

RECORD OF SURVEY

LOCATED IN
SW 1/4, SECTION 1, T26S, R3W, W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE:

SURVEY PURPOSE: THIS SURVEY WAS PERFORMED FOR MICHAEL AND CAROL CLARENBACH AND THE DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS. THE PURPOSE OF THIS SURVEY IS TO SURVEY, MONUMENT THE NORTH LINE OF THE CLARENBACH PROPERTY LYING EAST OF ROCK CREEK COUNTY ROAD NO. 78 AND TO SURVEY AND DESCRIBE THE AS CONSTRUCTED CENTERLINE OF ROCK CREEK COUNTY ROAD NO. 78 THROUGH THE CLARENBACH PROPERTY IN PREPARATION FOR DEEDS TO BE RECORDED TO ADJUST THE RIGHT OF WAY TO THE AS-CONSTRUCTED CENTERLINE OF THE ROAD.

REFERENCE SURVEYS:

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| CS 1/45 | J.W. COLE, JULY, 1920 |
| CS 30/21A | A. BOYER, JUNE, 1938 |
| 1941 PLANS FOR CO. RD. NO. 78 | F.C. FREAR, DEC., 1941 |
| M 13-27 | B.B. IRVING, JAN., 1947 |
| NORTH UMPQUA TERRACE VOL. 7, PG. 45 | B.B. IRVING, DEC., 1947 |
| M 23-60 | J.W. BYRON, MAY, 1962 |
| M 108-26 | D. BENTZ, JUNE, 1989 |
| ST. HWY. 138-013 A-C | A.D. AUSLAND, FEB. 2012 |

SURVEY & TITLE HISTORY: J.W. COLE SURVEYED A 3.63 ACRE PARCEL OF LAND UNDER CS 1/45 IN 1920 THAT WAS DEEDED TO THE STATE OF OREGON FOR THE ROCK CREEK FISH HATCHERY IN 1921 AS RECORDED IN VOL. 82, PG. 246. A. BOYER RAN THE EAST-WEST CENTERLINE OF SECTION 1 AND SET THE MIDDPOINT OF THAT LINE UNDER CS 30-21A IN 1937 AND ALSO SURVEYED A 4.96 ACRE AND A 0.15 ACRE PARCEL THAT WERE TRANSFERRED TO THE STATE OF OREGON UNDER DEEDS RECORDED AS VOL. 99, PG. 137 AND VOL. 99, PG. 162. A SKETCH MAP INCLUDED CS 30/21A SHOWS THAT IRON PIPES WERE SET ON COLE'S CS 1/45 CORNERS EITHER ORIGINALLY BY COLE OR UNDER CS 30/21A BY BOYER. ROCK CREEK ROAD WAS SURVEYED BY F.C. FREAR IN 1941 PER THE 1941 PLANS FOR CO. RD. NO. 78 AND THE RIGHT OF WAY WAS GRANTED IN 1943 UNDER A DEED RECORDED IN VOL. 105, PG. 95. THE AS-CONSTRUCTED LOCATION OF THE ROAD DOES NOT MATCH THE SURVEY OR DEED. B.B. IRVING, SURVEYED THE NE 1/4 SW 1/4 OF SECTION 1 IN JAN., 1947 UNDER M 13-27 AND SET THE CS 1/16 AND CW 1/16 CORNERS BASED ON BOYER'S MIDDPOINT C 1/4 CORNER. IRVING DID NOT SUBDIVIDE THE SW 1/4 OF SECTION 1 BUT ESTABLISHED THE WEST LINE OF THE NE 1/4 SW 1/4 ON A DUE SOUTH BEARING AND THE SOUTH LINE PARALLEL WITH THE EAST-WEST CENTERLINE. IRVING THEN SURVEYED AND PLATTED NORTH UMPQUA TERRACE (VOL. 7, PG. 45) IN DEC., 1947 ACCEPTING THE M 13-27 WEST LINE AS THE EAST LINE OF THE SUBDIVISION. J.W. BYRON ACCEPTED BOYER'S MIDDPOINT C 1/4 CORNER AND MONUMENTED PROPERTY CORNERS WEST OF THAT CORNER UNDER M 23-60. IN A 1963 USBLM DEPENDENT RESURVEY, C. ALBERT WHITE, CADASTRAL SURVEYOR, REJECTED BOYER'S MIDDPOINT CENTER 1/4 CORNER AND REJECTED IRVING'S CS 1/16 AND CW 1/16 CORNERS AND MONUMENTED A NEW C 1/4 CORNER AND A NEW CS 1/16 CORNER. BOYER'S MIDDPOINT C 1/4 CORNER AND IRVING'S CS 1/16 AND CW 1/16 CORNERS HAVE BEEN ACCEPTED AS LOCAL CORNERS UNDER CS 39/125, M 11-15, M 13-27, M 13-28, M 29-22, M 30-48, M 108-26, M 128-78, AND PARTITION PLAT 2004-0013. ALSO, ALL THE DEEDS RECORDED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 1 ARE WRITTEN TO THESE CORNERS. THEREFORE, I HAVE ACCEPTED BOYER'S MIDDPOINT C 1/4 CORNER AND IRVING'S CS 1/16 AND CW 1/16 CORNERS AS CONTROLLING THE LOCATION OF THE CLARENBACH PROPERTY AS DESCRIBED IN INST. NO. 2002-21503 AND ALSO THE LOCATION OF ROCK CREEK ROAD. ODOT SURVEYED AND MONUMENTED THE NORTH UMPQUA HIGHWAY, OR 138, RIGHT OF WAY THROUGH THE NE 1/4 SW 1/4 OF SECTION 1 UNDER ST. HWY 138-013 A-C IN 2012.

SURVEY PROCEDURE: I ACCEPTED AND BASED THIS SURVEY ON ODOT SURVEY ST. HWY 138-013 A-C. I HELD THE COORDINATES LISTED FOR CONTROL POINTS AND FOR ALL MONUMENTS FOUND OR SET PER THAT SURVEY AND ADJUSTED GPS AND TPS SURVEY NETWORKS INTO THESE COORDINATES. I TIED THE USBLM C 1/4 CORNER, THE M 13-27 LOCAL CW 1/16 CORNER "D", CS 1/45 MONUMENT "F", M 23-60 PROPERTY CORNER "A", THE NE CORNER OF NORTH UMPQUA TERRACE "P", AND THE AS-CONSTRUCTED CENTERLINE OF ROCK CREEK ROAD. I COMPUTED THE POSITION OF M 23-60 MONUMENT "B" THAT WAS FOUND AND TIED IN UNRECORDED SURVEY WORK FOR CLARENBACH IN 1993 AND 2003 AND THEN COMPUTED THE CS 30/21A MIDDPOINT C 1/4 CORNER "C" AT THE RECORD (260.00') DISTANCE FROM M 23-60 MONUMENT "A". I THEN HELD POINTS "C" AND "D" TO CONTROL THE NORTH LINE OF THE CLARENBACH PROPERTY LYING WEST OF ROCK CREEK ROAD AND ALSO CONTROLLING THE 1941 ROCK CREEK ROAD SURVEY AND RIGHT OF WAY PER VOL. 105, PG. 95. I HELD THE DEED AND PLAN DISTANCE OF 428.0' BETWEEN POINT "D" AND 1941 CENTERLINE STATION 23+50 AND THEN HELD RECORD 1941 CENTERLINE BEARINGS AND DISTANCES WHICH MATCHED THE RECORD DUE SOUTH BEARING WITHIN 0.07 FEET AT STATION 10+95. THE DEEDED RIGHT OF WAY IS DESCRIBED AS LYING 40 FEET LEFT AND RIGHT OF CENTERLINE FROM STATION 10+95 TO STATION 15+77 BK.=15+90 AH. AND FROM STATION 15+77 BK.=15+90 AH TO STATION 23+50 LYING 40 FEET LEFT OF CENTERLINE AND EXTENDING TO THE WEST LINE OF THE ROCK CREEK FISH HATCHERY PROPERTY ON THE RIGHT SIDE OF CENTERLINE. THE WEST LINE OF THE ROCK CREEK FISH HATCHERY PROPERTY WAS SURVEYED UNDER M 13-27 AND DEEDED PER VOL. 99, PG. 137. I COMPUTED POINT "E" AT THE M 13-27 RECORD 758.8 FOOT NORTH LINE DISTANCE AND THEN SCALED AND ROTATED THE RECORD M 13-27 AND DEED COURSES BETWEEN POINTS "E-G-F". POINTS "G" AND "M" FALL APPROXIMATELY 1 FOOT WEST OF THE WEST EDGE OF 18" WHITE PAINTED FENCE POSTS WITH 8"x8" WHITE PAINTED FENCE POSTS AND WOVEN FENCE WIRE BURIED BETWEEN POINTS "G-M-N". THE FENCE LINE BETWEEN POINTS "N AND O" WAS DESTROYED BY A LANDSLIDE AND RECONSTRUCTION OF ROCK CREEK ROAD TO THE EAST OF CENTERLINE COURSE "CB" IN 2012. I THEN ROTATED THE DEED COURSES PER INSTRUMENT NO. 71-1108 BETWEEN POINT "G" AND POINT "L", HOLDING THE RECORD ANGLE AT POINT "G". POINT "H" WAS MONUMENTED 40 FEET RIGHT OF THE AS-CONSTRUCTED CENTERLINE OPPOSITE OF STATION 15+77 BK.=15+90 AH AND POINT "I" WAS MONUMENTED AT THE INTERSECTION OF THAT LINE WITH THE EAST LINE OF ABOVE DESCRIBED INSTRUMENT NO. 71-1108. I DID NOT ACCEPT THE M 108-26 MONUMENTS (LINE "J-K") AS CLARENBACH'S NORTH LINE/ROCK CREEK ROAD RIGHT OF WAY LINE. THE NEW ROCK CREEK ROAD RIGHT OF WAY CENTERLINE IS COMPUTED ALONG THE AS-CONSTRUCTED CENTERLINE BETWEEN COURSES C2 AND L14 AND BETWEEN COURSES C6 AND C9. RIGHT OF WAY CENTERLINE COURSES C4 AND C5 ARE SHIFTED FROM 0' TO 13.6' NORTHWESTERLY SO THAT THE GATE POSTS AND SECURITY FENCE TO THE CLARENBACH HOME FALL A MINIMUM OF 1 FOOT OUTSIDE THE SOUTHEASTERLY RIGHT OF WAY LINE. A LEGAL DESCRIPTION OF THE AS CONSTRUCTED CENTERLINE AND RIGHT OF WAY WAS PREPARED TO GRANT NEW RIGHT OF WAY AND VACATE EXISTING RIGHT OF WAY AND AS NOTED AND SET FORTH ON THIS SURVEY. THE 25 FOOT ACCESS EASEMENT SET FORTH ON PARTITION PLAT 2004-0013 CLOSELY MATCHES THE AS CONSTRUCTED DRIVEWAY BUT THE CLARENBACH'S DID NOT JOIN IN THE PLAT DECLARATION FOR THAT EASEMENT. THE INST. NO. 79-14619 EASEMENT WAS GRANTED BY CLARENBACH'S PREDECESSORS IN TITLE AND IS APPURTENANT TO PARCEL 1 AND 2 OF PARTITION PLAT 2004-0013.

HORIZONTAL DATUM:

NAME: OCRS COTTAGE GROVE-CANYONVILLE ZONE
REFERENCE DATUM: NAD83 CRS 96 EPOCH 2002.0
PROJECTION: TRANSVERSE MERCATOR (TM)
LATITUDE OF ORIGIN: 42°50'00"N
CENTRAL MERIDIAN: 123°20'00"W
CENTRAL MERIDIAN SCALE: 1.000023(EXACT)
FALSE NORTHING: 0.000 m
FALSE EASTING: 50,000.000 m

CORNER DESCRIPTIONS:

BEARINGS ARE TAKEN TO THE CENTER OF THE TREE AT THE ROOT CROWN AND DISTANCES ARE MEASURED TO A NAIL IN THE ROOT CROWN AT THE SIDE AND CENTER OF THE TREE WITH A TOTAL STATION.

C 1/4 S1

FOUND A 2 1/2" IRON POST BY C. ALBERT WHITE, USBLM CADASTRAL SURVEYOR, IN 1963, FIRMLY SET FLUSH WITH THE GROUND, WITH A 3 1/4" USBLM BRASS CAP STAMPED:
C 1/4 S1
1963

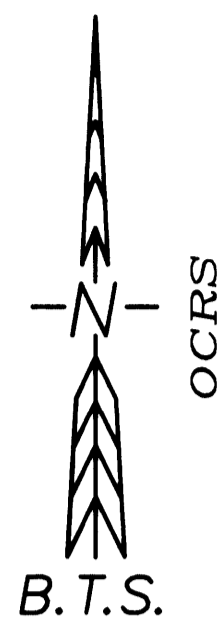
FROM WHICH BEARING TREES BY WHITE IN 1963:
A 24" D. FIR BEARS S.87°E., 128.5 FT. WITH A HEALED BLAZE. (REC. S.86 1/4°E. 195 LKS.)
A 32" TWIN CEDAR BEARS N.54 1/2°W., 65.6 FT., WITH A HEALED BLAZE. (REC. N.54 1/4°W., 98 LKS.)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-2015

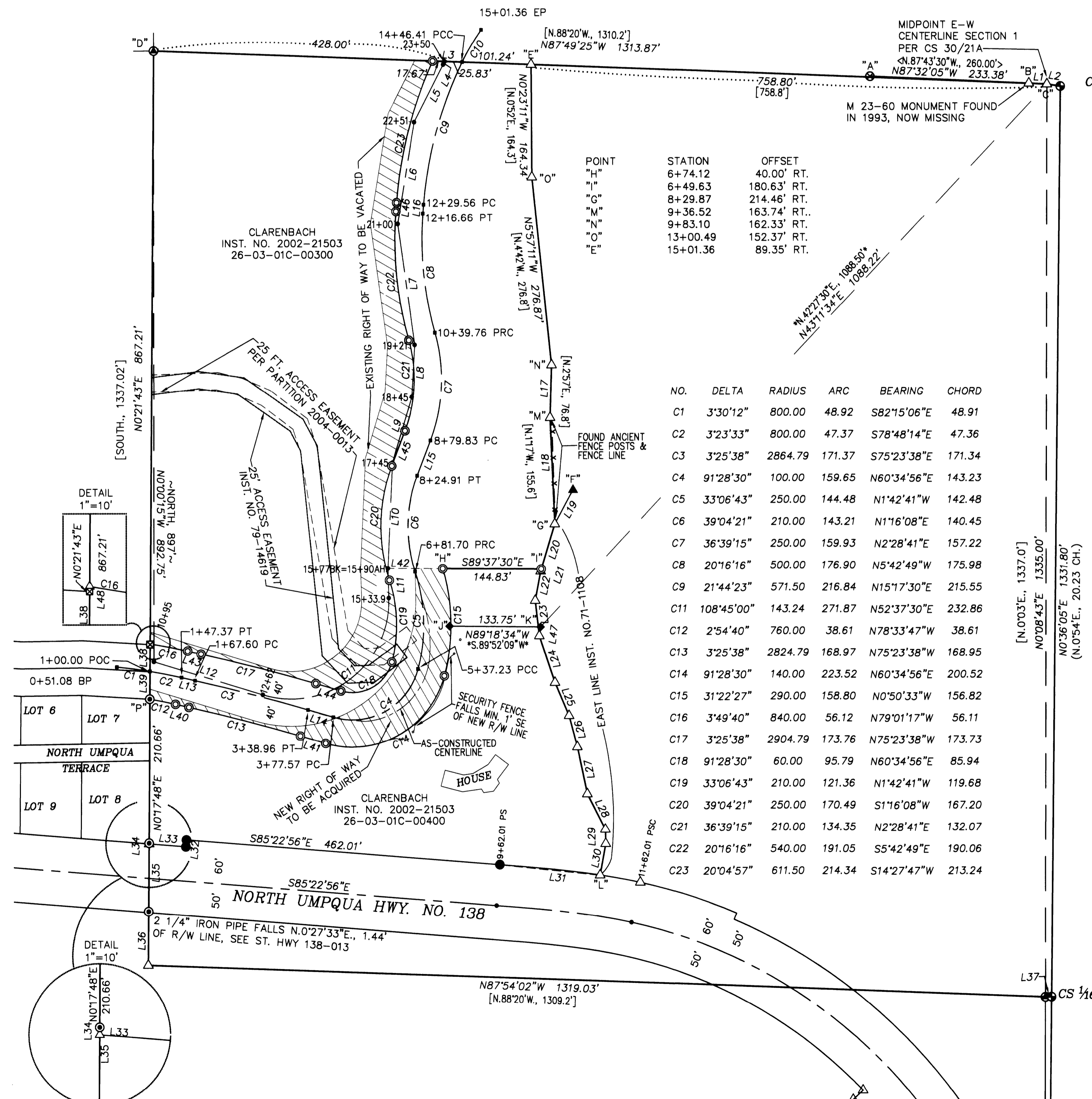


LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ▲ = FOUND 3/4" IRON PIPE PER CS 1/45
- ⊙ = FOUND 3/4" IRON BOLT PER M 13-27
- ⊙ = FOUND 1 1/2" IRON PIPE, OR AS NOTED PER NORTH UMPQUA TERRACE (VOL. 7, PG. 45)
- ⊙ = FOUND 5/8" IRON ROD PER M 23-60
- ◆ = FOUND 5/8" IRON ROD PER M 108-26
- ⊙ = FOUND 5/8" IRON ROD PER PARTITION PLAT 2004-0013
- = 5/8" IRON ROD PER ST. HWY 138-013 A-C (NOT TIED)
- ⊙ = FOUND BCIP PER 1963 USBLM DEPENDENT RESURVEY
- = COMPUTED CENTERLINE POINT
- = COMPUTED 1941 CENTERLINE POINT
- △ = COMPUTED POINT NOT SET
- [] = RECORD PER M 13-27
- () = RECORD PER 1963 USBLM DEPENDENT RESURVEY
- ~ ~ = RECORD PER 1941 PLANS CO. RD. NO. 78
- < > = RECORD PER M 23-60
- { } = RECORD PER INST. NO. 71-1108
- ** = RECORD PER M 108-26

NO.	BEARING	DISTANCE	RECORD
L1	S87°32'05"E	26.62	<N87°45'30"E, 26.40>
L2	N81°28'53"W	20.01	(N83°00'W, 19.80')
L3	S87°49'25"E	43.50	[N88°20'W]
L4	N26°30'00"E	5.00	~N26°30'E, 5.0'~
L5	N27°00'00"E	94.00	~N27°00'E, 94.0'~
L6	N9°15'00"E	151.00	~N9°15'E, 151.0'~
L7	N8°00'00"W	179.00	~N8°00'W, 179.0'~
L8	N3°15'00"E	76.00	~N3°15'E, 76.0'~
L9	N16°45'00"E	100.00	~N16°45'E, 100.0'~
L10	N2°30'00"E	155.00	~N2°30'E, 155.0'~
L11	N1°45'00"W	43.11	~N1°45'W, 43.1'~
L12	S73°00'00"E	167.00	~S73°00'E, 167.0'~
L13	S77°06'27"E	20.23	
L14	S73°40'49"E	38.61	
L15	N20°48'18"E	54.92	
L16	N4°25'19"E	12.90	
L17	N1°41'49"E	76.82	
L18	N2°32'11"W	155.64	
L19	S28°19'49"W	56.41	S28°19'49"W
L20	S16°51'45"W	68.64	{N18°00'E, 72.0}
L21	S16°51'45"W	3.37	
L22	S10°36'45"W	43.50	{N11°45'E}
L23	S6°42'15"E	52.00	{N5°34'W}
L24	S18°29'15"E	72.30	{N17°21'W}
L25	S23°08'15"E	52.70	{N22°00'W}
L26	S14°48'15"E	47.50	{N13°40'W}
L27	S12°01'15"E	70.30	{N10°53'W}
L28	S27°15'15"E	58.00	{N26°07'W}
L29	S1°08'15"E	21.00	{NORTH}
L30	S10°19'45"W	46.54	{N11°28'E}
L31	N83°56'46"W	148.09	SPIRAL CHORD
L32	S4°38'41"W	10.00	
L33	S85°22'39"E	54.09	
L34	S0°17'48"W	1.10	
L35	S0°27'40"W	98.84	
L36	S0°27'33"W	78.50	
L37	N88°07'52"E	9.20	(S88°50'W, 9.77')
L38	N0°26'02"E	39.74	
L39	N0°26'02"E	40.53	
L40	N77°06'27"W	20.23	
L41	N73°40'49"W	38.61	
L42	N89°37'30"W	80.84	
L43	N77°06'27"W	20.23	
L44	N73°40'49"W	38.61	
L45	S20°48'18"W	54.92	
L46	S4°25'19"W	12.90	
L47	S75°04'33"W	13.22	
L48	N0°21'43"E	0.74	

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	3°30'12"	800.00	48.92	S82°15'06"E	48.91
C2	3°23'33"	800.00	47.37	S78°48'14"E	47.36
C3	3°25'38"	2864.79	171.37	S75°23'38"E	171.34
C4	91°28'30"	100.00	159.65	N60°34'56"E	143.23
C5	33°06'43"	250.00	144.48	N1°42'41"W	142.48
C6	39°04'21"	250.00	143.21	N1°16'08"W	140.45
C7	36°39'15"	250.00	159.93	N2°28'41"E	157.22
C8	20°16'16"	500.00	176.90	N5°42'49"W	175.98
C9	21°44'23"	571.50	216.84	N15°17'30"E	215.55
C10	108°45'00"	143.24	271.87	N52°37'30"E	232.86
C11	2°54'40"	760.00	38.61	N78°33'47"W	38.61
C12	3°25'38"	2824.79	168.97	N75°23'38"W	168.95
C13	91°28'30"	140.00	223.52	N60°34'56"E	200.52
C14	31°22'27"	290.00	158.80	N0°50'33"W	156.82
C15	3°49'40"	840.00	56.12	N79°01'17"W	56.11
C16	3°25'38"	2904.79	173.76	N75°23'38"W	173.73
C17	91°28'30"	60.00	95.79	N60°34'56"E	85.94
C18	33°06'43"	210.00	121.36	N1°42'41"W	119.68
C19	39°04'21"	250.00	170.49	S1°16'08"W	167.20
C20	36°39'15"	210.00	134.35	N2°28'41"E	132.07
C21	20°16'16"	540.00	191.05	S5°42'49"E	190.06
C22	20°16'16"	611.50	214.34	S14°27'47"W	213.24



BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 100'	FOR: MICHAEL & CAROL CLARENBACH 339 ROCK CREEK ROAD IDLEYLD PARK, OR 97447	JOB #: 13-046 FILE: Clarenbach 13-046.dwg SHEET 1 OF 1
DATE: JAN 20, 2013		