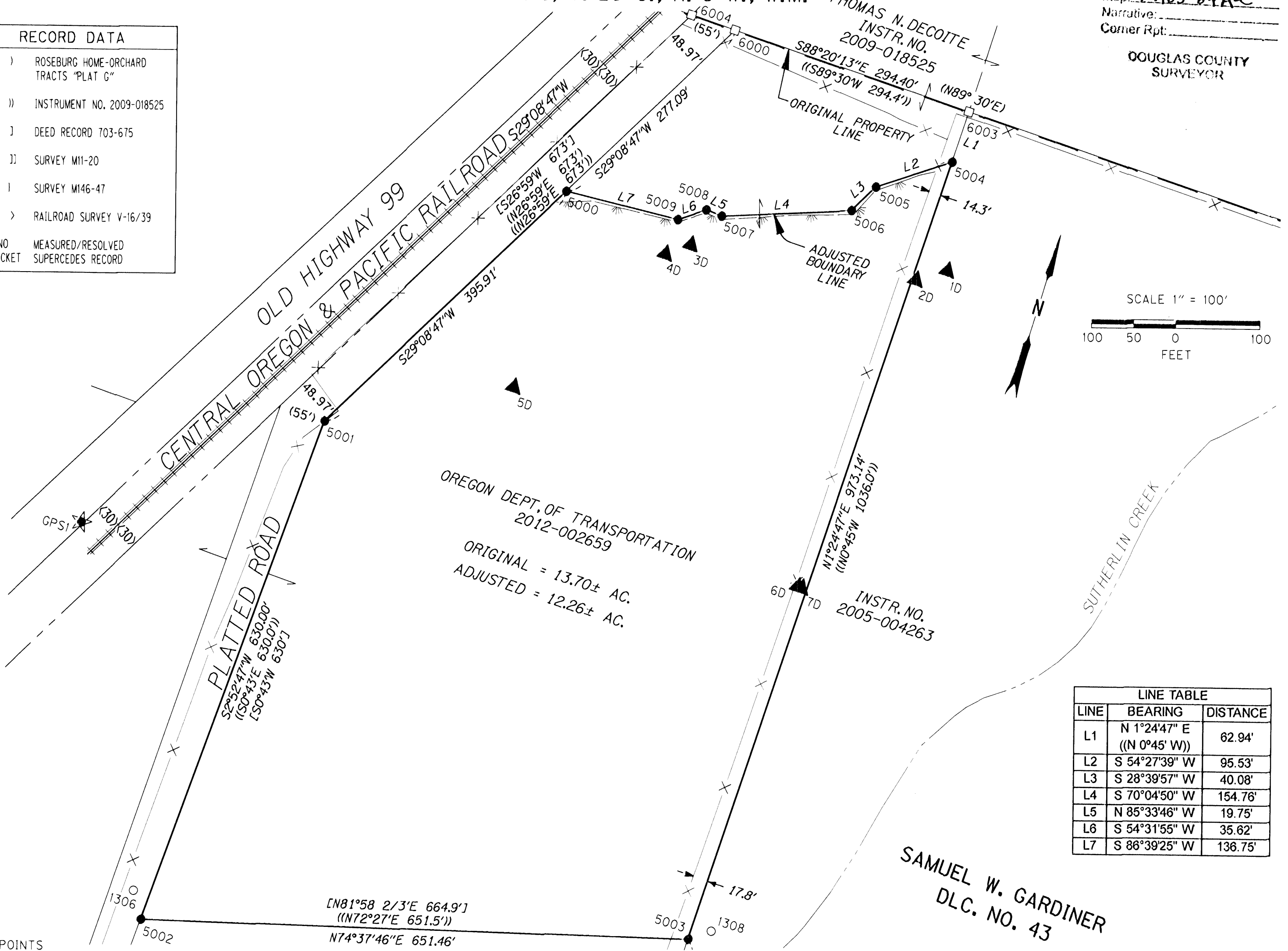


BOUNDARY LINE ADJUSTMENT

SE 1/4 SEC. 6, T. 26 S., R. 5 W., W.M. THOMAS N. DECOITE

FILED
 Date: 6/13/2012 By: RWW
 This survey consists of:
 Map: M163-64A-C
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY SURVEYOR

RECORD DATA	
()	ROSEBURG HOME-ORCHARD TRACTS "PLAT G"
(())	INSTRUMENT NO. 2009-018525
[]	DEED RECORD 703-675
[]	SURVEY M11-20
[]	SURVEY M146-47
< >	RAILROAD SURVEY V-16/39
NO	MEASURED/RESOLVED
BRACKET	SUPERCEDES RECORD



OREGON DEPT. OF TRANSPORTATION
 2012-002659
 ORIGINAL = 13.70± AC.
 ADJUSTED = 12.26± AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 1°24'47" E ((N 0°45' W))	62.94'
L2	S 54°27'39" W	95.53'
L3	S 28°39'57" W	40.08'
L4	S 70°04'50" W	154.76'
L5	N 85°33'46" W	19.75'
L6	S 54°31'55" W	35.62'
L7	S 88°39'25" W	136.75'

CALCULATED POINTS

PT. NO.	LDP NORTHING	LDP EASTING	DESCRIPTION
6000	621863.394	4168518.127	CALCULATED POINT 55 FT. EAST AND 0.5 FT. NORTH OF SW CORNER LOT 22 PLAT G ROSEBURG HOME ORCHARD TRACTS
6003	621854.850	4168812.403	CALCULATED POINT NE CORNER OF PROPERTY DESCRIBED IN INSTRUMENT NO. 2009-018525
6004	621865.468	4168483.217	CALCULATED POINT SW CORNER OF LOT 22 ROSEBURG HOME-ORCHARD TRACTS PLAT G

SET MONUMENTS

PT. NO.	LDP NORTHING	LDP EASTING	DATE	DESCRIPTION
5000	621621.398	4168383.165	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5000" 0.1 FT. BELOW SURFACE
5001	621275.820	4168190.348	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5001" 0.1 FT. BELOW SURFACE
5002	620846.402	4168158.690	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5002" 0.1 FT. BELOW SURFACE
5003	620819.083	4168786.854	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5003" 0.1 FT. BELOW SURFACE
5004	621791.935	4168810.846	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5004" 0.1 FT. BELOW SURFACE
5005	621736.375	4168733.114	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5005" 0.1 FT. BELOW SURFACE
5006	621701.236	4168713.892	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5006" 0.1 FT. BELOW SURFACE
5007	621648.505	4168568.404	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5007" 0.1 FT. BELOW SURFACE
5008	621650.030	4168548.705	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5008" 0.1 FT. BELOW SURFACE
5009	621629.360	4168519.677	10/5/11	SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY 5009" 0.1 FT. BELOW SURFACE

CONTROL MONUMENTS

PT. NO.	LDP NORTHING	LDP EASTING	DATE	DESCRIPTION
1D	621666.992	4168843.979	10/4/11	SET WOOD HUB AND TACK
2D	621645.258	4168811.519	10/4/11	SET WOOD HUB AND TACK
3D	621605.152	4168543.444	10/4/11	SET WOOD HUB AND TACK
4D	621585.689	4168517.891	10/4/11	SET WOOD HUB AND TACK
5D	621381.158	4168392.959	10/4/11	SET WOOD HUB AND TACK
6D	621256.462	4168786.109	10/4/11	SET WOOD HUB AND TACK
7D	621256.369	4168790.882	10/4/11	SET WOOD HUB AND TACK
8D	620497.261	4168790.669	10/4/11	SET WOOD HUB AND TACK (SEE SHEET 3)
9D	620484.892	4168797.251	10/4/11	SET WOOD HUB AND TACK (SEE SHEET 3)
10D	620440.236	4168256.846	10/4/11	SET WOOD HUB AND TACK (SEE SHEET 3)
GPS1	621074.538	4167950.112	10/3/11	SET 5/8" X 30" IRON REBAR WITH 1 1/2" BRASS CAP STAMPED "ODOT CONTROL GPS1" STABILIZED IN CONCRETE

RECOVERED MONUMENTS

PT. NO.	LDP NORTHING	LDP EASTING	DATE	DESCRIPTION	REFERENCE
1306	620676.262	4168140.412	8/11/11	FD. 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 2287 LAND MARK", 0.2 FT. ABOVE SURFACE, GOOD COND.	M146-47
1308	620835.975	4168810.570	8/25/11	FD. 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 2287 LAND MARK", 0.1 FT. ABOVE SURFACE, GOOD COND.	M146-47

SI FEET
OREGON DEPARTMENT OF TRANSPORTATION
 HORIZONTAL CONTROL, RECOVERY AND RETRACEMENT,
 RIGHT OF WAY BOUNDARY MONUMENTATION,
 & BOUNDARY LINE ADJUSTMENT MAP
 I-5: DEL RIO ROAD / WINCHESTER INTERCHANGE (DECOITE PROPERTY)
 PACIFIC HIGHWAY DOUGLAS COUNTY
 FILE: 15186RW.DCN MODEL: RWM.DECOITE

FOR ODOT REGION 3
 3500 NW. STEWART PKWY.
 ROSEBURG, OR. 97470

JUNE 7, 2012
 SCALE: 1" = 100'
 SHEET 2 OF 3

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 15, 2003
 ANDREW DAVID AUSLAND
 56136
 EXPIRES: 12/31/2013

SEE LINE LEGEND ON SHEET 1

POINT LEGEND	
★	SET GPS STATION
○	FOUND MONUMENT
▲	SET NETWORK POINT
●	SET BOUNDARY MONUMENT
□	CALCULATED POINT

BOUNDARY LINE ADJUSTMENT

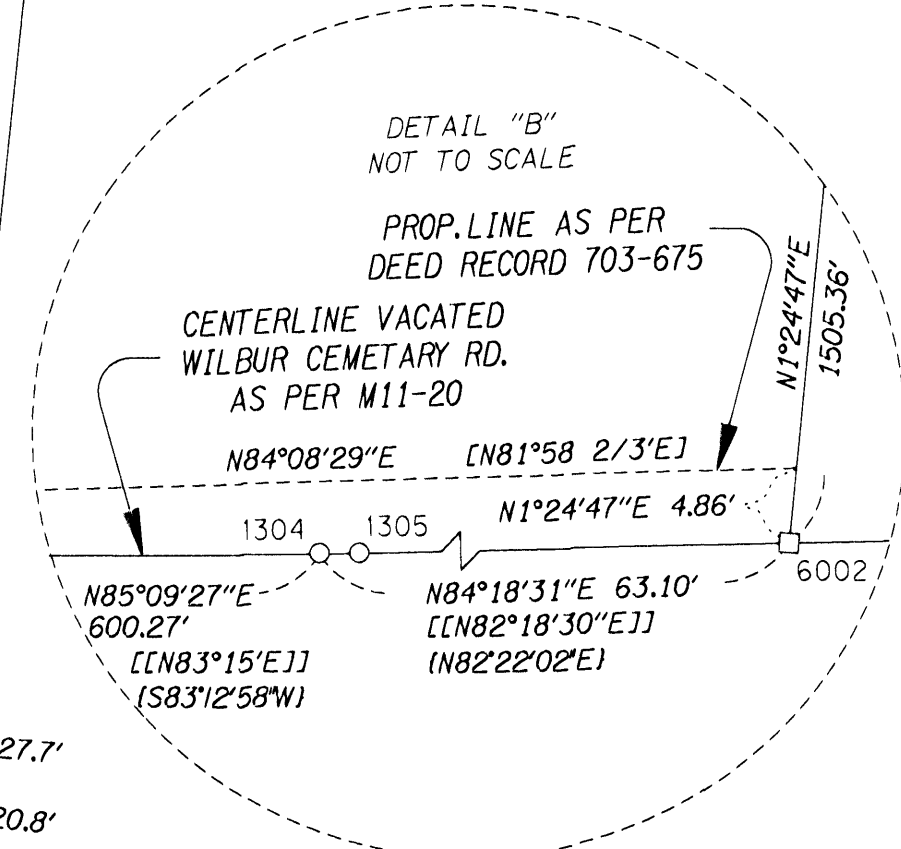
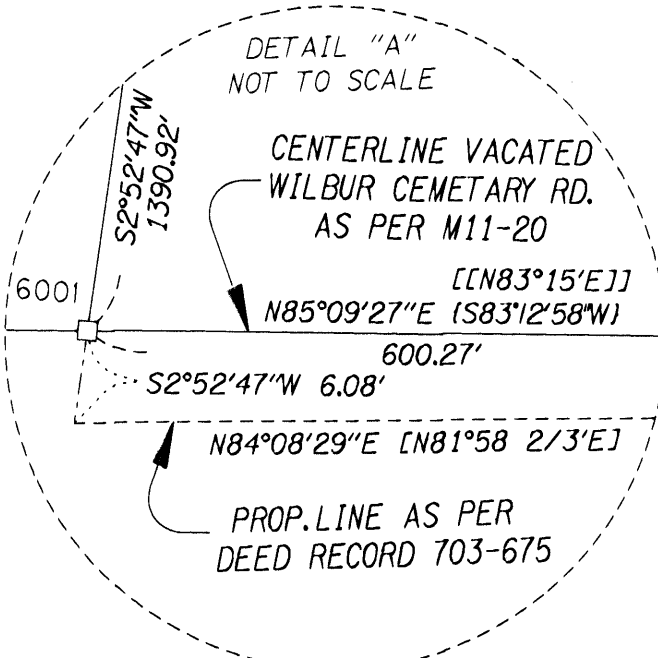
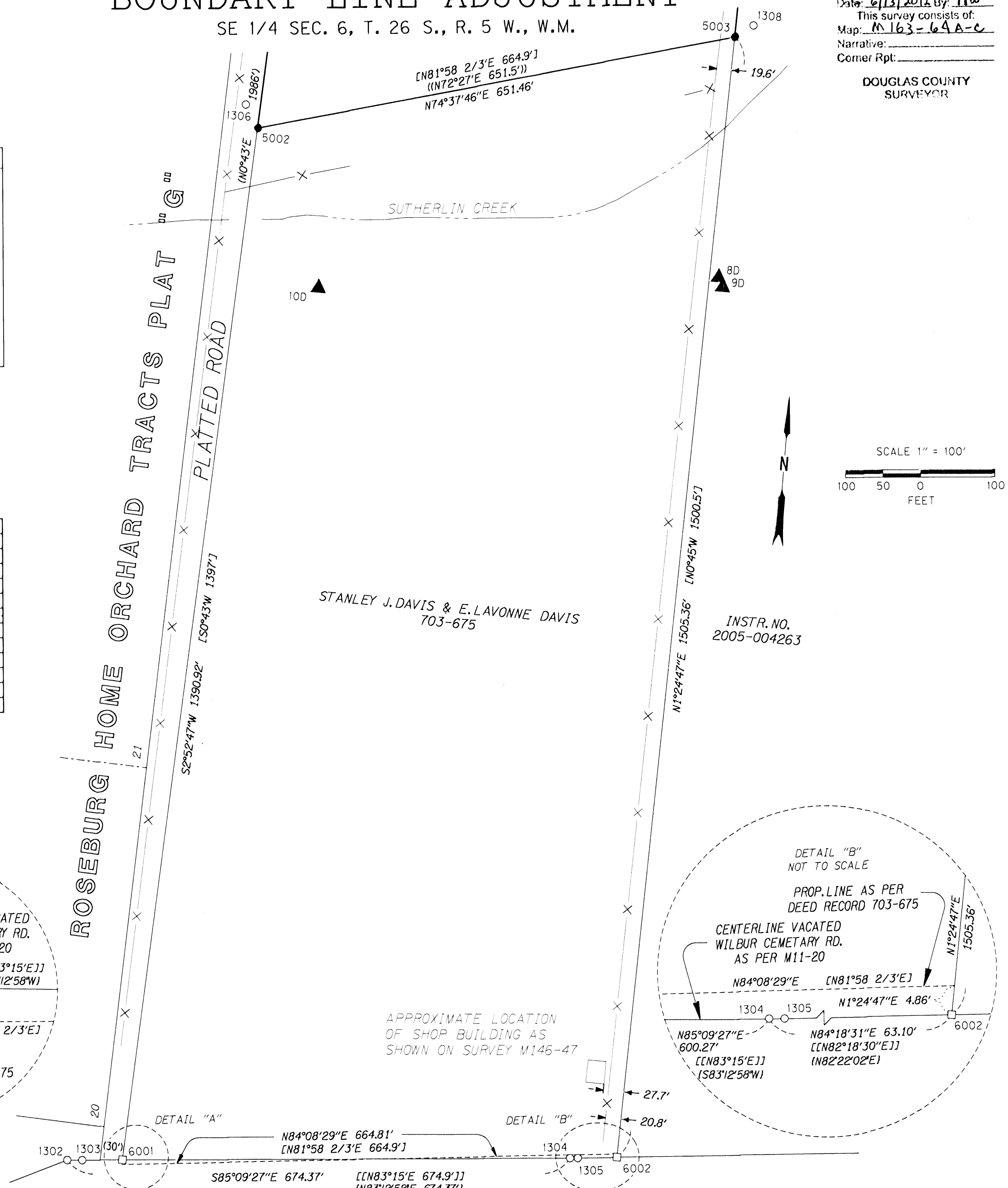
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< >	RAILROAD SURVEY V-16/39
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NETWORK OBSERVATIONS	
OCCUPIED	MEASURED
GPS2	GPS1, 1, 2
1	GPS2, 3D, 4D, 6D, 7D
2	GPS2, 3D, 4D, 6D, 7D
3	1D, 2D, 6D
4	1D, 2D, 4D, 5D
5	3D, 4D
6	1D, 2D, 8D, 9D
7	1D, 2D, 8D, 9D
8	6D, 7D, 10D
9	6D, 7D, 10D
10	8D, 9D



APPROXIMATE LOCATION OF SHOP BUILDING AS SHOWN ON SURVEY M146-47

CALCULATED POINTS

PT. NO.	LDP NORTHING	LDP EASTING	DESCRIPTION
6001	619257.244	4168088.819	CALCULATED POINT AT SW CORNER OF PROPERTY DESCRIBED IN DEED RECORD 703-675
6002	619314.161	4168749.732	CALCULATED POINT AT SE CORNER OF PROPERTY DESCRIBED IN DEED RECORD 703-675

RECOVERED MONUMENTS

PT. NO.	LDP NORTHING	LDP EASTING	DATE	DESCRIPTION	REFERENCE
1302	619251.111	4168014.964	8/11/11	FD. 3/4" IRON ROD W 1 1/4" CARRIAGE BOLT TYPE HEAD 0.1 FT. BELOW SURFACE IN BAD CONDITION, BENT WESTERLY, TIED WHERE ENTERS GROUND IN CENTER OF GRAVEL ROAD	M11-20
1303	619252.668	4168034.933	8/11/11	FD. 1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 2287 LAND MARK" FLUSH WITH SURFACE, GOOD CONDITION, LOCATED IN CENTER OF GRAVEL ROAD	M146-47
1304	619308.010	4168687.090	8/11/11	FD. 3/4" IRON ROD 0.2 FT. BELOW SURFACE IN BAD CONDITION, BENT IN TWO PLACES, TIED WHERE ENTERS GROUND AT SOUTH EDGE OF GRAVEL ROAD	M11-20
1305	619308.948	4168697.407	8/11/11	FD. 1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 2287 LAND MARK" 0.1 FT. BELOW SURFACE, GOOD CONDITION, LOCATED AT SOUTH EDGE OF GRAVEL ROAD	M146-47
1306	620676.262	4168140.412	8/11/11	FD. 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 2287 LAND MARK", 0.2 FT. ABOVE SURFACE, GOOD CONDITION	M146-47
1308	620835.975	4168810.570	8/25/11	FD. 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 2287 LAND MARK", 0.1 FT. ABOVE SURFACE, GOOD CONDITION	M146-47

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 3500 NW, STEWART PKWY. SCALE: 1" = 100'
 ROSEBURG, OR. 97470 SHEET 3 OF 3

REGISTERED PROFESSIONAL LAND SURVEYOR
Andrew David Ausland
 OREGON
 JULY 15, 2003
 ANDREW DAVID AUSLAND
 56136
 EXPIRES: 12/31/2013

SEE LINE LEGEND ON SHEET 1

POINT LEGEND	
○	FOUND MONUMENT
▲	SET NETWORK POINT *
●	SET BOUNDARY MONUMENT
□	CALCULATED POINT
* SEE CONTROL MONUMENT TABLE SHEET 2	