

# RECORD OF SURVEY

## PROPERTY LINE ADJUSTMENT

LOCATED IN THE  
**SE 1/4 SECTION 30**  
**SW 1/4 SECTION 29**  
**T28S, R7W, W.M.**  
**DOUGLAS COUNTY, OREGON**

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND THEN MONUMENT THE BOUNDARIES OF THE TENMILE SCHOOL PROPERTY AS DESCRIBED IN VOL. 100, PG. 87, VOL. 100, PG. 120, VOL. 213, PG. 415, VOL. 243, PG. 959, VOL. 243, PG. 961, AND VOL. 246, PG. 304. THE SURVEY WAS BEGUN IN JULY, 2012 WITH PRELIMINARY RESULTS REPORTED TO THE WINSTON DILLARD SCHOOL DISTRICT IN SEPTEMBER, 2012. SIGNIFICANT DISCREPANCIES WERE DISCOVERED BETWEEN THE SURVEY MONUMENTS RECOVERED, DEED ELEMENTS, LINES OF POSSESSION AND THERE ARE NO EXISTING EASEMENTS FOR ACCESS AND UTILITY PURPOSES BETWEEN THE ADJACENT PROPERTIES. THEREFORE, I ADVISED THE SCHOOL DISTRICT TO PURSUE BOUNDARY LINE AGREEMENTS WITH NEIGHBORING OWNERS, SHERMAN, WAGGONER, TENMILE COMMUNITY CENTER AND KOEGLER-LEDBETTER AND TO PURSUE A PROPERTY LINE ADJUSTMENT WITH THE TENMILE COMMUNITY UNITED METHODIST CHURCH. LEGAL DESCRIPTIONS WERE WRITTEN TO COMPLETE THE BOUNDARY LINE AGREEMENTS AND THE PROPERTY LINE ADJUSTMENT UNDER THE DIRECTION OF THEIR ATTORNEY, THE SCHOOL DISTRICT AND THE CHURCH SUBSEQUENTLY RECORDED INSTRUMENT NO. 2014-017009 AND 2014-017010 TO ADJUST THEIR COMMON BOUNDARY LINE ON DECEMBER 30, 2014 BUT DID NOT APPLY FOR A PROPERTY LINE ADJUSTMENT WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT. THE SCHOOL THEN SOLD THE PROPERTY TO HYDER IN JUNE, 2016 UNDER A DEED RECORDED AS INST. NO. 2016-009401. THE SCHOOL DISTRICT THEN INFORMED BTS THAT THE PROPERTY HAD BEEN SOLD AND REQUESTED THAT FINAL SURVEY MONUMENTS BE SET. THE SURVEY MONUMENTS WERE SET IN JULY, 2016 AND THE NEW OWNER WAS ADVISED TO APPLY FOR A PROPERTY LINE ADJUSTMENT WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT. THAT PROPERTY LINE ADJUSTMENT WAS APPROVED AS PLANNING DEPARTMENT FILE NO. M16-028, DATED JULY 28, 2016 BUT BTS WAS NOT INFORMED OF THE APPLICATION OR APPROVAL OF FILE NO. M16-028 AND THEREFORE DID NOT COMPLETE THE SURVEY COMPONENT OF THAT APPROVAL. HYDER REAPPLIED AND RECEIVED APPROVAL PER PLANNING DEPARTMENT FILE NO. M17-055 ON NOVEMBER 17, 2017.

THE SURVEY IS CONTROLLED BY MONUMENTS FOUND PER M 14-70, RM 1-15, M 51-54, M 86-67, PARTITION PLAT 1996-0004, THE SE CORNER OF SECTION 30 AND ALSO MONUMENTS PER INST. NO. 2000-07573. I HOLD THE BASIS OF BEARINGS OF N.0°38'00"E. BETWEEN THE SE CORNER OF SECTION 30, MONUMENT "S", AND THE S 1/16 OF S30/S29, MONUMENT "U", PER M 51-54 AND 1996-0004. A BOYER SURVEYED CS 16/13 IN 1938 AND M 14-70 IN 1952. THE COURSES OF THE LEGAL DESCRIPTIONS FOR THE ABOVE LISTED TENMILE SCHOOL DEEDS MATCH THE COURSE SET FORTH IN THESE SURVEYS. IN 1956, UNDER RM 1-15, J. BYRON RECOVERED BOYER'S MONUMENTS AT "A", "B", "C", "K", "L" & "Q" WITH SIGNIFICANT DISCREPANCIES NOTED BETWEEN THE RM 1-15 MEASUREMENTS AND BOYER'S MEASUREMENTS. I WOULD CONCLUDE THAT EITHER BOYER BLUNDERED IN SETTING THE MONUMENTS FOUND BY BYRON OR THAT THE PROPERTY OWNERS MOVED THE MONUMENTS BETWEEN BOYER'S 1952 SURVEY AND BYRON'S 1956 SURVEY. IN EITHER CASE, TODAY'S LINES OF POSSESSION CLOSELY MATCH THE COURSES BETWEEN EXISTING FOUND MONUMENTS AS REPORTED UNDER BYRON'S RM 1-15 SURVEY.

M 14-70 MONUMENTED THE CORNERS OF BOTH VOL. 100, PG. 120 (ORIGINAL UNIT 1) AND VOL. 213, PG. 415 AND THE HYDER DEED, INST. NO. 2016-009401, HOLDS THE EXACT CALLS OF THESE EARLIER DEEDS. I ACCEPT MONUMENT "D" AS THE SOUTHERLY CORNER OF M 14-70, NOTING THAT THE MEASURED DISTANCE OF 746.43 FEET MATCHES THE M 14-70 RECORD OF 746.5 FEET TO THE SE CORNER OF SECTION 30. I ACCEPT MONUMENT "C", A 1 1/2" AXLE RECOVERED BY BYRON UNDER RM 1-15, AS THE NE CORNER OF THESE PROPERTIES. I ACCEPT MONUMENT "A" AS THE NE CORNER OF M 14-70 AND USING THE RM 1-15 RECORD THEN COMPUTED AND MONUMENTED MONUMENT "B" PROPORTIONATELY BY THE USBLM GRANT BOUNDARY METHOD BETWEEN MONUMENTS "A" AND "C". VOL. 100, PG. 120 WAS ADJUSTED PER INST. NO. 2014-017010.

THERE IS A 54 FOOT OVERLAP OF THE SCHOOL'S DEED RECORDED IN VOL. 100, PG. 87 AND THE METHODIST EPISCOPAL CHURCH DEED RECORDED IN VOL. 14, PG. 435. THOMAS COATS GRANTED THE VOL. 100, PG. 87 PROPERTY TO SCHOOL DISTRICT NO. 7 ON MAY 9, 1863 BUT THE DEED WAS NOT RECORDED UNTIL DEC. 5, 1938. THOMAS COATS LATER GRANTED THE VOL. 14, PG. 435 PROPERTY TO THE METHODIST EPISCOPAL CHURCH ON AUGUST 8, 1883 WITH THE DEED BEING RECORDED ON AUGUST 16, 1883. I HOLD THE CHURCH'S RIGHT AS SENIOR BECAUSE OF THE DEED RECORDING DATE AND ACCEPT MONUMENTS "E" AND "F" AS POINTS ON THE SOUTH LINE OF VOL. 14, PG. 435 AND COMPUTE THE SE CORNER OF VOL. 14, PG. 435, CORNER "I" AT THE INTERSECTION OF LINE "E"- "F" AND LINE "S"- "D". I THEN COMPUTE MONUMENT "G" AT DEED DISTANCE OF 209.88' NORTH OF THE SE CORNER ON THE NORTHERLY EXTENSION OF LINE "S"- "D" AND COMPUTE MONUMENT "H" PER M 14-70 AND VOL. 243, PG. 959 WITH LINE "G"- "H" PERPENDICULAR TO LINE "D"- "G". THE NORTH AND EAST LINES OF THE CHURCH PROPERTY, VOL. 14, PG. 435, WERE THEN ADJUSTED PER INSTRUMENT NO. 2014-017009.

MONUMENTS "P", "Q" & "R" ARE CALLED IN THE WAGGONER DEED, INST. NO. 2000-7573. COURSES "P"- "Q" AND "Q"- "R" MATCH DEED DISTANCES AND M 14-70 DISTANCES AND ARE ACCEPTED AS PROPERTY CORNERS. THE SOUTH LINE OF THE SHERMAN PROPERTY IS HELD BETWEEN MONUMENT "R" AND MONUMENT "B". THE DISTANCE FROM MONUMENT "B" TO THE SE CORNER OF SECTION 30 MEASURES 1113.24 FEET WHICH CLOSELY MATCHES DEED THE DISTANCE OF 1114.2 FEET. LINE "I"- "J" IS COMPUTED AT DEED DISTANCE OF 132.5 FEET SOUTH OF AND PARALLEL TO LINE "Q"- "R" WITH MONUMENT "I" BEING COMPUTED ON THE EAST LINE OF VOL. 243, PG. 959 PER M 14-70 AND MONUMENT "J" COMPUTED ON LINE "K"- "Q".

I HELD MONUMENT "K" AS THE SE CORNER OF VOL. 246 PG. 304 AND COMPUTED MONUMENT "O" AT DEED DISTANCE OF 417.00 FEET NORTH OF MONUMENT "K" AND ON THE NORTHERLY EXTENSION OF LINE "P"- "Q". I COMPUTED THE WEST LINE OF VOL. 246, PG. 304, LINE "M"- "N", BY HOLDING MONUMENT "L" AND COMPUTING A LEAST SQUARES BEST FIT LINE THROUGH AN EXISTING FENCE LINE AND A LINE OF TREES. I THEN HELD THE RECORD VOL. 246, PG. 304 ANGLE AT MONUMENT "K" AND COMPUTED MONUMENT "M" ON LINE "L"- "N" AND COMPUTED MONUMENT "N" AT DEED DISTANCE OF 417.00 FEET NORTH OF MONUMENT "M" WITH MONUMENT "M" FALLING IN AN ANGLE EAST-WEST FENCE LINE ON THE SOUTH EDGE OF AN EXISTING ROADWAY AS PER THE VOL. 246, PG. 304 AND M 14-70 QUALIFICATION AND BEING LOCATED 652.25' VS. DEED RECORD OF N.87°11'W., 652.0'.

THIS SURVEY WAS PERFORMED BY LES FANNING AND ADAM DEGROOT USING A LEICA TOPCON 1203 TOTAL STATION. ALL SURVEY OBSERVATIONS WERE ADJUSTED BY LEAST SQUARES METHODS UTILIZING LEICA GEO OFFICE SOFTWARE BY ADAM DEGROOT WITH PLAT COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

**APPROVAL:**  
*Keith L. Cubic* 12/4/17  
DOUGLAS COUNTY PLANNING DEPARTMENT DIRECTOR  
PLANNING DEPARTMENT FILE NO. M17-055

PROPERTY LINE ADJUSTMENT DEEDS:  
INSTRUMENT NO. 2014-017009  
INSTRUMENT NO. 2014-017010  
INSTRUMENT NO. 2016-009401

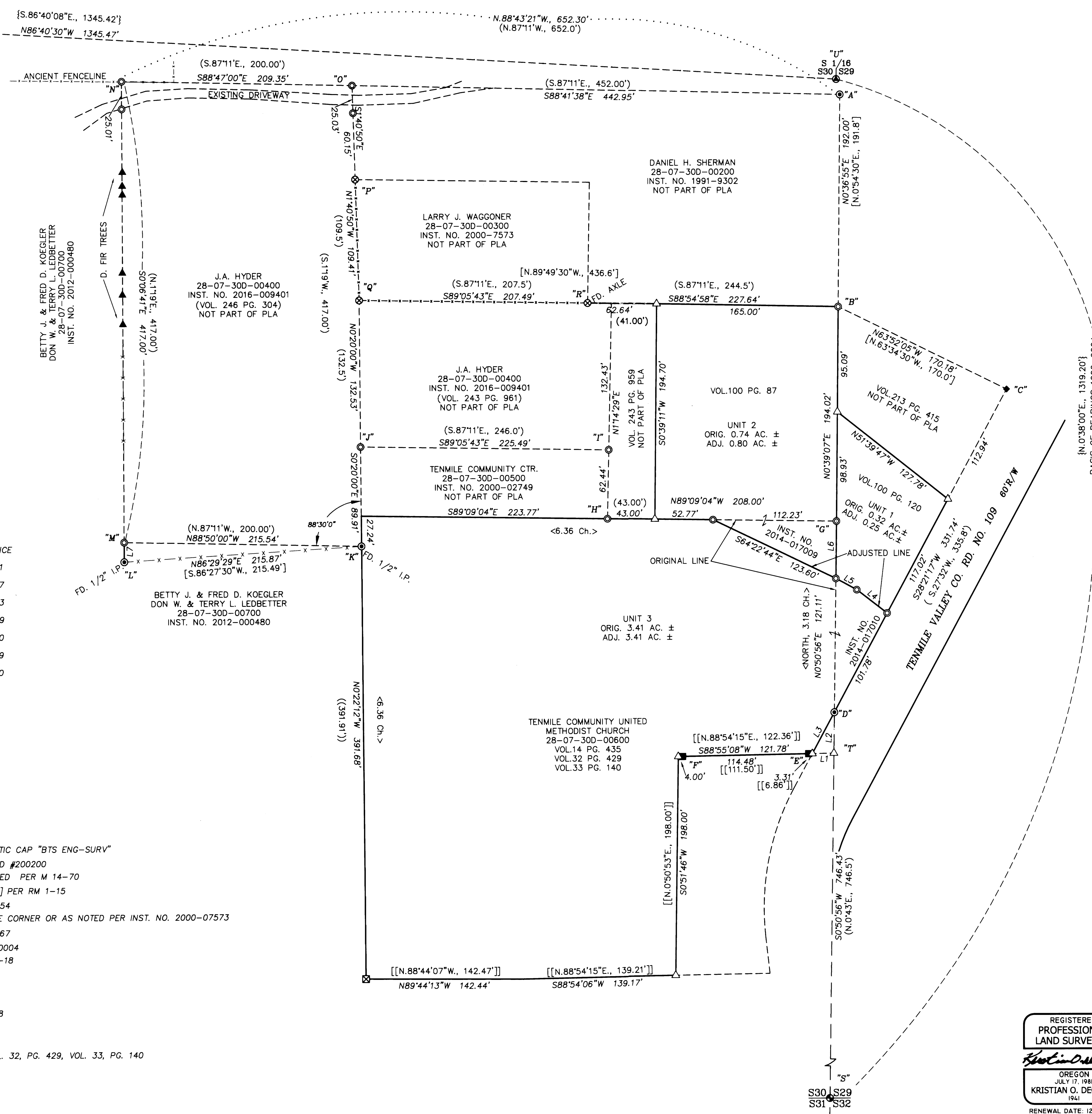
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941  
RENEWAL DATE: 12-31-2017

**BTS SURVEYING, INC.**  
348 S.E. JACKSON ST., ROSEBURG, OR 97470  
PHONE (541) 673-0986 FAX (541) 673-0105

SCALE: 1" = 50'  
DATE: NOV, 2017  
FOR: JIM HYDER 2079 TENMILE VALLEY RD.  
TENMILE, OR 97481  
WINSTON DILLARD SCHOOL DISTRICT  
165 DYKE ROAD WINSTON, OR 97496  
JOB #: 12-033  
FILE: Tenmile School-FINAL.dwg  
SHEET 1 OF 1

SE 1/16



NO.	BEARING	DISTANCE
L1	N88°55'08"E	19.61
L2	S0°50'56"W	36.97
L3	S28°21'17"W	42.43
L4	S52°23'02"E	34.79
L5	S61°32'13"E	21.60
L6	N0°50'56"E	51.79
L7	S0°06'41"E	17.60

### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊙ = FOUND 3/4" IRON PIPE PER PLSS ID #200200
- ⊙ = FOUND 3/4" IRON PIPE OR AS NOTED PER M 14-70
- ⊙ = FOUND 1 1/2" AXLE [GEARED AXLE] PER RM 1-15
- ⊙ = FOUND 3/4" IRON PIPE PER M 51-54
- ⊙ = FOUND 4"x7" HIGH IRON PIPE FENCE CORNER OR AS NOTED PER INST. NO. 2000-07573
- ⊙ = FOUND 5/8" IRON ROD PER M 86-67
- ⊙ = FOUND 5/8" IRON ROD PER 1996-0004
- ⊙ = FOUND 5/8" IRON ROD PER M 164-18
- ▲ = D. FIR TREE
- △ = COMPUTED POINT NOT SET
- x-x- = EXISTING FENCE
- ( ) = RECORD PER M 14-70 OR CS 16/18
- [ ] = RECORD PER RM 1-15
- { } = RECORD PER 1996-0004
- < > = RECORD PER VOL. 14, PG. 435, VOL. 32, PG. 429, VOL. 33, PG. 140
- (( )) = RECORD PER M 86-67
- [[ ]] = RECORD PER M 164-18