

RECORD OF SURVEY

LOCATED IN
PARCEL 1, PARTITION PLAT 2016-0002
THE W1/2 SECTION 15, T.25S., R.6W., W.M.
E. STEPHENS DLC NO. 50 &
R.M. VENABLE DLC NO. 51
DOUGLAS COUNTY, OREGON

FILED
 Date: 5/13/2019 By: AC
 This Survey Consists of:
 Map: M 171-56
 Narrative:
 Corner Rpt.:
 DOUGLAS COUNTY
 SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND MARK A PORTION OF THE WEST BOUNDARY OF THE WAGGONER PROPERTY, PARCEL 1, PARTITION PLAT 2016-0002, WHICH IS LOCATED ALONG THE WEST BOUNDARY OF GOVERNMENT LOTS 2, 3, AND 4, IN SECTION 15, T.25S., R.6W., W.M., WHICH IS ALSO THE EAST LINE OF THE R.M. VENABLE DLC NO. 51.

SURVEY HISTORY:

- () R1 - ORIGINAL GLO SURVEY OF DLC 50 & 51 BY A.R. FLINT, DEPUTY SURVEYOR, UNDER CONTRACT NO. 28, DATED APRIL 20, 1854
- () R2 - DOUGLAS COUNTY CORNER RECORDS C.S. FILE NO. 49/123 DCSO 1962 - MONUMENTS THE NE CORNER DLC 51 FROM ORIGINAL EVIDENCE
- DOUGLAS COUNTY RECORD SURVEY M 40-46 & M 41-38 BY DON GARRETT, PLS 544, IN 1970 & 1971 FOR EARL STONEROD SHOWS FENCE LINES ALONG THE WEST LINE AND NORTH LINE OF DLC 50, NO ORIGINAL EVIDENCE, MONUMENTS END OF NORTH-SOUTH FENCE AT INTERSECTION WITH OLD COLE ROAD R/W
- () R3 - DOUGLAS COUNTY ROAD PLANS - 1972 COLE ROAD - CO. RD. NO. 91 MP1.38 TO 0.78 - 01380078 - SHEET 11
- () R4 - DOUGLAS COUNTY PARTITION PLAT NO. 1997-0060 BY DAVID EDWARDS, PLS 2339, IN APRIL 1997 FOR PAUL & HALTER AS PERTAINING TO THIS SURVEY, ACCEPTS THE ANCIENT FENCE CORNER AT THE SW CORNER DLC 50, AND THE M 41-38 MONUMENT AS CONTROLLING THE WEST LINE OF DLC 50
- () R5 - DOUGLAS COUNTY CORNER RECORDS C.S. FILE NO. 64/79-21 DCSO 1998 - RESTORES AND REMONUMENTS THE NE CORNER DLC 51
- () R6 - DOUGLAS COUNTY PARTITION PLAT NO. 2006-0092 A & B BY DAVID EDWARDS, PLS 2339, IN OCTOBER 2006 FOR JEAN ALLEN CREATES AND SURVEYS PARCEL 1 & 2, AND UN-SURVEYED PARCEL 3. COMPUTES THE EAST LINE OF DLC 51 AT RECORD GLO BEARING FROM THE NE CORNER OF DLC 51, AND MONUMENTS PARCEL 2 ON THIS LINE
- () R7 - DOUGLAS COUNTY RECORD SURVEY M 152-45 PROPERTY LINE ADJUSTMENT BY DAVID EDWARDS, PLS 2339, IN FEBRUARY 2007 FOR JEAN ALLEN ADJUSTS THE BOUNDARIES OF PARCEL 1 & 2, PP 2006-0092, MONUMENTS SE CORNER OF ADJ. UNIT 2 ON THE COMPUTED DLC LINE, AT THE INTERSECTION WITH THE EXISTING FENCE LINE
- DOUGLAS COUNTY PARTITION PLAT NO. 2016-0002 BY CARL SWEEDEN, PLS 2752, FOR GARY AND KARIN WAGGONER. UN-SURVEYED LAND PARTITION WHICH CREATES THE ±609 ACRE PARCEL 1 NORTH AND WEST OF WILCOX ROAD, AND THE ±105 ACRE PARCEL 2 SOUTH AND EAST OF WILCOX ROAD

BOUNDARY CONTROL:

EAST BOUNDARY DLC NO. 51:
 I RETRACE THE DLC LINE BETWEEN THE SW CORNER OF DLC 50 (PLSS 050050) AND THE NE CORNER OF DLC 51 (PLSS 051010). I FIND NO ORIGINAL EVIDENCE AT THE WNW CORNER OF DLC 50 (PLSS 050040) OR THE SE CORNER OR DLC 51 (PLSS 051080). I PROPORTIONALLY COMPUTE THE WNW CORNER OF DLC 50 BY THE GRANT BOUNDARY METHOD AS NOTED. THERE IS AN ANCIENT FENCE LINE WHICH RUNS FROM THE NE CORNER OF DLC 51 TO THE WNW CORNER OF DLC 50. THIS FENCE HAS ORIGINAL CEDAR AND SPLIT OAK POSTS, WITH CUT NAIL REMAINING, AND 1-2 STRANDS OF ANCIENT BARBED-WIRE. THERE ARE T-POSTS DRIVEN IN TO PERPETUATE THE FENCE IN ITS ORIGINAL LOCATION, WHICH IS NOT STRAIGHT, AND MEANDERS EAST AND WEST OF THE TRUE LINE. THE FENCE LINE DOES IN FACT BEGIN AND END VERY NEAR TO THE CORNER LOCATIONS. I ACCEPT THE NE CORNER DLC 51 AND THE EDWARDS MONUMENTS SET UNDER PP 2006-0092 AND M 152-45 AS DEFINING THE NORTHERLY PORTION OF THE BOUNDARY LINE. I COMPUTE A LEAST-SQUARES BEST-FIT LINE THROUGH THE TIED FENCE LINE POINTS SOUTH OF THE SE CORNER OF ADJUSTED UNIT 2, HOLDING THAT CORNER FIXED. THIS LINE PROJECTED SOUTH FALLS 0.8 FEET EAST OF THE COMPUTED WNW CORNER OF DLC 50. THEREFORE SINCE IT IS HARMONIOUS WITH THE AVERAGED FENCE LINE LOCATION, I ACCEPT THE COMPUTED DLC CORNER AND MONUMENT THE SOUTHERN TERMINUS OF THE BOUNDARY ON THE R/W LINE OF COUNTY ROAD NO. 91.

LINE POSTING & MARKING:
 I MARK TRUE LINE BETWEEN SAID MONUMENTS BY SETTING 5 1/2" STEEL POSTS ON-LINE AND INTERVISIBLE, AT NO MORE THAN ±250 FOOT INTERVALS. THE TOP 3 FEET OF THE POSTS ARE PAINTED RED, WITH RED "PROPERTY LINE" AND PINK FLAGGING TIED TO THE POSTS. ALL TREES WITHIN 3-5 FT OF THE BOUNDARY ARE BLAZED WITH ONE FACING BLAZE. LINE TREES ARE BLAZED WHERE LINE PASSES THROUGH TREE AT BREAST HEIGHT, WITH THREE BLAZES ON EACH SIDE OF TREE, AND ALL BLAZES ARE PAINTED RED.

CORNER DESCRIPTIONS:

ON ALL NEW AND EXISTING BEARING TREES, BEARINGS ARE TAKEN TO THE CENTER OF THE TREE AT THE ROOT CROWN AND DISTANCES ARE MEASURED TO A MAG-HUB CHAINING NAIL IN THE ROOT CROWN AT THE SIDE AND CENTER OF THE TREE WITH A TOTAL STATION. ALL BEARING TREES HAVE A 6" RED BAND PAINTED AROUND THE TREE AND THE BLAZED FACE PAINTED RED AND BEARING TREE SIGNS NAILED TO THE TREE.

1. NE CORNER DLC NO. 51 PLSS ID. NO. T25SR6W 051010 ORIGINAL
 FOUND A 1 3/8" DIAM. IRON POST BY DCSO IN 1998 PER C.S. FILE NO. 64/79-21, FIRMLY SET AND PROJECTING 6" ABOVE GROUND, WITH A 2 3/8" DIAM. BRASS CAP MARKED:

FROM WHICH THE BEARING TREES MKD BY DCSO IN 1962:
 A 13" W. OAK BEARS N.34°E., 24.9 FT W/HEALED DBL BLAZE (N.33°E., 24.3') R2-R5
 A 23" W. OAK BEARS S.74°15'W., 23.2 FT W/HEALED DBL BLAZE (S.75°W., 23.0') R2-R5

AND BEARING TREES MKD BY DCSO IN 1998:
 A 15" W. OAK BEARS S.51°30'E., 38.8 FT W/HEALED DBL BLAZE (S.52°E., 39.0') R5
 A 36" W. OAK BEARS N.26°45'W., 21.9 FT W/HEALED DBL BLAZE (N.26°W., 21.3') R5

2. WNW CORNER DLC NO. 50 PLSS ID. NO. T25SR6W 050040 PROPORTIONED
 NO EVIDENCE OF THE ORIGINAL CORNER, AT THE PROPORTIONED POSITION:
 SET A 5/8" X 30" IRON ROD, 28" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD:

FROM WHICH THE FOLLOWING REFERENCE MONUMENTS:
 A 5/8" IRON ROD AT STA. 300+50 45' LT BEARS N.18°27'00"W., 92.87'
 A 5/8" IRON ROD AT STA. 301+33.43 PC 40' LT BEARS N.37°55'34"E., 18.99'
 A 5/8" IRON ROD AT STA. 302+50 40' LT BEARS S.51°33'30"E., 99.57'
 A 5/8" IRON ROD W/2" ALUM. CAP (CORNER 4) BEARS N.0°32'09"E., 35.17'
 A 5/8" IRON ROD W/2" ALUM. CAP (NO MKS) BEARS S.20°40'13"E., 116.44'
 A 5/8" IRON ROD PER M 41-38 BEARS S.8°45'56"W., 69.18'

CORNER FALLS INSIDE OF THE ROAD R/W AT APPROX. STA. 301+40.02, 20.02' LT, IN A LOW SHALE CUT-BANK, 10 FEET FROM INSIDE EDGE OF ASPHALT.

3. SW CORNER DLC NO. 50 PLSS ID. NO. T25SR6W 050050 ORIGINAL
 THE 16" DIAM. ANCIENT FENCE CORNER POST UTILIZED BY EDWARDS UNDER PP 1997-0060 IS NOW GONE. AT THE RECORD FENCE CORNER LOCATION I FIND THE ORIGINAL 7" X 4" X 15" SANDSTONE BURIED 6" BELOW GROUND. W/ SCRIBE MKS. "50" ON SIDE OF STONE. I ACCEPT THE EDWARDS POSITION AND MONUMENT THE CORNER ON-LINE BETWEEN THE NE AND SE CORNERS OF PARCEL 2, PP 1997-0060. AT THE PROPORTIONED RECORD POSITION:
 SET A 1 1/2" X 30" IRON POST, 24" IN THE GROUND, W/ A 2 1/2" BRASS CAP MKD:

FROM WHICH THE FOLLOWING REFERENCE MONUMENTS:
 A 5/8" IRON ROD PER PP 1997-0060 BEARS N.0°03'26"E., 314.90 FT (NORTH 315.02') R4
 A 5/8" IRON ROD PER PP 1997-0060 BEARS S.0°03'26"W., 24.34 FT (SOUTH 24.35') R4
 A 5/8" IRON ROD PER PP 1997-0060 BEARS S.12°08'09"W., 25.14 FT
 A 5/8" IRON ROD PER PP 1997-0060 BEARS N.66°41'31"W., 218.85 FT
 A NAIL & 1" BRASS WASHER "DEGROOT PLS 89398" IN FACE OF POWER POLE NO. A6581 BEARS S.21°53'E., 28.68 FT
 THE 1 1/4" IRON PIPE AT THE NW COR DLC 56 - PLSS 056020 BEARS N.89°51'30"E., 782.53 FT (N.89°47'33"E., 782.70') R4 [EAST 11.80 CH]R1

CORNER FALLS N.30°E., 9.0 FEET FROM Q OF THE DRIVEWAY CURVE, IN EXTREMELY SATURATED GROUND. I SET THE ORIGINAL STONE SOUTH OF THE CORNER, AND FILL AROUND THE BCIP WITH LARGE STONES AND 6" MINUS ROCK TO BRING THE MONUMENT FIRM IN THE GROUND. AFTER SETTING, THE CAP IS ORIENTED N.45°E.

4. PROPERTY CORNER - R/W
 SET A 5/8" X 30" IRON ROD, 26" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD:
 CORNER FALLS ON SW FACE OF R/W FENCE.

5. S9/S10/S15/S16 PLSS ID. NO. T25SR6W 400500 ORIGINAL
 FD. 1956 DCSO BCIP PER 1997 RENEWAL C.S. FILE NO. 64/78-22

LEGEND:

- ⊙ = SET 5/8" X 30" IRON ROD W/2" ALUMINUM CAP MKD. AS NOTED
- ⊙ = FOUND PLSS MONUMENT AS NOTED IN THE CORNER DESCRIPTIONS
- ⊙ = FOUND 5/8" IRON ROD PER 1972 COUNTY ROAD NO. 91 R/W - SHEET 11 - 01380078
- ⊙ = FOUND 5/8" IRON ROD PER PP 2006-0092 A & B
- ⊙ = FOUND 5/8" IRON ROD PER M 152-45
- = FOUND 5/8" IRON ROD AS NOTED
- △ = COMPUTED POINT - NOT SET
- - - - - = EXISTING FENCE LINE
- = PROPERTY LINE BLAZED, PAINTED, AND POSTED W/ 5.5 FT STEEL POSTS

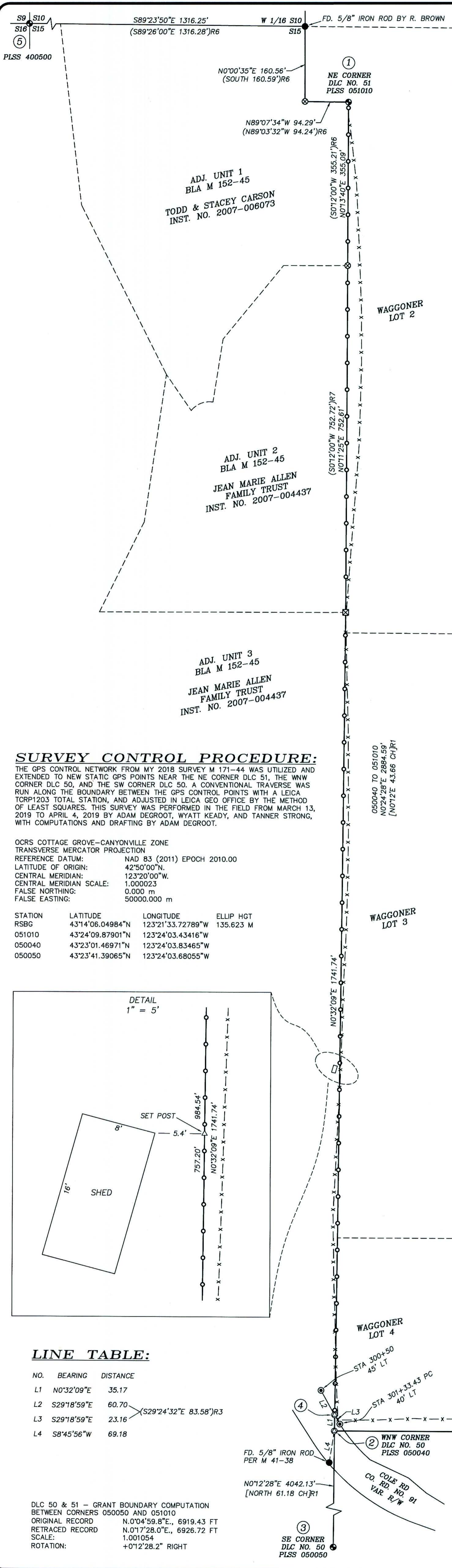
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 MAY 26, 2005
 ADAM DEGROOT
 89398
 RENEWS: 12-31-2019

BTS SURVEYING, INC.
 348 SE JACKSON ST., ROSEBURG, OR 97470
 (541) 673-0966 adam@btssurveying.com

SCALE: 1" = 100'
 DATE: MAY 13, 2019

FOR: GARY WAGGONER
 1105 DECKER POINT ROAD
 REEDSPORT, OR 97467

JOB #: 19-012
 FILE: 19-012_PLAT.DWG
 SHEET 1 OF 1



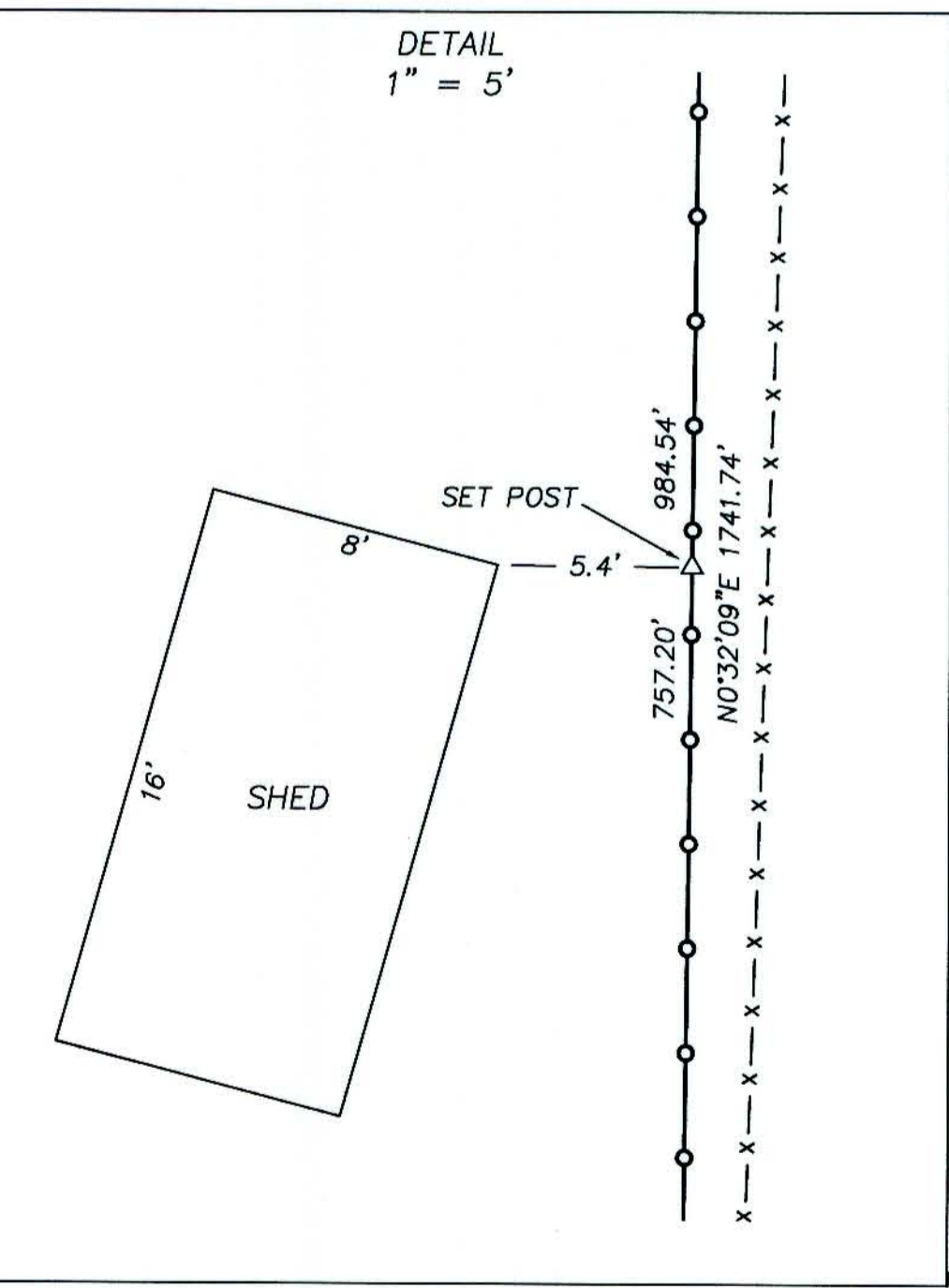
SURVEY CONTROL PROCEDURE:

THE GPS CONTROL NETWORK FROM MY 2018 SURVEY M 171-44 WAS UTILIZED AND EXTENDED TO NEW STATIC GPS POINTS NEAR THE NE CORNER DLC 51, THE WNW CORNER DLC 50, AND THE SW CORNER DLC 50. A CONVENTIONAL TRAVERSE WAS RUN ALONG THE BOUNDARY BETWEEN THE GPS CONTROL POINTS WITH A LEICA TCSP1203 TOTAL STATION, AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES. THIS SURVEY WAS PERFORMED IN THE FIELD FROM MARCH 13, 2019 TO APRIL 4, 2019 BY ADAM DEGROOT, WYATT KEADY, AND TANNER STRONG, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

OCSR 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
051010	43°24'09.87901"N	123°24'03.43416"W	
050040	43°23'01.46971"N	123°24'03.83465"W	
050050	43°23'41.39065"N	123°24'03.68055"W	

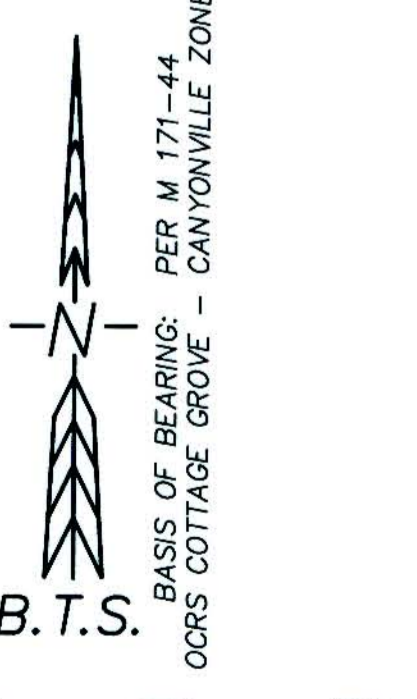
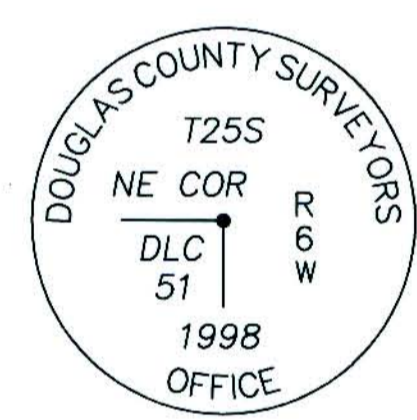
DETAIL
 1" = 5'



LINE TABLE:

NO.	BEARING	DISTANCE
L1	N0°32'09"E	35.17
L2	S29°18'59"E	60.70
L3	S29°18'59"E	23.16
L4	S8°45'56"W	69.18

DLC 50 & 51 - GRANT BOUNDARY COMPUTATION
 BETWEEN CORNERS 050050 AND 051010
 ORIGINAL RECORD N.0°04'59.8"E., 6919.43 FT
 RETRACED RECORD N.0°17'28.0"E., 6926.72 FT
 SCALE: 1.001054
 ROTATION: +0°12'28.2" RIGHT



SCALE: 1" = 100'

MAP FILE M171-56

MAP FILE M171-56