

FILED
Date: 8/6/2012 By: HW
This survey consists of:
Map: M 164-3
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

BOUNDARY LINE ADJUSTMENT SURVEY FOR MICHAEL HORTON AND DON LANGDON LOCATED IN SECTION 21 & 22 OF T24S, R5W, W.M. DOUGLAS COUNTY, OREGON

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS CALCULATED FROM BARNES SURVEY M65-45 AND IS APPARENTLY ASSUMED.

REFERENCE SURVEYS
M65-45 BY WILLIAM BARNES DATED SEPT. 1977
M67-15 BY WILLIAM BARNES DATED SEPT. 1977

REFERENCE DEEDS
84-8343
77-12767

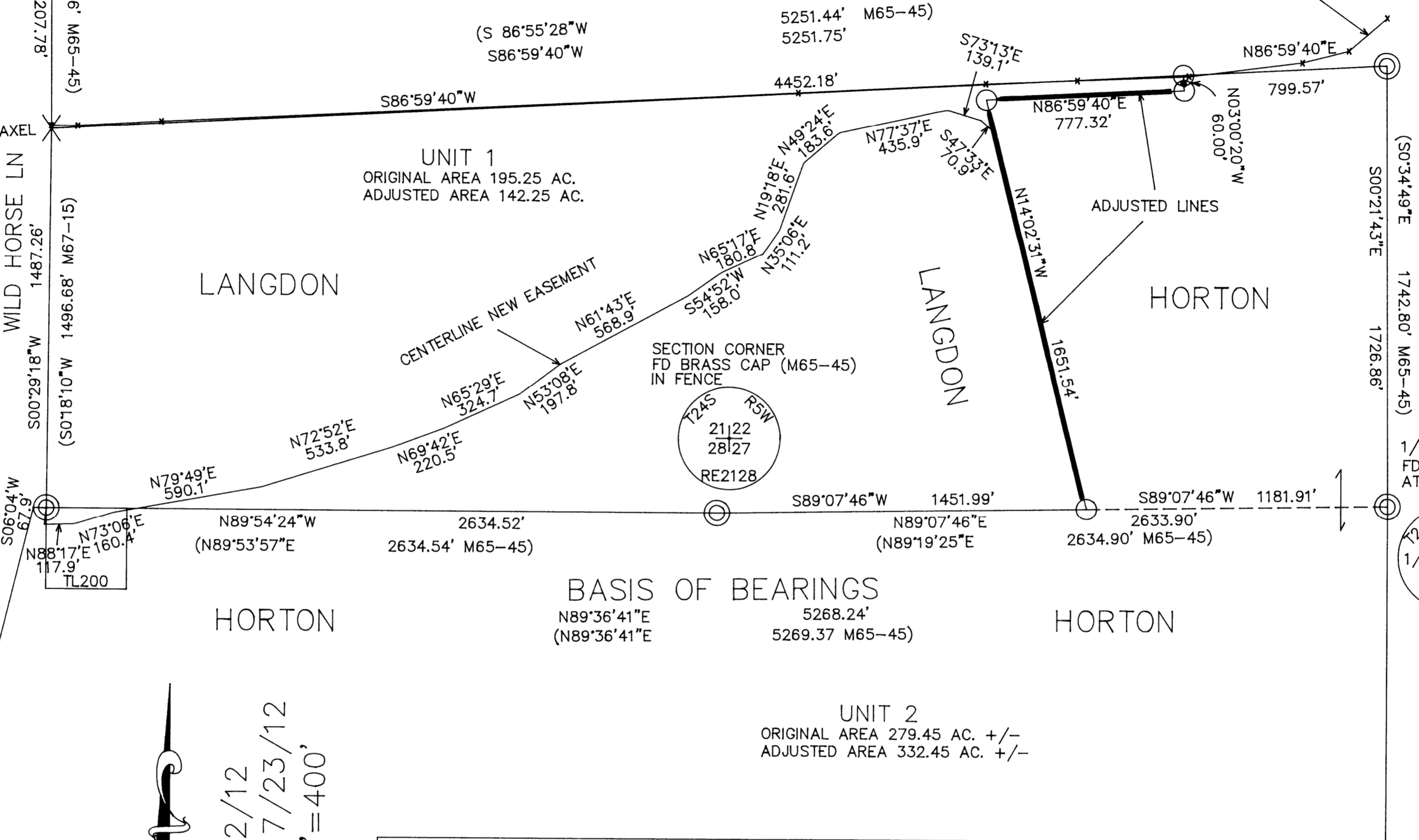
PLANNING DEPT. FILE #12-M029
ADJUSTMENT DOCUMENT #2012-010370

Keith L. Cubie 8/3/12
DOUGLAS COUNTY PLANNING DIRECTOR DATE

1/4 COR. S21 & S28
FD BRASS CAP (M65-45)
IN DITCH UNDER FENCE



FD 5/8" IRON ROD (M65-45)
AT FENCE INTERSECTION
(N0°23'30"W 1210.86' M65-45)
N00°11'50"W 1207.78'
WILD HORSE LN
COULD NOT FIND AXEL
(15-15) M67-15
M.81,624.00S
M.81,624.00S
S06°04'W 67.9'



APPROX. FENCE
NOT TIED

FD 1 1/2" IRON PIPE (M65-45)
ON WEST SIDE OF N-S FENCE

1/4 COR. S22 & S27
FD BRASS CAP (M65-45)
AT FENCE INTERSECTION



BASIS OF BEARINGS
N89°36'41"E 5268.24'
(N89°36'41"E 5269.37 M65-45)

UNIT 2
ORIGINAL AREA 279.45 AC. +/-
ADJUSTED AREA 332.45 AC. +/-

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Harvey Wilcox
OREGON
JULY 17, 1986
HARVEY WILCOX
2244

RENEWAL 6/30/14

DATE: 7/2/12
REVISED: 7/23/12
SCALE: 1"=400'



LEGEND

- ⊙ FD CORNER AS SHOWN
- SET 5/8"X30" REBAR W/
P.CAP MKD "WILCOX LS2244"
- X CALCULATED POSITION
- NEW PROPERTY LINE
- +— FENCE
- () RECORD INFORMATION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH A NEW LINE BETWEEN HORTON AND LANGDON IN WHICH LANGDON WILL CONVEY 53 ACRES ALONG POLLOCK CREEK TO HORTON. THE CURRENT LINE BETWEEN HORTON AND LANGDON IS THE EAST HALF OF THE SECTION LINE BETWEEN SECTIONS 22&27 OF T24S, R5W, W.M. LANGDON OWNS TWO PARCELS DESCRIBED IN BOOK 885 PAGE 815 (84-8343). ONLY PARCEL 1 IS AFFECTED BY THIS ADJUSTMENT. PARCEL 1 REFERS TO DEED 77-12767 TO DETERMINE ITS NORTH BOUNDARY. WILLIAM BARNES SET A 2" AXLE AT THE WEST END OF A FENCE AND A 1 1/2" IRON PIPE (BARNES MAP INDICATES A 3/4" IRON PIPE BUT THE DEED SAYS 1 1/2" AND 1 1/2" IS WHAT I FOUND) ON THE NORTH-SOUTH CENTERLINE OF SECTION 22 IN SURVEY M65-45 TO MARK LANGDON'S NORTH LINE. BARNES MAP CORRECTLY SHOWS THE FENCE VEERING TO THE NORTH AS IT PASSES EAST OF POLLOCK CREEK. HE ALSO SET THE BRASS CAPS AT THE 1/4 CORNER BETWEEN SECTIONS 21&28, THE SECTION CORNER COMMON TO SECTIONS 21,22,27&28 AND THE 1/4 CORNER BETWEEN SECTIONS 22&27 TO MARK THE CURRENT LINE BETWEEN LANGDON AND HORTON. I RAN CLOSED TRAVERSE LOOPS TO TIE THE THREE BRASS CAPS, THE 1 1/2" IRON PIPE AND THE 5/8" IRON ROD NEAR THE CENTER OF SECTION 21. I WAS UNABLE TO FIND THE 2" AXLE. I FOUND THE CORNER LOCATIONS ON THE GROUND VARIED BY AN AVERAGE OF 15' FROM THE MAPPED POSITIONS. I USED THE THREE TIES FROM THE 5/8" IRON ROD, 1 1/2" IRON PIPE AND THE BC AT THE 1/4 CORNER BETWEEN SECTIONS 21&28 TO CALCULATED THE LOCATION OF THE LOST 2" AXLE. I COMPARED THE LINE FROM MY CALCULATED POSITION TO THE 1 1/2" IRON PIPE AND FOUND THAT IT MATCHED THE SINUOSITY OF THE EXISTING FENCE FROM POLLOCK CREEK RUNNING WEST, WITH SOME OF THE FENCE LYING NORTH AND SOME SOUTH OF THE LINE. IT DID NOT LINE UP WITH THE WEST END OF THE FENCE AS THE FENCE HAS AN ANGLE AT THE BARN LOCATED NEAR THE WEST END OF THE FENCE. THIS LEFT THE BARN ENCRANCHING ON THE NEIGHBOR TO THE NORTH BUT THE BARN HAS OBVIOUSLY BEEN THERE FOR YEARS AND HAS PROBABLY ESTABLISHED PROPERTY RIGHTS THROUGH POSSESSION. I THEN CALCULATED A 53 ACRE PARCEL AS PER INSTRUCTIONS FROM THE OWNERS AND SET THE NEW CORNERS.

HARVEY WILCOX SURVEYING

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