

SURVEY CONTROL PROCEDURE:

A STATIC GPS SURVEY WAS PERFORMED WITH LEICA 1200 GPS RECEIVERS AND UTILIZING THE ODOT OREGON REAL TIME GPS NETWORK (ORGN) CORS STATION RSBG. THE GPS BASELINES OBSERVED TO PROJECT CONTROL POINTS WERE PROCESSED AND ADJUSTED WITH LEICA GEO OFFICE. THE RESULTANT GEODETIC COORDINATES WERE THEN PROJECTED ONTO THE BELOW DEFINED TRANSVERSE MERCATOR COORDINATE SYSTEM. CERTAIN CONTROLLING CORNERS WERE TIED DIRECTLY BY RTK GPS OBSERVATIONS. CLOSED LOOP CONVENTIONAL TRAVERSES WERE RUN TO THE REMAINING CONTROLLING CORNERS AND ALONG THE BOUNDARY BETWEEN THE GPS CONTROL POINTS WITH A LEICA TCRP1203 TOTAL STATION, AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES. THIS SURVEY WAS PERFORMED IN THE FIELD FROM APRIL 4, 2018 TO MAY 23, 2018 BY ADAM DEGROOT, RYLAND PARAZOO, LUCAS ERICKSON, AND WYATT KEADY, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

RECORD OF SURVEY
LOCATED IN
SECTION 16, T25S, R6W, W.M.
& R.M. VENABLE DLC NO. 51
DOUGLAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE THE BOUNDARIES OF THE WAGGONER PROPERTY, AS DESCRIBED IN THE STATUTORY WARRANTY DEED CONVEYED BY MYRA J. MUNDAY TO JENNIFER D. WAGGONER AND DANIEL J. WAGGONER, FILED OCTOBER 6, 2017 AS INSTRUMENT NO. 2017-016293 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON. THIS SURVEY REQUIRES THE RETRACEMENT AND DEPENDENT RESURVEY OF A PORTION OF THE R.M. VENABLE DLC NO. 51, AND THE SUBDIVISION OF SECTION 16 TO LAWFULLY COMPUTE LOT 7 & 8 OF SECTION 16, AND THE EAST 17.6 RODS OF LOT 7.

FILED
Date: 6/18/18 By: [Signature]
This Survey Consists of:
Map: M171-44
Narrative:
Corner Rpt.:
DOUGLAS COUNTY SURVEYOR

THE NORTHERLY AND A PORTION OF THE EAST BOUNDARY WERE SURVEYED BY GLENN BAUGHMAN IN 1977 UNDER M 65-24, WHICH CREATED METES & BOUNDS LEGAL DESCRIPTIONS FOR TWO PARCELS FRONTING ON COLE ROAD (AXLOTS 250616 00300 & 00400). THE WAGGONER DEED DESCRIPTION EXACTLY MATCHES M 65-24 AND EXCEPTS THESE TWO PARCELS. I ACCEPT M 65-24 AS CONTROLLING THOSE BOUNDARIES. THE NW CORNER OF WAGGONER WAS RECENTLY DESTROYED BY FENCING ACTIVITY. I HOLD THE M 65-24 RECORD ANGLE AND DISTANCE AT POINT "A" TO REESTABLISH. I ALSO RESET THE NW CORNER OF THE 60 FOOT STRIP ON THE COLE ROAD R/W. DLC 51: UNDER THE 1956 BYRON SURVEY, M 2-6 & FIELD NOTES CONTAINED IN C.S. FILE NO 47/50, A 6" WAGON AXLE AND ORIGINAL BEARING TREES WERE RECOVERED AT THE SSW CORNER - PLSS 051070. I ACCEPT THE WAGON AXLE AND ACCESSORIES AS THE ORIGINAL CORNER. I ACCEPT THE WSW CORNER - PLSS 051050, AS REMONUMENTED BY DAVID EDWARDS FROM ORIGINAL EVIDENCE IN 1997 PER M 127-65. AFTER DILIGENT SEARCH THERE IS NO REMAINING EVIDENCE OF THE ORIGINAL INTERIOR "L" CORNER - PLSS 051060. THE CORNER IS LOST. I DO NOT ACCEPT THE M 127-65 RESOLUTION OF DLC 51, WHICH HELD THE RECORD 21.00 CHAINS NORTH ONLINE FROM A COMPUTED AXLE POSITION TO THE M 2-6 MONUMENT AT POINT "B", AND DO NOT UTILIZE THE M 127-56 MONUMENT AT POINT "C" TO CONTROL THE SOUTH LINE OF DLC 51. I DO ACCEPT POINT "B" AS CONTROLLING THE WEST BOUNDARY OF WAGGONER, AND PROJECT THIS LINE SOUTH TO INTERSECT THE SOUTH LINE OF DLC 51. I REESTABLISH THE INTERIOR "L" CORNER OF DLC 51 BY THE USBLM GRANT BOUNDARY METHOD, AS SHOWN IN THE COMPUTATION DETAILS. SECTION 16 SUBDIVISION: THE EAST, WEST, AND SOUTH 1/4 CORNERS, AND THE NE, SE, AND NW SECTION CORNERS OF SECTION 16 ARE FOUND AND ACCEPTED IN THEIR PERPETUATED ORIGINAL CORNER POSITIONS. USING THESE CORNER POSITIONS I SUBDIVIDE SECTION 16 AS PER THE 2009 USBLM MANUAL OF SURVEYING INSTRUCTIONS AND THE LAWS OF THE STATE OF OREGON.

EASTERLY 17.6 RODS OF LOT 7: THIS PARCEL WAS CREATED BY BARGAIN AND SALE DEED CONVEYED FROM STANWOOD TO CARLILE, FILED NOV. 3, 1944 AS RECORDERS VOL. 38080 IN VOL. 108 PAGE 379, AND IS A METES AND BOUNDS DESCRIPTION WITH DEED QUALIFICATIONS TO THE NORTH, SOUTH, AND EAST LINES OF GOVERNMENT LOT 7. THE WEST LINE IS DESCRIBED AS FOLLOWS: "...THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF LOT SEVEN (7) A DISTANCE OF 61.7 RODS TO THE SOUTH LINE OF OF SAID LOT 7;..." THE WAGGONER DEED DESCRIPTION EXACTLY MATCHES THE VOL. 108 PAGE 379 DEED AS DIRECTLY CONTROLLING THIS BOUNDARY. FROM THE TRUE SUBDIVISION OF SECTION 16 I COMPUTE THE LOTTING OF THE SE 1/4 PER THE ORIGINAL GLO PLAT NO. 828 AND THE SUPPLEMENTAL DLC PLAT NO. 829, AND MONUMENT THE CORNER OF LOTS 8 & 9 ON THE WEST BOUNDARY OF DLC 51, AND THE NW AND SW CORNERS OF THE VOL. 108 PAGE 379 PARCEL. I NOTE UNRECORDED SURVEY WORK BY AN UNKNOWN SURVEYOR HIRED BY JAMES JONES FATHER, CONRAD JONES, SOMETIME AFTER 1997. I FIND 6 FT GREEN STEEL FENCE POSTS AND SURVEY CONTROL POINTS ALONG THIS LINE. THEY BEGIN AT THE EDWARDS M 127-65 MONUMENT, WHICH WAS SET IN 1997, AND RUN IN A SOUTHERLY DIRECTION EXACTLY 61.7 RODS ~ 1018.05 FEET TO A T-POST CORNER, WHICH CONVENIENTLY FALLS NORTHEASTERLY OF THE EXISTING ROAD, THEN IN AN EASTERLY DIRECTION APPARENTLY TO THE ROTTED FIRE TREE CORNER NOTED IN THE CORNER 4 DESCRIPTION. I DO NOT ACCEPT THESE POSTS AS DEFINING THE WAGGONER-JONES BOUNDARY LINE, AS THERE ARE NO RECORD MONUMENTS TO SUPPORT THIS LOCATION AND NO APPARENT ATTEMPT TO SUBDIVIDE SECTION 16. I DO FIND THE ANCIENT FENCE LINE MEANDERING ALONG THE SOUTH LINE OF LOT 8 TO FALL BETWEEN 10 FEET NORTH AND 9 FEET SOUTH OF TRUE LINE.

CORNER DESCRIPTIONS:

1. WSW CORNER DLC NO. 51 PLSS ID. NO. T25SR6W 051050 ORIGINAL
FOUND A 5/8" IRON ROD W/PLASTIC CAP BY DAVID EDWARDS IN 1997 PER M 127-65, FIRMLY SET AND PROJECTING 4" ABOVE THE GROUND AT THE SW FACE OF A NEWER 8" WOOD FENCE CORNER POST, WITH FENCES EXTENDING NORTH & EAST. BOTH THE ORIGINAL OAK BEARING TREE STUMP AND THE M 127-65 BEARING TREE HAVE BEEN OBLITERATED.

2. SSW CORNER DLC NO. 51 PLSS ID. NO. T25SR6W 051070 ORIGINAL
FOUND THE BOTTOM 18" OF THE 3 3/4" SQUARE HOLLOW WAGON AXLE, ±18" BELOW GROUND, IN THE CENTER OF THE PERIMETER CAT FIRE ROAD. I RECOVER THE BROKEN TOP 9" OF THE WAGON AXLE IN THE ROAD FILL APPROX. 35 FEET S.E. OF THE CORNER POSITION, WHICH MEASURES 2 1/2" ROUND AT THE BASE, WITH A 6" CONICAL BEARING SURFACE, AND A 1 1/2" THREADED TOP. I SET A 5/8" X 30" IRON ROD AT THE CORNER POSITION, DRIVE THE TOP PORTION OF THE AXLE ON THE IRON ROD, AND RE-DRIVE THE BOTTOM OF THE AXLE ALONGSIDE. THE TOP OF THE AXLE IS NOW 12" BELOW GRADE.

FROM WHICH THE REMAINS OF THE ORIGINAL BEARING TREE:
THE ROOT HOLE OF A 24" B.OAK BEARS N.34°00'00"E., 29.00 FT. I SET A 5/8" IRON ROD REFERENCE MONUMENT IN THE CENTER OF ROOT HOLE. A LIVE 8" B.OAK STEM IS GROWING ON THE NORTH FACE OF THE STUMP ROOT HOLE.
AND A BEARING TREE BY BYRON IN 1956 PER M 2-6 & CS 47/50:
A 29" MADRONE BEARS N.12°E., 22.5 FT. WITH ANCIENT N-2°E FENCES GROWN INTO TREE. ((N.12°E., 22.5 FT))

FROM THIS CORNER POSITION I MONUMENT A WITNESS CORNER AT N.03°32'22"W., 30.00 FT AS FOLLOWS:
SET A 1 1/2" X 30" IRON POST, 24" IN THE GROUND, WITH A 24" DIAM. X 6" HIGH STONE MOUND TO TOP, WITH A 2 1/2" BRASS CAP MKD:
FROM WHICH NEW BEARING TREES:
A 17" D.FIR BEARS N.68°45'E., 66.4 FT. SCRIBED "WC SSW DLC 51 BT"
A 13" MADRONE (SOUTH STEM OF DBL MADRONE) BEARS N.5°W., 10.7 FT. BARK SCRIBED "WC SSW DLC 51 BT"

3. INTERIOR "L" CORNER DLC NO. 51 PLSS ID. NO. T25SR6W 051060
NO EVIDENCE OF THE ORIGINAL CORNER. AT THE PROPORTIONED POSITION:
SET A 5/8" X 30" IRON ROD, 27" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD:
FROM WHICH NEW BEARING TREES:
A 18" ASH BEARS S.17°45'E., 41.5 FT. SCRIBED "INT EL CL 51 BT"
A 14" D.FIR BEARS S.81°15'W., 56.6 FT. SCRIBED "INT EL CL 51 BT"

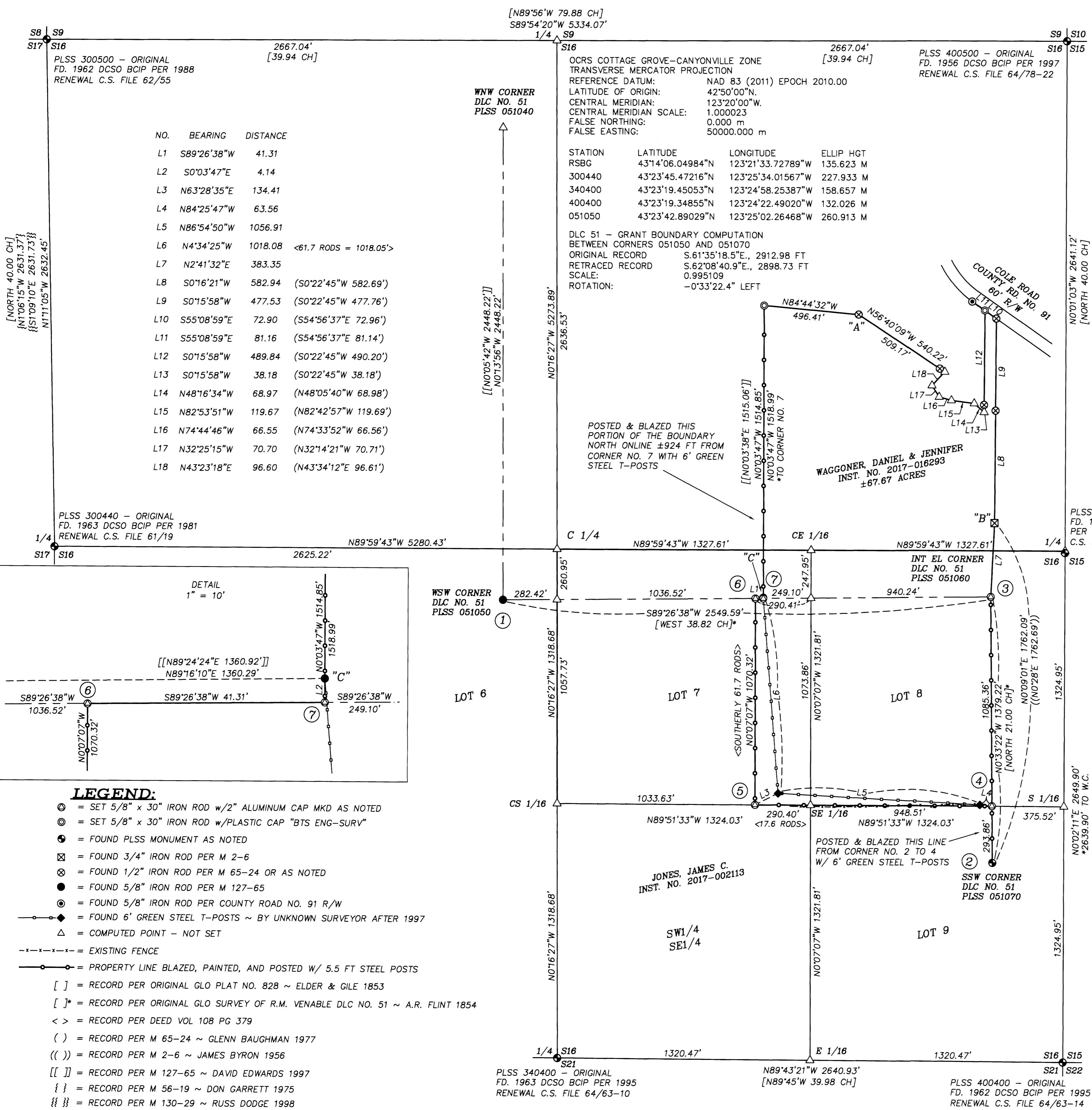
CORNER FALLS 15 FT WEST OF THE N-S FENCELINE, AND 15 FT SOUTH FROM EDGE OF WETLANDS-SWALE

4. LOT 8 / LOT 9 / DLC 51 PLSS ID. NO. T25SR6W 374420
AT THE INTERSECTION OF THE E-W CENTERLINE OF THE SW1/4 S16, AND THE WEST LINE OF DLC NO. 51:
SET A 5/8" X 30" IRON ROD, 27" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD:
FROM WHICH NEW BEARING TREES:
A 11" D.FIR BEARS S.27°15'E., 33.1 FT. SCRIBED "PROP COR BT"
A 15" D.FIR BEARS S.58°45'W., 26.9 FT. SCRIBED "LOT 9 BT"
AND ACCESSORIES:
A 24" X 4" HIGH ROTTED FIR STAUB FENCE CORNER OF N-S & W DOWN FENCES, BEARS N.64°15'W., 8.4 FT.
A GREEN T-POST BY UNKNOWN SURVEYOR BEARS N.84°25'47"W., 63.56 FT.

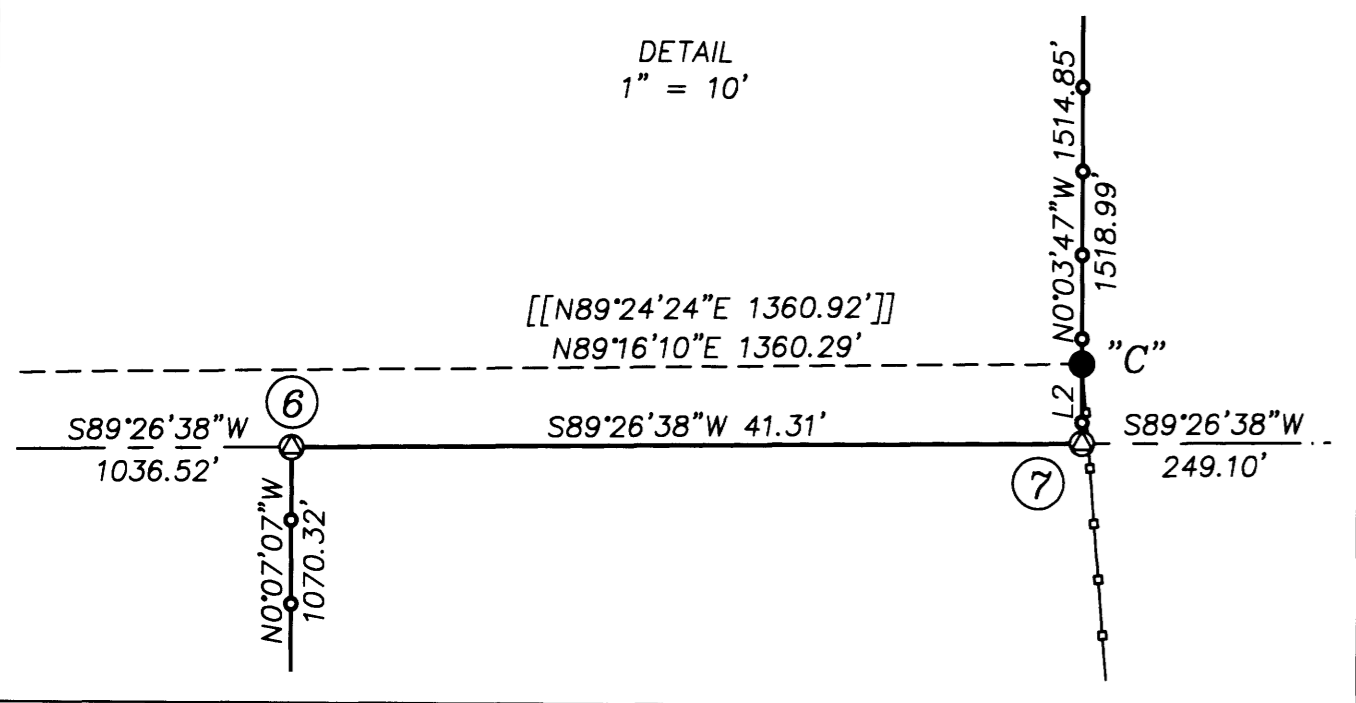
5. PROPERTY CORNER
SET A 5/8" X 30" IRON ROD, 26" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD:
FROM WHICH NEW BEARING TREES:
A 10" D.FIR BEARS N.17°15'E., 29.5 FT. SCRIBED "X BT"
A 11" D.FIR BEARS S.1°45'W., 27.7 FT. SCRIBED "X BT"
AND ACCESSORIES:
A GREEN T-POST CORNER BY UNKNOWN SURVEYOR BEARS N.63°28'35"E., 134.41 FT.

6. PROPERTY CORNER
SET A 5/8" X 30" IRON ROD, 26" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD:
FROM WHICH NEW BEARING TREES:
A 17" D.FIR BEARS N.9°30'E., 68.8 FT. SCRIBED "PROP COR BT"
A 19" D.FIR BEARS S.33°30'E., 38.0 FT. SCRIBED "PROP COR BT"

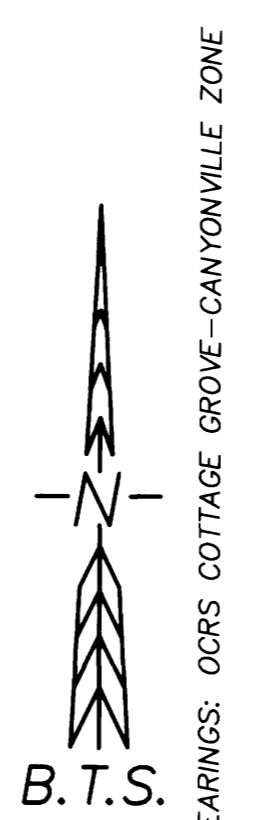
7. PROPERTY CORNER
SET A 5/8" X 30" IRON ROD, 26" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD:



NO.	BEARING	DISTANCE
L1	S89°26'38"W	41.31
L2	S0°03'47"E	4.14
L3	N63°28'35"E	134.41
L4	N84°25'47"W	63.56
L5	N86°54'50"W	1056.91
L6	N4°34'25"W	1018.08 <61.7 RODS = 1018.05>
L7	N2°41'32"E	383.35
L8	S0°16'21"W	582.94 (S0°22'45"W 582.69')
L9	S0°15'58"W	477.53 (S0°22'45"W 477.76')
L10	S55°08'59"E	72.90 (S54°56'37"E 72.96')
L11	S55°08'59"E	81.16 (S54°56'37"E 81.14')
L12	S0°15'58"W	489.84 (S0°22'45"W 490.20')
L13	S0°15'58"W	38.18 (S0°22'45"W 38.18')
L14	N48°16'34"W	68.97 (N48°05'40"W 68.98')
L15	N82°53'51"W	119.67 (N82°42'57"W 119.69')
L16	N74°44'46"W	66.55 (N74°33'52"W 66.56')
L17	N32°25'15"W	70.70 (N32°14'21"W 70.71')
L18	N43°23'18"E	96.60 (N43°34'12"E 96.61')



- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/2" ALUMINUM CAP MKD AS NOTED
 - ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - ⊙ = FOUND PLSS MONUMENT AS NOTED
 - ⊙ = FOUND 3/4" IRON ROD PER M 2-6
 - ⊙ = FOUND 1/2" IRON ROD PER M 65-24 OR AS NOTED
 - ⊙ = FOUND 5/8" IRON ROD PER M 127-65
 - ⊙ = FOUND 5/8" IRON ROD PER COUNTY ROAD NO. 91 R/W
 - ⊙ = FOUND 6" GREEN STEEL T-POSTS ~ BY UNKNOWN SURVEYOR AFTER 1997
 - △ = COMPUTED POINT - NOT SET
 - - - = EXISTING FENCE
 - - - = PROPERTY LINE BLAZED, PAINTED, AND POSTED W/ 5.5 FT STEEL POSTS
 - [] = RECORD PER ORIGINAL GLO PLAT NO. 828 ~ ELDER & GILE 1853
 - []* = RECORD PER ORIGINAL GLO SURVEY OF R.M. VENABLE DLC NO. 51 ~ A.R. FLINT 1854
 - < > = RECORD PER DEED VOL 108 PG 379
 - () = RECORD PER M 65-24 ~ GLENN BAUGHMAN 1977
 - (()) = RECORD PER M 2-6 ~ JAMES BYRON 1956
 - [[]] = RECORD PER M 127-65 ~ DAVID EDWARDS 1997
 - { } = RECORD PER M 56-19 ~ DON GARRETT 1975
 - || } = RECORD PER M 130-29 ~ RUSS DODGE 1998



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
MAY 26, 2015
ADAM DEGROOT
89398
RENEWALS: 12-31-2019

BTS SURVEYING, INC.
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SCALE: 1" = 300' FOR: DAN & JENNIFER WAGGONER 87575 PORTAGE WAY FLORENCE, OR 97439 JOB #: 18-021 FILE: 18-021_Plat.DWG SHEET 1 OF 1

DATE: JUNE 14, 2018