

FILED
Date: 11-20-2018 By: [Signature]
This Survey Consists of:
Map: M171-51
Narrative:
Corner Rpt.:
DOUGLAS COUNTY SURVEYOR

RECORD OF SURVEY

LOCATED IN
LOTS 8 & 9, N. CURRY ESTATE PLAT "C"
NE 1/4, SECTION 33, T26S, R6W, W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MONUMENT THE BOUNDARY OF THE DONALD B. AND ELIZABETH A. HARMON FAMILY TRUST (DATED 4/5/1996) PROPERTY LOCATED IN LOTS 8 & 9 OF PLAT "C", N. CURRY ESTATE AS DESCRIBED IN INSTRUMENT NO. 96-08546; TO LOCATE, MARK, AND MONUMENT EQUAL DIVISION PARCELS OF THAT LAND FOR LEASE PURPOSES, AND TO LOCATE AN ACCESS EASEMENT FOR THE BENEFIT OF FUTURE LEASE UNIT 1.

THE SOUTHERN PORTION OF SAID LOTS 8 & 9 WAS PLATTED UNDER VOL. 13 PAGE 8 "WEST OAKS VILLAGE - PLAT A". I RETRACE THIS BOUNDARY AND ACCEPT THE MONUMENTS FOUND AS THE SOUTH BOUNDARY OF HARMON. I NOTE A ±2 FOOT GAP BETWEEN THE EASTERLY R/W OF HARMON STREET AS PLATTED IN VOL. 13 PAGE 8, AND THE EXISTING MONUMENTS PER SURVEY M 74-77, AS ALSO NOTED IN M 99-44. I ACCEPT ALL MONUMENTS FOUND ALONG THE EAST BOUNDARY AS DEFINING THE BOUNDARY OF LOTS 9 & 10. I COMPUTE THE SE CORNER OF HARMON AT POINT "E" BY EXTENDING THE NORTH LINE OF LOT 1, WEST OAKS VILLAGE EASTERLY TO INTERSECT THE FOUND MONUMENTS. I COMPUTE THE NE CORNER OF HARMON AT POINT "D", THE ORIGINAL CORNER OF LOTS 9 & 10 PLAT "C", BY HOLDING THE ORIGINAL PLAT "C" COURSES FROM POINT "A", AND ROTATING TO THE RECORD TO LINE "A"- "C". I DID NOT SCALE THE RECORD, AS IT FIT WELL WITH THE EXISTING FENCE AND IMPROVEMENTS. I DO NOT ACCEPT THE PROJECTION OF THE MONUMENTS AS SHOWN IN M 38-54 TO COMPUTE POINT "D". UTILIZING THE M 29-6 RECORD I COMPUTE THE POSITION OF THE 3/4" IRON ROD FOUND IN 1964. THIS POSITION FALLS IN THE EXISTING FENCELINE. I DID NOT RECOVER THE MONUMENT BUT FOUND THE MARKED STONE "A" AS NOTED. I ACCEPT THIS MONUMENT AS DEFINING THE NORTHERLY PROJECTION OF THE LOT 7-8 BOUNDARY. THIS POSITION IS WITHIN ±1.3 FEET OF THE RECORD WIDTH OF LOT 8 FROM THE FOUND ORIGINAL 3/4" IRON PIPE AT POINT "B". SINCE THIS PROPERTY IS RIPARIAN I PLAT THE NORTH BOUNDARY AS THE CENTER OF THE NORTH UMPQUA RIVER. I COMPUTE THE EXISTING RIVER CENTERLINE POINTS FROM THE 2009 BTS SURVEY M 159-17 BY RTK GPS TIES TO MONUMENTS (NOT SHOWN). I COMPUTE THE EQUAL AREA LEASE UNITS 1 & 2, MONUMENTING AND MARKING THE LINE WITH 5.5 FOOT STEEL POSTS, OUTSIDE OF THE ACTIVE AREA BEING FARMED. I LOCATE THE 30' ACCESS EASEMENT BY HOLDING THE CENTERLINE 15' OFFSET FROM THE EAST BOUNDARY LINE, WHICH ENCOMPASSES THE EXISTING ACCESS ROAD. I LOCATE STEEL FENCE POSTS WHICH ARE ON THE EDGE OF THE CULTIVATED AREA AND OFFSET 15'. THIS IS NOT A DEVELOPED ROAD, BUT THE NORMAL ACCESS FOR FARM MACHINERY WHILE CULTIVATING THE FIELDS.

SURVEY CONTROL PROCEDURE:

A STATIC GPS SURVEY WAS PERFORMED WITH LEICA 1200 GPS RECEIVERS AND UTILIZING THE ODOT OREGON REAL TIME GPS NETWORK (ORGN) CORRS 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. CONTROLLING MONUMENTS WERE LOCATED WITH A LEICA TCRP1203 TOTAL STATION, AND OBSERVATIONS ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES. THIS SURVEY WAS PERFORMED IN THE FIELD FROM MAY 7 TO NOVEMBER 2, 2018 BY ADAM DEGROOT, WYATT KEADY, AND TANNER STRONG WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

OCRS COTTAGE GROVE-CANYONVILLE ZONE
TRANSVERSE MERCATOR PROJECTION
REFERENCE DATUM: NAD 83 (2011) EPOCH 2010.00
LATITUDE OF ORIGIN: 42°50'00"N
CENTRAL MERIDIAN: 123°20'00"W
CENTRAL MERIDIAN SCALE: 1.000023
FALSE NORTHING: 0.000 m
FALSE EASTING: 50000.000 m

STATION	LATITUDE	LONGITUDE	ELLIP HGT
RSBG	43°14'06.04984"N	123°21'33.72789"W	135.623 M
NE LOT 1	43°16'04.96278"N	123°24'45.26495"W	
NW LOT 8	43°16'02.83899"N	123°24'56.52137"W	

LEGEND:

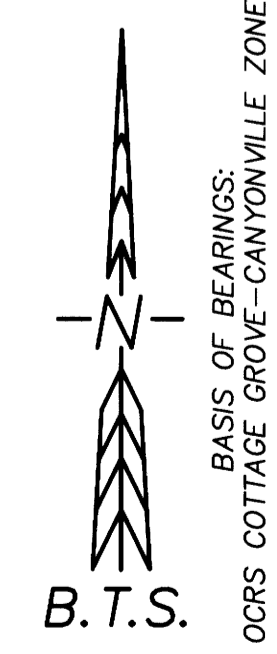
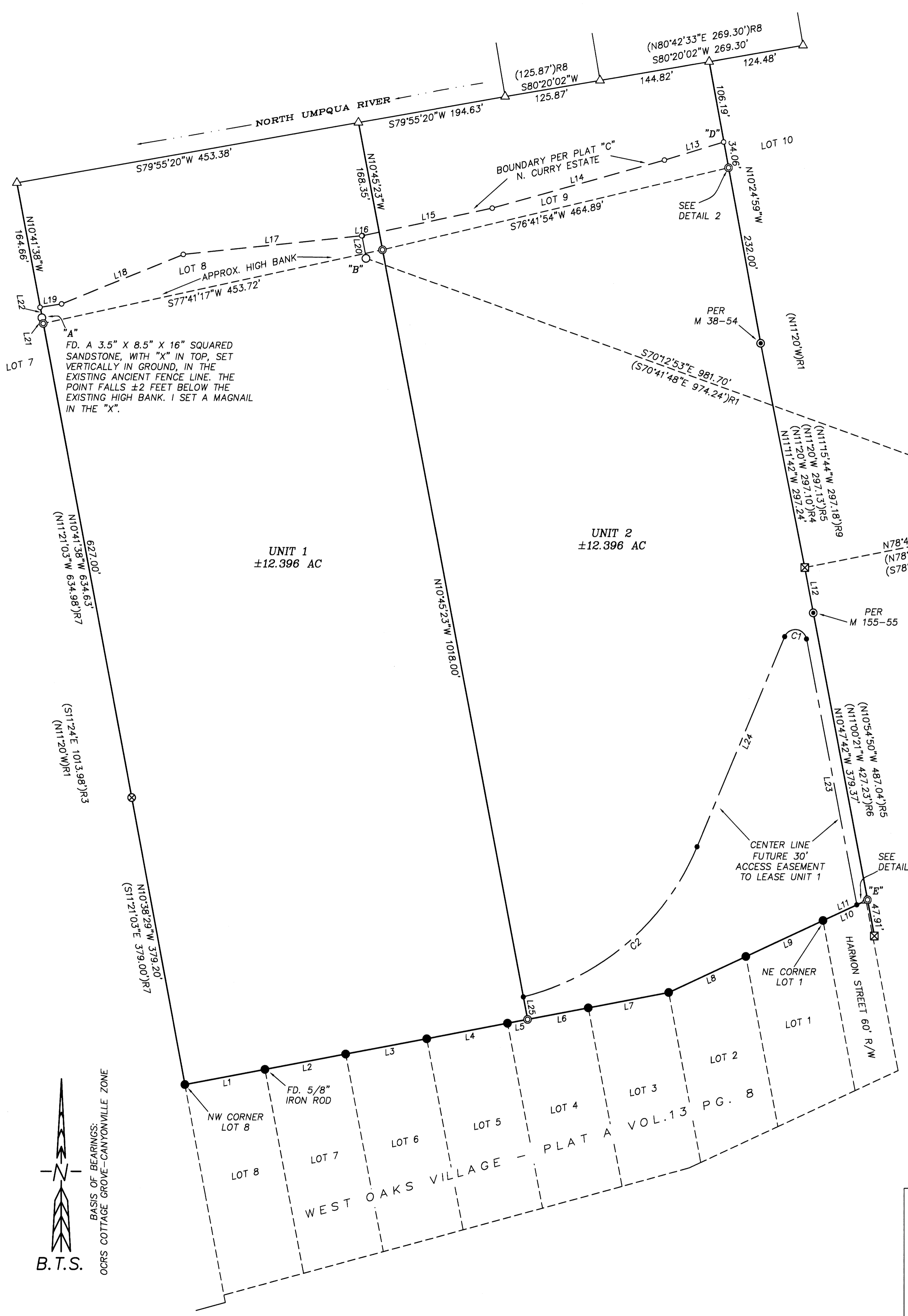
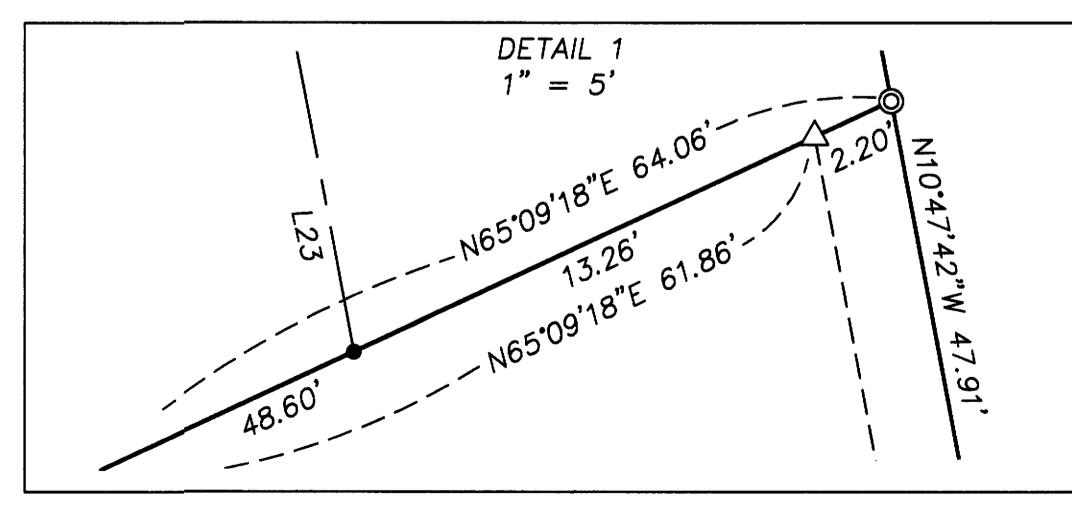
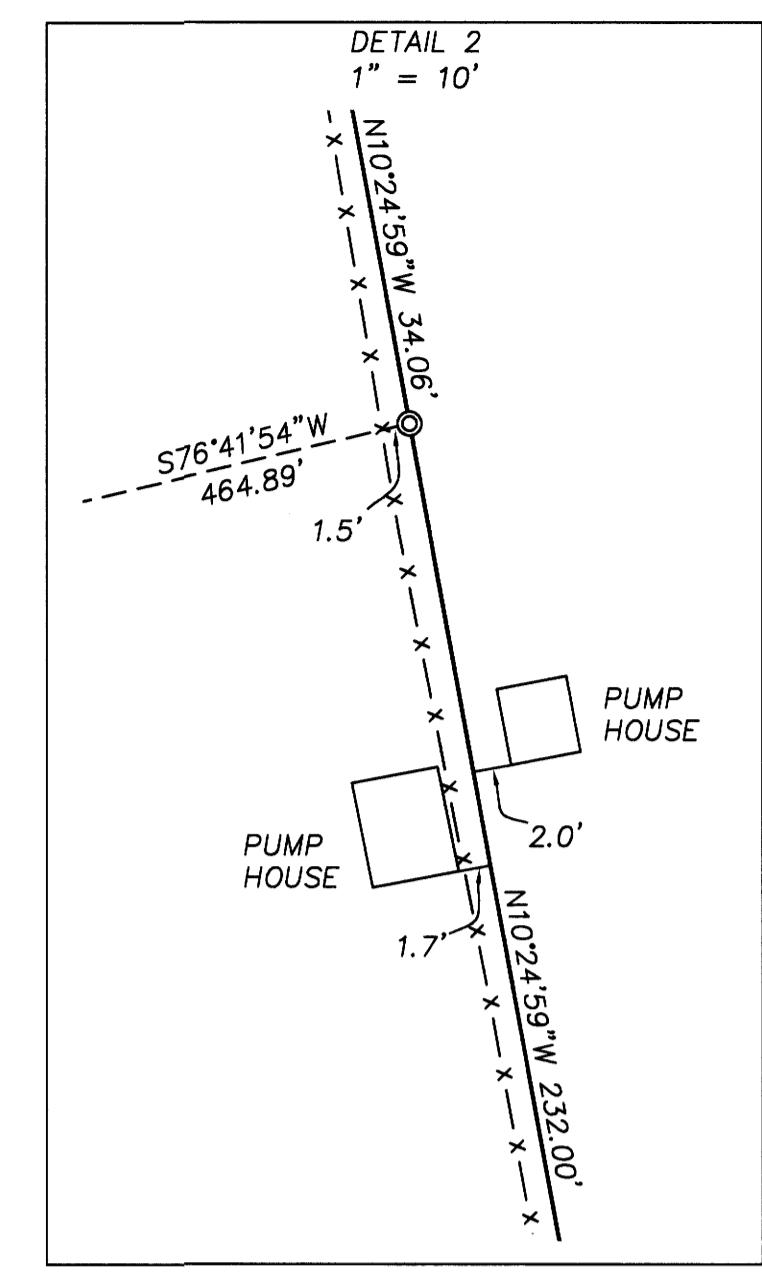
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 3/4" IRON PIPE PER VOL. 5 PG. 56
- = FOUND 1/2" IRON ROD PER VOL. 13 PG. 8 OR AS NOTED
- ⊗ = FOUND 5/8" IRON ROD PER M 158-44
- ⊠ = FOUND 3/4" IRON ROD
- ⊙ = FOUND 5/8" IRON ROD AS NOTED
- = COMPUTED BOUNDARY POINT PER VOL. 5 PG. 56
- = COMPUTED EASEMENT POINT
- △ = COMPUTED POINT

RECORDS:

- ()R1 = RECORD PER VOL. 5 PG. 56 - "PLAT 'C' N. CURRY ESTATE" - EPPSTEIN 1924
- ()R2 = RECORD PER VOL. 13 PG. 8 - "WEST OAKS VILLAGE - PLAT A" - GEE 1964
- ()R3 = RECORD PER SURVEY M 29-6 - GEE 1964
- ()R4 = RECORD PER SURVEY M 38-54 - HOOVER 1969
- ()R5 = RECORD PER SURVEY M 99-44 - NORTHCRAFT 1985
- ()R6 = RECORD PER SURVEY M 155-55 - SCHULTZE 2008
- ()R7 = RECORD PER SURVEY M 158-44 - HIBBS 2009
- ()R8 = RECORD PER SURVEY M 159-17 - K. DEGROOT 2009
- ()R9 = RECORD PER SURVEY M 157-43 - QUIMBY 2011

NO.	BEARING	DISTANCE	RECORD
L1	N79°09'23"E	106.38	(N78°26'E 106.49')R2
L2	N79°09'09"E	107.24	(N78°26'E 107.30')R2
L3	N79°13'09"E	107.39	(N78°26'E 107.30')R2
L4	N79°10'55"E	107.32	(N78°26'E 107.30')R2
L5	N79°12'07"E	26.67	(N78°26'E 107.30')R2
L6	N79°12'07"E	80.70	(N78°26'E 107.30')R2
L7	N79°09'57"E	107.09	(N78°26'E 107.30')R2
L8	N65°04'46"E	111.26	(N64°18'E 111.19')R2
L9	N65°09'18"E	111.10	(N64°18'E 111.19')R2
L10	N65°09'18"E	61.86	(N64°18'E 61.87')R2
L11	N65°09'18"E	64.06	
L12	N10°43'32"W	59.98	(N11°00'21"W 60.00')R6
L13	S73°09'49"W	80.90	(S72°41'W 80.90')R1
L14	S74°25'49"W	233.80	(S73°57'W 233.80')R1
L15	S78°02'49"W	173.30	(S77°34'W 173.30')R1
L16	S83°54'49"W	0.90	(S83°26'W 0.90')R1
L17	S83°54'49"W	234.50	(S83°26'W 234.50')R1
L18	S67°51'49"W	171.70	(S67°23'W 171.70')R1
L19	S80°58'49"W	28.56	(S80°30'W 29.90')R1
L20	S10°51'11"E	30.00	(S11°20'W 30.00')R1
L21	N10°41'38"W	7.63	
L22	N10°41'38"W	13.75	
L23	N10°47'42"W	351.51	
L24	S22°44'46"W	295.98	
L25	S10°45'23"E	29.79	

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	146°27'32"	15.00	38.34	N84°01'28"W	28.72
C2	53°05'31"	335.00	310.42	S49°17'31"W	299.43



REGISTERED PROFESSIONAL LAND SURVEYOR
ADAM DEGROOT
RENEWS: 12-31-2019

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 873-0986 adam@btssurveying.com

SCALE: 1" = 80'
DATE: NOVEMBER 19, 2018

FOR: HARMON FAMILY TRUST
340 QUAIL LANE
ROSEBURG, OR 97471

JOB #: 18-015
FILE: HARMON_PLAT_V2.DWG
SHEET 1 OF 1