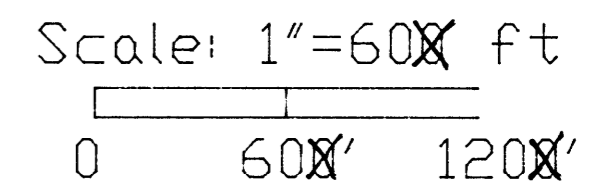


PROPERTY SURVEY FOR
 BRUCE A. & ELAINE M. KOFFLER
 LOCATED IN THE
 NW 1/4 OF THE SECTION 18,
 TOWNSHIP 22 SOUTH, RANGE 8 WEST, W.M.
 DOUGLAS COUNTY, OREGON
 APRIL 15, 2013

MAP FILE M165-15



- LEGEND
- = SET 5/8" X 30" REBAR W/ YPC STAMPED "NTCI PLS 2603"
 - = FOUND 5/8" REBAR OR AS NOTED
 - ⊕ = CALCULATED CORNER POSITION ONLY, NO MONUMENT FOUND OR SET THIS SURVEY



MEASUREMENTS OF RECORD AS NOTED

- [1] = M-35-38, BARNES, 1968
- [2] = M-48-25, BARNES, 1973
- [3] = M-142-13, HIBBS, 2003
- [4] = M-147-54, SWEEDEN, 2005
- [5] = M-157-60, HIBBS, 2012
- [] = DEED, * ERROR OF CLOSURE ABOUT 1 FOOT

NARRATIVE

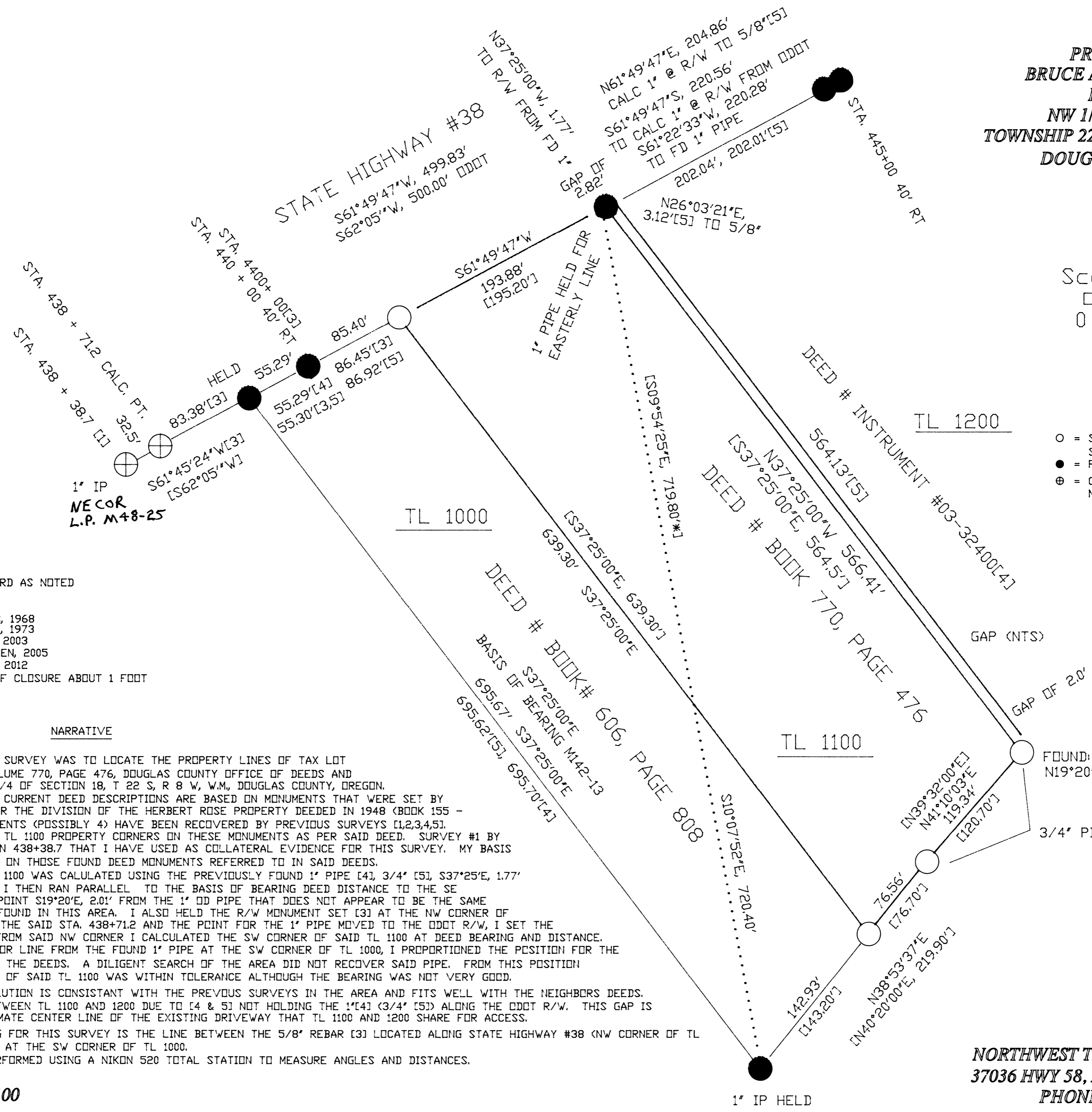
THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE PROPERTY LINES OF TAX LOT 1100 AS DESCRIBED IN DEED VOLUME 770, PAGE 476, DOUGLAS COUNTY OFFICE OF DEEDS AND RECORDS, LOCATED IN THE NW 1/4 OF SECTION 18, T 22 S, R 8 W, W.M., DOUGLAS COUNTY, OREGON. MY CLIENTS PARENT DEEDS AND CURRENT DEED DESCRIPTIONS ARE BASED ON MONUMENTS THAT WERE SET BY UNKNOWN PARTIES (BARNES) FOR THE DIVISION OF THE HERBERT ROSE PROPERTY DEEDED IN 1948 (BOOK 155 - PAGE 352). 3 OF THESE MONUMENTS (POSSIBLY 4) HAVE BEEN RECOVERED BY PREVIOUS SURVEYS [1,2,3,4,5]. I HAVE BASED MY LOCATION OF TL 1100 PROPERTY CORNERS ON THESE MONUMENTS AS PER SAID DEED. SURVEY #1 BY BARNES INDICATES ODDOT STATION 438+38.7 THAT I HAVE USED AS COLLATERAL EVIDENCE FOR THIS SURVEY. MY BASIS OF BEARING (M142-13) IS BASED ON THOSE FOUND DEED MONUMENTS REFERRED TO IN SAID DEEDS.

THE EAST LINE OF TL 1100 WAS CALCULATED USING THE PREVIOUSLY FOUND 1" PIPE [4], 3/4" [5], S37°25'E, 1.77' FROM THE CURRENT ODDOT R/W. I THEN RAN PARALLEL TO THE BASIS OF BEARING DEED DISTANCE TO THE SE CORNER OF SAID TL 1100 TO A POINT S19°20'E, 2.01' FROM THE 1" OD PIPE THAT DOES NOT APPEAR TO BE THE SAME VINTAGE AS THE OTHER PIPES FOUND IN THIS AREA. I ALSO HELD THE R/W MONUMENT SET [3] AT THE NW CORNER OF TL 1000. BY PROPORTION FROM THE SAID STA. 438+71.2 AND THE POINT FOR THE 1" PIPE MOVED TO THE ODDOT R/W, I SET THE NW CORNER OF SAID TL 1100. FROM SAID NW CORNER I CALCULATED THE SW CORNER OF SAID TL 1100 AT DEED BEARING AND DISTANCE. THEN, USING SAID SW CORNER FOR LINE FROM THE FOUND 1" PIPE AT THE SW CORNER OF TL 1000, I PROPORTIONED THE POSITION FOR THE 3/4" PIPE THEN CALLED FOR IN THE DEEDS. A DILIGENT SEARCH OF THE AREA DID NOT RECOVER SAID PIPE. FROM THIS POSITION TO THE CALCULATED SE CORNER OF SAID TL 1100 WAS WITHIN TOLERANCE ALTHOUGH THE BEARING WAS NOT VERY GOOD.

I FEEL THAT THIS SOLUTION IS CONSISTANT WITH THE PREVIOUS SURVEYS IN THE AREA AND FITS WELL WITH THE NEIGHBORS DEEDS. NOTE: THERE IS NOW A GAP BETWEEN TL 1100 AND 1200 DUE TO [4 & 5] NOT HOLDING THE 1" [4] (3/4" [5]) ALONG THE ODDOT R/W. THIS GAP IS ALSO LOCATED AT THE APPROXIMATE CENTER LINE OF THE EXISTING DRIVEWAY THAT TL 1100 AND 1200 SHARE FOR ACCESS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE 5/8" REBAR [3] LOCATED ALONG STATE HIGHWAY #38 (NW CORNER OF TL 1000) AND THE 1" PIPE LOCATED AT THE SW CORNER OF TL 1000.

THIS SURVEY WAS PERFORMED USING A NIKON 520 TOTAL STATION TO MEASURE ANGLES AND DISTANCES.



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MAP # 22 08 18B, TL 1100

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