PARTIAL BOUNDARY SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 32, T.23S., R.5W., W.M., DOUGLAS COUNTY, OREGON
W.O. 13-4341

REGISTERED PROFESSIONAL LAND SURVEYOR
Todd R. Catterson
5/2/13
OREGON
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWS 12/31/13

SCALE
1" = 400'
400 0 400
80 0 200

APRIL 24, 2013

SURVEY FOR
D&A BESSETT, L.L.C.
P.O. BOX 369
YONCALLA, OR 97499

SURVEY BY
ARMSTRONG SURVEYING & ENGINEERING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

FILED
Date: 5/6/2013 By: NW
This survey consists of:
Map: M 165-18
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M 165-18

LEGEND

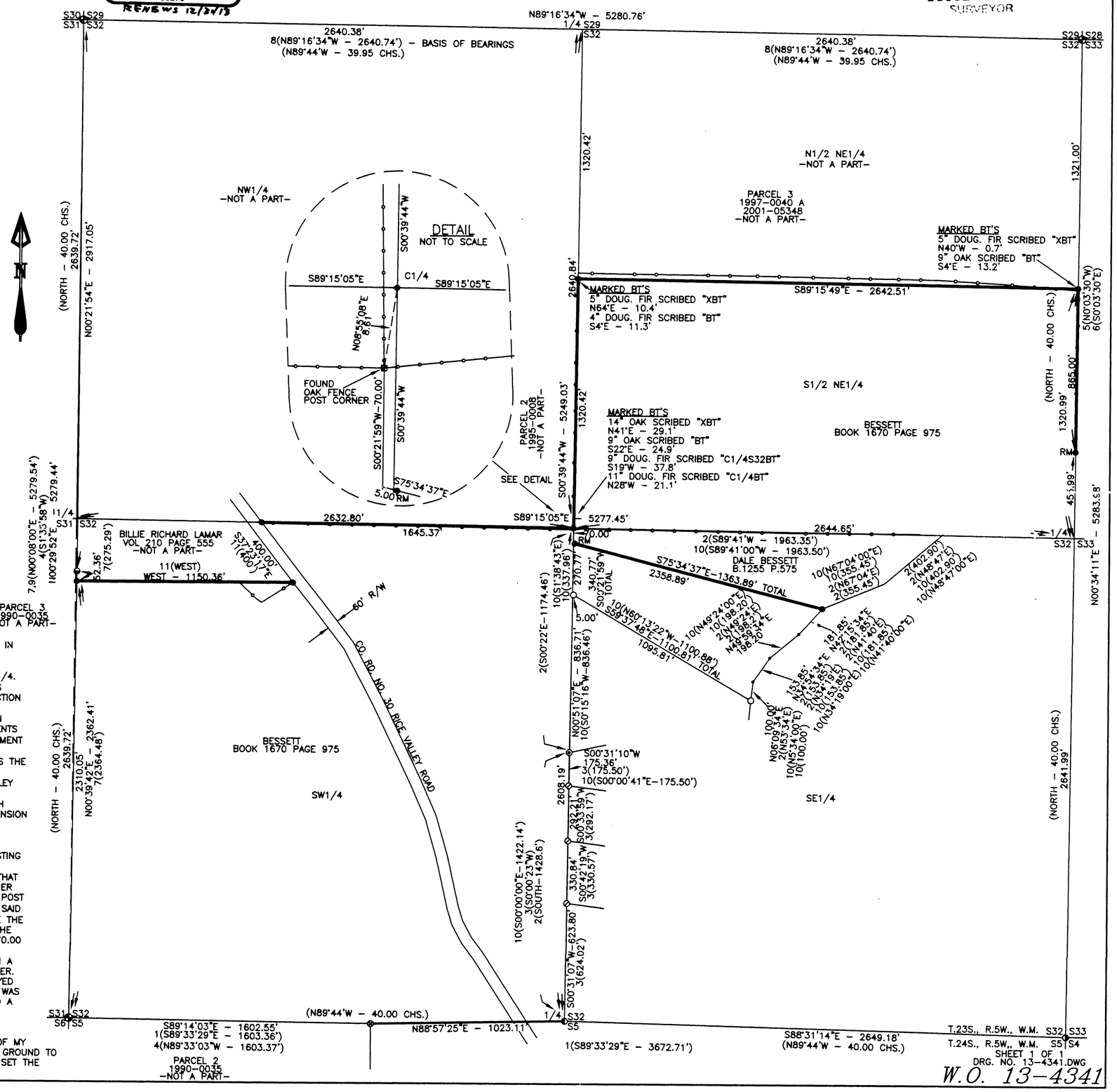
- ● SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E". SET STEEL FENCE POST ALONGSIDE.
- ◒ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AA SURVEYING INC." AS PER M132-58 BY HERMAN A. PIESKE, LS 1651, RECORDED DECEMBER 13, 2000.
- ⊗ FOUND 5/8" IRON ROD AS PER M39-9 BY GLENN S. BAUGHMAN, LS 538, DATED OCTOBER 1969.
- ⊘ FOUND 5/8" IRON ROD AS PER CS 55/211-1 BY VICTOR M McLIND, LS 934, RECORDED AUGUST 3, 1971.
- ⊙ FOUND 5/8" IRON ROD AS PER M9-54.
- ○ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS2752" AS PER M150-63, RECORDED JUNE 8, 2006.
- ◓ FOUND 2-1/2" O.D. BRASS CAP MONUMENT AS PER JAMES BYRON, DATED NOVEMBER 27, 1959.
- ◓ FOUND 2" O.D. BRASS CAP MONUMENT AS PER JAMES BYRON, DATED DECEMBER 18, 1959.
- ◐ FOUND 1" SPLIT IRON ROD AS PER M9-54.
- ◑ FOUND 2-1/2" O.D. BRASS CAP MONUMENT AS PER BLM RESURVEY BY WAYNE ROGERS AND BYRON SEIBOLD, CADASTRAL SURVEYORS UNDER GROUP #1832, DATED OCTOBER 1997.
- ( ) RECORD AS PER GENERAL LAND OFFICE CONTRACT NO. 31 BY R ELDER ET AL, DATED APRIL 17, 1853.
- 1( ) RECORD AS PER M39-9 BY GLENN S. BAUGHMAN, LS 536, DATED OCTOBER 1969.
- 2( ) RECORD AS PER M9-54.
- 3( ) RECORD AS PER CS 55/211-1 BY VICTOR M McLIND, LS 934, RECORDED AUGUST 3, 1971.
- 4( ) RECORD AS PER LAND PARTITION 1990-0035 BY ROBERT L. DOLAN, LS 1076, RECORDED AUGUST 1, 1990.
- 5( ) RECORD AS PER M40-28 BY BRUCE ROGERS, LS 560.
- 6( ) RECORD AS PER M57-36 BY GLENN S. BAUGHMAN, LS 536, DATED MAY, 1975.
- 7( ) RECORD AS PER M132-58 BY HERMAN A. PIESKE, LS 1651, RECORDED DECEMBER 13, 2000.
- 8( ) RECORD AS PER M136-28 BY KEN W. HOFFINE, LS 2291, RECORDED JANUARY 16, 2001.
- 9( ) RECORD AS PER M117-52 BY KEN W. HOFFINE, LS 2291, RECORDED SEPTEMBER 10, 1993.
- 10( ) RECORD AS PER M150-63 BY CARL A SWEEDEN, LS 2752, RECORDED JUNE 8, 2006.
- 11( ) RECORD AS PER DEED VOL. 210 PAGE 555 TO BILLE RICHARD LAMAR, RECORDED JULY 1, 1952.
- • COMPUTED POINT - NOT SET
- —o— EXISTING WIRE FENCE
- ——— LINE POSTED WITH STEEL FENCE POST
- RM REFERENCE MONUMENT

SURVEY NARRATIVE

WE WERE EMPLOYED BY D&A BESSETT TO COMPLETE A PARTIAL BOUNDARY SURVEY OF THEIR PROPERTY LOCATED IN SECTION 32 AND DESCRIBED IN DEEDS BOOK 1670 AT PAGE 975 AND DEEDS BOOK 1255 AT PAGE 757. TO COMPLETE THIS SURVEY I FIRST TIED INTO THE ESTABLISHED CONTROLLING CORNERS AROUND SAID SECTION 32 NEEDED TO PERFORM A SECTION BREAKDOWN AND ESTABLISH THE BOUNDARY OF THE S1/2 NE1/4 AND THE SW1/4. I FOUND THE MONUMENT SET DURING SURVEY M152-58 ALONG THE WEST BOUNDARY OF THE SW1/4 AND IT WAS LOCATED 6.8 FEET EAST OF THE SECTION LINE AS I SURVEYED IT BETWEEN THE NORTHWEST AND SOUTHWEST SECTION CORNERS. I ALSO FOUND THE MONUMENT SET DURING THE SURVEY BY GLENN S. BAUGHMAN, LS 538, DATED OCTOBER 1969, ALONG THE SOUTH LINE OF THE SW1/4 AND IT WAS LOCATED 19.7 FEET SOUTH OF THE SECTION LINE AS I SURVEYED IT BETWEEN THE SOUTHWEST AND SOUTH ONE-QUARTER CORNER. BOTH OF THESE MONUMENTS WERE FOUND IN THE EXISTING FENCES ALONG THE SOUTH AND WEST LINE OF THE SW1/4. I HELD THESE MONUMENT TO DETERMINE THE WEST AND SOUTH LINES OF THE SW1/4 BASED ON THE DECISION BY THE OREGON COURT OF APPEALS PER DYKES V. ARNOLD FILED: FEBRUARY 8, 2006. A PORTION OF SUBJECT PROPERTY IS DESCRIBED AS THE SW1/4 EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO BILLIE RICHARD LAMAR IN VOL. 210 PAGE 555. THIS EXCEPTION PARCEL WAS SURVEYED BY PERFORMING AN AS-BUILT SURVEY OF THE CENTERLINE OF RICE VALLEY ROAD AND OFFSETTING SAID CENTERLINE 30 FEET WEST TO DETERMINE THE WEST RIGHT-OF-WAY LINE. I THEN COMPUTED A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTED THE NORTH LINE OF THE SW1/4 TO ESTABLISH THE NORTHEAST CORNER OF SAID LAMAR PARCEL. I THEN SET THE SOUTHEAST CORNER THE RECORD DEED DIMENSION OF 400 FEET SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FROM THE COMPUTED NORTHEAST CORNER. THE SOUTHWEST CORNER OF OF THE LAMAR PARCEL WAS SET AT THE INTERSECTION OF A LINE WEST FROM SAID SOUTHEAST CORNER TO THE INTERSECTION OF SAID WEST LINE OF SAID SW1/4. THE EAST LINE OF THE SW1/4 OVERLAPS WITH THE PARCELS SURVEYED ALONG THAT LINE. ALL OF THE DEED DESCRIPTIONS CALL FOR THE EXISTING FENCE ALONG THAT LINE AND AN OAK FENCE POST LOCATED NEAR WHERE THE SURVEYED CENTER ONE-QUARTER CORNER IS LOCATED. NONE OF THE DEED DESCRIPTIONS OF THE PARCELS LOCATED IN THE SE1/4 MAKE NOTE THAT SAID OAK FENCE POST CORNER IS THE CENTER ONE-QUARTER CORNER. I SET THE CENTER ONE-QUARTER CORNER LOCATION AS DETERMINED BY MY SECTION BREAKDOWN AND MADE A NOTE OF THE LOCATION OF THE OAK FENCE POST CORNER IN THE DETAIL SHOWN ON THE DRAWING. THE BOUNDARY OF THE S1/2 NE1/4 WAS SURVEYED AS PER SAID SECTION BREAKDOWN. I SET A REFERENCE MONUMENT ALONG THE EAST LINE OF SAID S1/2 NE1/4 NEAR WHERE THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY 5 IS LOCATED. I SURVEYED THE SOUTHWEST CORNER OF THE BOUNDARY OF THE PARCEL OF LAND CONVEYED TO DALE BESSETT IN DEEDS BOOK 1255 AT PAGE 575, SOUTH, 70.00 FEET ALONG THE LINE FROM SAID OAK FENCE POST CORNER TO THE FOUND IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS2752" AS PER M150-63, RECORDED JUNE 8, 2006. THE TRUE CORNER POSITION FALLS IN A TREE SO I SET A REFERENCE MONUMENT TO THE CORNER 5 FEET EASTERLY ON LINE WITH THE SOUTHEAST CORNER. THE SOUTHEAST CORNER OF SAID PARCEL WAS SET AT THE LOCATION COMPUTED USING THE RECORD AND SURVEYED INFORMATION FROM SAID SURVEY M150-63. NO ATTEMPT TO SURVEY THE RIGHT-OF-WAY LINE OF INTERSTATE 5 WAS MADE DURING THIS SURVEY. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS SYSTEM IN RTK MODE AND A TRIMBLE S6 ROBOTIC TOTAL STATION.

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO D&A BESSETT THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, I HAVE FOUND OR SET THE MONUMENTS AS SHOWN HEREON AND HAVE PREPARED THIS MAP AND NARRATIVE TO REPRESENT SAID SURVEY.



SHEET 1 OF 1
DRG. NO. 13-4341.DWG

W.O. 13-4341

MAP FILE M 165-18