

SURVEY FOR: JUNIPER PROPERTIES LLC
P.O. BOX 1127 ROSEBURG, OREGON 97470
SOUTH 1/2 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 5
WEST, WILLAMETTE MERIDIAN
SURVEYED BY:
LONE ROCK TIMBER MANAGEMENT COMPANY
P.O. BOX 1127 ROSEBURG, OREGON 97470

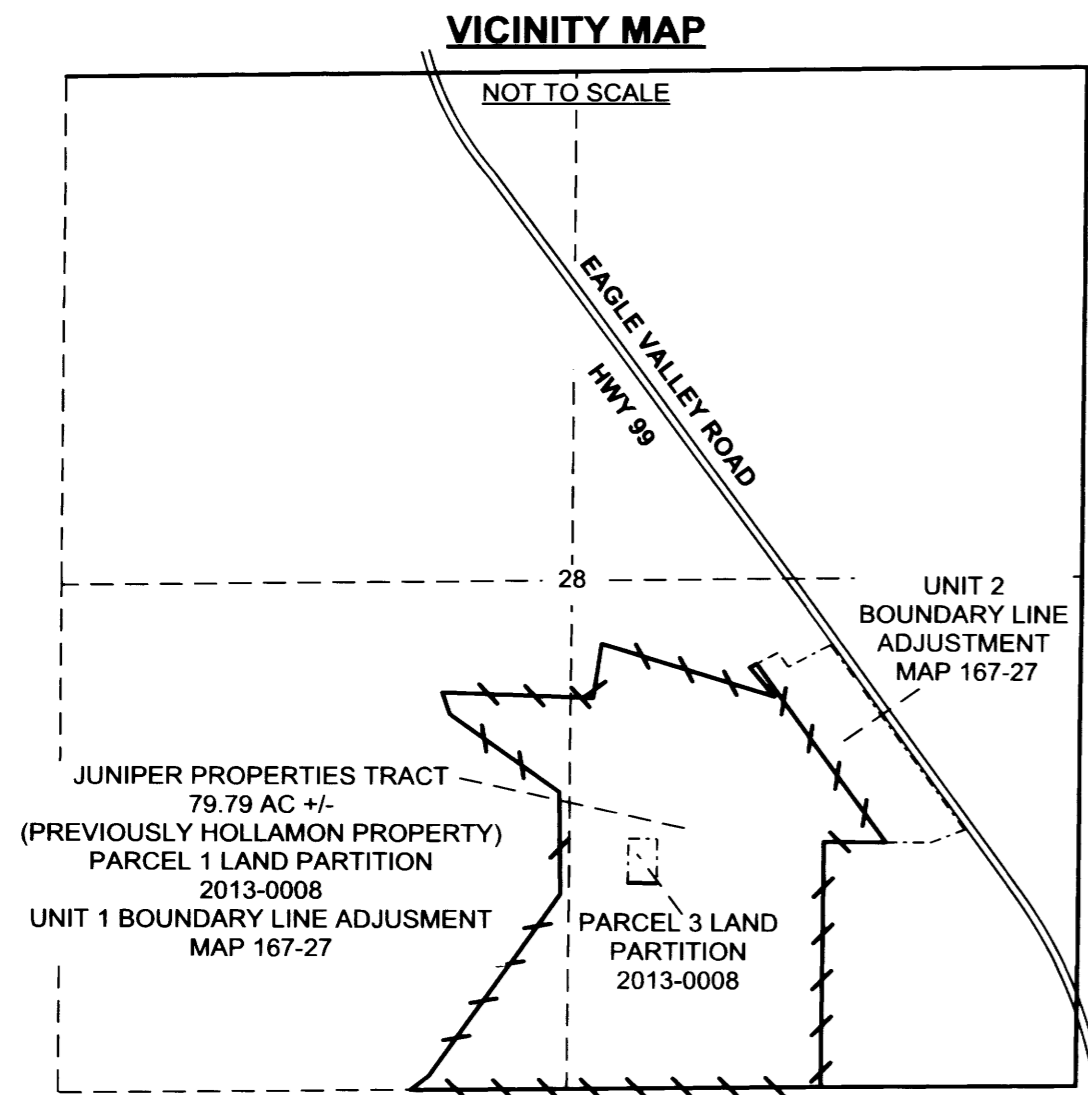
TRACT: HOLLAMON DATE: SEPTEMBER 2014 PAGE 2 OF 2

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SET PROPERTY CORNERS AND MARK PROPERTY LINES FOR TIMBER HARVEST AND TIMBER MANAGEMENT PURPOSES. THE JUNIPER PROPERTIES TRACT 79.79 ACRES WAS ORIGINALLY SURVEYED BY GARDINER IN 1953 ESTABLISHING IRON PIPES ON THE WEST AND NORTH LINES. IN 1980 BLOOM (M79-64B) REESTABLISHED THE WEST LINE OF THE PROPERTY FINDING THE SOUTHWEST CORNER OF THE TRACT (CORNER 18) NOT ON THE SOUTH LINE OF SECTION 28 AGAINST THE BLM. BLOOM FOUND IRON BOLTS (CORNERS 3 AND 19) ON THE WEST LINE DESCRIBED BY GARDINER AS IRON PIPES. BLOOM ESTABLISHES CORNER 18 ON THE SECTION LINE AND CORNER (1) BASED ON RECORD DISTANCE INTERSECTION. BLOOM ALSO SETS CORNER (2) FOR CONTROL TO ADJACENT PROPERTY TO THE WEST. IN 2013 SWEEDEN MADE A LAND PARTITION MAP 2013-0008 TO CREATE AN UNSURVEYED PARCEL ONE DESCRIPTION OF THE SOUTHWEST PORTION OF THE JUNIPER PROPERTIES TRACT, BY METES AND BOUNDS WITH NO CALL TO ANY MONUMENTS. IN 2014 SWEEDEN MADE A BOUNDARY LINE ADJUSTMENT MAP 167-27 TO ESTABLISH BY SURVEY THE NORTHEAST LINE OF UNIT 1 OF THE JUNIPER PROPERTIES TRACT. LONE ROCK MADE RANDOM CLOSED LOOP SURVEYS AROUND THE JUNIPER PROPERTIES TRACT. WE INITIATED THIS SURVEY AT PROPERTY CORNER (1), AS SHOWN ON THE MAP, WHICH IS A 5/8" IRON ROD SET BY BLOOM (M79-64B) WHICH IS LOCATED APPROXIMATELY N2°W 1013 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 28. WE FIND CORNER (3) AND (5) POSSIBLY SET BY GARDINER THAT WE FEEL ARE IN ORIGINAL POSITIONS. WE ESTABLISH CORNER (9) BY DEED DISTANCE INTERSECTION. WE FIND AN IRON ROD (8) IN THE OLD FENCE LINE AND BY OUR CALCULATIONS IN VERY CLOSE POSITION BY DEED DISTANCE AND BEARING IN RELATION TO FOUND CORNERS (3) AND (5). WE SET IRON ROD (7) BY DEED DISTANCE FROM CORNER (8) IN THE EXISTING OLD FENCE LINE. WE THEN SET CORNER (6) FROM DEED DISTANCE INTERSECTION FROM CORNERS (5) AND (7). BOTH CORNERS (6) AND (7) HAVE IRON RODS FOUND IN THE VICINITY THAT DID NOT MATCH DEED DISTANCES AND WERE NOT CALLED FOR IN THE DEED. WE FOUND SWEEDEN'S CORNERS (9), (10) AND (11) REFERENCED IN M167-27. CORNER (11) WAS ESTABLISHED BY SWEEDEN BY EXTENSION OF FOUND MONUMENTS ON THE NORTH LINE OF LOT 6 (SOUTH LINE OF HOLLAMON PROPERTY) ESTABLISHED BY THIEL IN 1948 CS 40-107. WE SET CORNER (14) BY EXTENSION OF THE SAME LINE ESTABLISHED FOR HOLLAMON'S SOUTH LINE BY SWEEDEN AND THIEL WITH INTERSECTION FOR THE WEST LINE OF LOT 6, SECTION 28. WE COMPUTED TO ESTABLISH THE WEST LINE OF LOT 6 FROM A BREAKDOWN OF SECTION 28. WE TIED IN THE EXTERIOR CORNERS OF SECTION 28 AS SHOWN BY TOTAL STATION RANDOM TRAVERSE AND GPS KINEMATIC SURVEY, ALSO USING RECORD DISTANCES TO COMPUTE A BEARING NORTHERLY FROM THE EAST 1/16 CORNER OF SECTION 28 AND SECTION 33 TO THE INTERSECTION OF THE SOUTH LINE OF THE HOLLAMON PROPERTY. WE ALSO TIED CORNERS (20) AND (21) ON THE SOUTH LINE OF PARCEL THREE FROM SWEEDEN'S LAND PARTITION MAP 2013-0008. CORNER (20) BEARS N80°05'48"E 358.10' FROM CORNER (1), WHERE WE COMMENCED OUR SURVEY. THIS SURVEY WAS DONE WITH A NIKON DTM 522 AND DTM 450 TOTAL STATIONS AND TRIMBLE 4400 GPS WITH DAN SALLY, GARY ANGIOLET, IGNACIO ROMAN, KATHERINE NICHOLS AND MICHAEL WILLIAMS ASSISTING ME.

CORNER INFORMATION

- 1) PROPERTY CORNER.
FOUND 5/8" IRON ROD AS PER M 79-64B.
--50" DOUGLAS-FIR BEARS N 45 1/4° W 50.63' WE TAG AND SCRIBE BT.
CORNER LIES ON RIDGE TOP 0.3 FEET ABOVE GROUND LEVEL.
- 2) PROPERTY CORNER.
FOUND 5/8" IRON ROD AS PER M 79-64B.
--16" DOUGLAS-FIR BEARS S 5 1/2° W 12.83' WE TAG AND SCRIBE BT.
CORNER LIES APPROXIMATELY 17.2 FEET EAST OF FENCE CORNER 0.1 FEET ABOVE GROUND LEVEL.
- 3) PROPERTY CORNER.
FOUND 3/4" IRON BOLT AS PER M 79-64B.
--21" DOUGLAS-FIR BEARS S 34 1/4° E 35.58' WE TAG AND SCRIBE BT.
CORNER LIES ON RIDGE TOP APPROXIMATELY 0.4 FEET ABOVE GROUND LEVEL
FOUND CORNER BADLY BENT, WE STRAIGHTEN.
- 4) PROPERTY CORNER.
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
--30" DOUGLAS-FIR BEARS N 83 1/2° W 12.49' WE TAG AND SCRIBE BT.
CORNER LIES 6.0 FEET WEST OF NORTH-SOUTH FENCE LINE AND 23 FEET EAST OF OLD SKID TRAIL 0.4 FEET ABOVE GROUND LEVEL.
- 5) PROPERTY CORNER.
FOUND 3/4" IRON BOLT CS 41/174 REFERS TO AN I. P.
--11" DOUGLAS-FIR BEARS N 67 3/4° W 12.08' WE TAG AND SCRIBE BT.
CORNER LIES APPROXIMATELY 4 FEET WEST OF NORTH-SOUTH FENCE LINE 0.5 FEET ABOVE GROUND LEVEL.
- 6) PROPERTY CORNER.
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
--13" DOUGLAS-FIR BEARS N 87 1/2° W 14.51' WE TAG AND SCRIBE BT.
--5/8" IRON ROD BEARS N 42 1/2° E 18.96'.
CORNER LIES ON NORTH EDGE OF FLAT APPROXIMATELY 0.5 FEET ABOVE GROUND LEVEL.
- 7) PROPERTY CORNER.
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
--14" WHITE OAK BEARS S 83 1/2° W 13.96'. WE TAG AND SCRIBE BT.
--5/8" IRON ROD BEARS N 73 1/4° W 8.71'.
CORNER LIES 15 FEET NORTH OF OLD ROAD GRADE 0.5 FEET SOUTH OF OLD FENCE 0.3 FEET ABOVE GROUND LEVEL.
- 8) PROPERTY CORNER.
FOUND BENT 5/8" IRON ROD CS 41/174 REFERS TO AN I. P.
CORNER LIES ON NORTHEAST EDGE OF GRAVEL ROAD.
- 9) PROPERTY CORNER.
FOUND 3/4" GALVANIZED IRON PIPE AS PER M 167-27.
CORNER LIES IN OLD FENCE LINE APPROXIMATELY 0.8 FEET ABOVE GROUND LEVEL.
- 10) PROPERTY CORNER.
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED SWEEDEN LS 2752 AS PER M 167-27.
CORNER LIES ON NORTH SIDE OF FENCE WITH T-POST 1 FOOT SOUTH AT GROUND LEVEL.
- 11) PROPERTY CORNER.
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED SWEEDEN LS 2752 AS PER M 167-27.
CORNER LIES ON STEEP EAST FACING SLOPE APPROXIMATELY 0.3 FEET ABOVE GROUND LEVEL WITH T-POST BESIDE CORNER.
- 12) PROPERTY CORNER.
FOUND 3/4" IRON PIPE AS PER CS 40/107.
ON RIGHT OF WAY BOUNDARY OF HIGHWAY 99 AT GROUND LEVEL.
- 13) PROPERTY CORNER.
FOUND 3/4" IRON PIPE AS PER CS 40/107.
ON RIGHT OF WAY BOUNDARY OF HIGHWAY 99 APPROXIMATELY 0.1 FEET BELOW GROUND LEVEL.
- 14) PROPERTY CORNER.
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291.
--22" DOUGLAS-FIR BEARS N 57° E 31.59' WE TAG AND SCRIBE BT.
CORNER LIES 0.4 FEET ABOVE GROUND LEVEL 6 FEET WEST OF NORTH-SOUTH FENCE LINE AND 23 FEET EAST OF OLD SKID TRAIL. WE PLACE A U-POST 1 FOOT NORTH.
- 15) THE EAST SIXTEENTH CORNER BETWEEN SECTIONS 28 AND 33.
FOUND 1982 BLM BRASS CAP AS PER BLM LINE NOTES PAGE 17684.
--34" DOUGLAS-FIR BEARS N 48 3/4° E 17.23' (RECORD N 48 1/2° E 16.83') WE TAG NO VISIBLE MARKS.
--14" DOUGLAS-FIR BEARS S 48° W 23.19' (RECORD S 47 1/2° W 24.42') WE TAG NO VISIBLE MARKS.
CORNER LIES ON NORTH FACING SLOPE APPROXIMATELY 12.5 FEET WEST OF DOWN FENCE LINE.
- 16) THE SECTION CORNER OF SECTIONS 27, 28, 33, AND 34.
FOUND 1958 DOUGLAS COUNTY BRASS CAP AS PER M 155-54.
--POWER POLE MARKED 5-61 BEARS N 80 3/4° E 42.01' (RECORD N80 1/2° E 41.9').
--(RECORD WHITE OAK BEARS S 54° W 108.9').
--(RECORD MAPLE STUMP BEARS N 33 1/2° W 58.1').
--(RECORD WHITE OAK BEARS N 56° W 99.2').
CORNER LIES ON NORTH EDGE OF SMALL MARSHY CREEK APPROXIMATELY 90 FEET WEST OF HIGHWAY 99. FOUND AS PER RECORD.
- 17) THE QUARTER CORNER BETWEEN SECTIONS 28 AND 33.
FOUND 1982 BLM BRASS CAP AS PER BLM LINE NOTES PAGE 17685.
--12" FIR MOSTLY ROTTEN, ROOT HOLE BEARS N 29°E 37.62'
AS PER RECORD. FOUND TAG AND HEALED FACE.
--7" FIR NOW 10" WITH HEALED FACE AND TAG BEARS N 37° E 53.6'
AS PER RECORD.
--7" INCENSE CEDAR NOW 10" WITH WELL HEALED FACE BEARS S 44° W 3.3' AS PER RECORD.
--14" BLACK OAK NOW 15" WITH WELL HEALED FACE BEARS N 30 1/2° W 78.2' AS PER RECORD.
--8" BOAT SPIKE IN 42" DIAMETER 4" TALL PARTIALLY ROTTEN STUMP BEARS S 1 1/2° W 30.7' AS PER RECORD.
--COULD NOT LOCATE 10" FIR (RECORD BEARS S 33° W 42.9').
CORNER LIES IN EAST-WEST FENCE LINE ON MODERATE EAST FACING SLOPE.
- 18) PROPERTY CORNER.
FOUND 5/8" IRON ROD AS PER M 79-64B.
--3/4" IRON BOLT BEARS S 53° W 7.83' AS PER M 79-64B.
CORNER LIES ON RIDGE ON WEST SIDE OF OLD SKID TRAIL WITH U-POST BESIDE.
- 19) PROPERTY CORNER.
FOUND 3/4" IRON BOLT AS PER M 79-64B.
--19" DOUGLAS-FIR BEARS S 48 1/2° E 12.73' WE TAG AND SCRIBE BT.
CORNER LIES ON RIDGE TOP ON EAST SIDE OF OLD SKID TRAIL.
FOUND CORNER BADLY BENT, WE STRAIGHTEN.
- 20) PROPERTY CORNER.
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED SWEEDEN LS 2752 AS PER PARTITION 2013-0008.
CORNER LIES NORTH OF OLD DIRT ROAD WITH T-POST BESIDE.
- 21) PROPERTY CORNER.
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED SWEEDEN LS 2752 AS PER PARTITION 2013-0008.
CORNER LIES ON EDGE OF OLD DIRT ROAD NEAR ROCKED TURN AROUND AREA WITH T-POST BESIDE.
- 22) THE SECTION CORNER OF SECTIONS 20, 21, 28, AND 29.
FOUND 1" IRON PIPE WITH 2 1/2" BRASS CAP MARKED PLS 492 1980 AS PER M 79-64A.
--PK NAIL IN 5' X 6.5' X 4.5' HIGH BOULDER BEARS N 57 1/2° W 98.8' FOUND AS PER RECORD.
--5/8" IRON ROD BEARS S 68 1/2° W 19.68' (RECORD S 68° 29' W 19.65').
--5/8" IRON ROD BEARS N 74 3/4° E 25.55' (RECORD N 74° 53' E 25.58').
--14" FIR FOUND AS PER RECORD.
--5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 BEARS S 1/2° W 40.22' (RECORD S 0° 39' 31" E 40.23').
CORNER LIES IN SECOND GROWTH FIR TREES APPROXIMATELY 40 FEET NORTH OF CENTER LINE OF GRAVEL ROAD.
- 23) THE SECTION CORNER OF SECTIONS 21, 22, 28, AND 27.
COMPUTED CORNER POSITION AS PER M 137-17.
--5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 BEARS S 1/2° W 185.49' (RECORD S 0° 15' 25" W 185.48').
--5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 BEARS S 89 1/4° E 109.51' (RECORD S 89° 22' 33" E 109.51').
COMPUTED CORNER POSITION FROM RECORD DISTANCES OF FOUND REFERENCE MONUMENTS.



LEGEND	
	LINES BLAZED, PAINTED, AND TAGGED
	MEASURED LINES
	PROJECTED LINES
	PROJECTED PARCEL LINES
	APPROXIMATE LOCATION OF HIGHWAY 99

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ken W. Hoffine

OREGON
JULY 16, 1987
KEN W. HOFFINE
PLS 2291

EXPIRES: 6/30/2015

FILED
DATE: 9-25-2014 BY: JC
THIS SURVEY CONSISTS OF:
MAP: M 168-44 A & B
NARRATIVE: CS 65188-8
CORNER RPT:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M168-44B

MAP FILE M168-44B