E 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 8 WEST W.M.

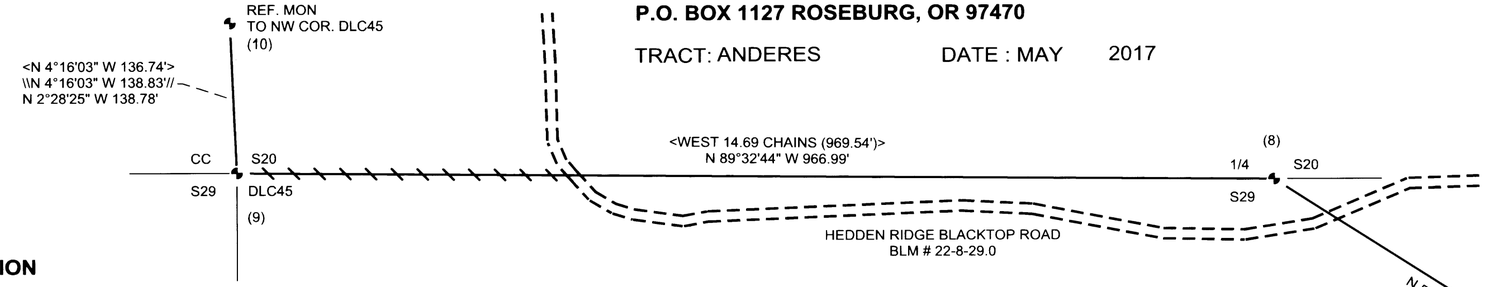
SURVEY FOR : JUNIPER PROPERTIES, LLC.
P.O. BOX 1127 ROSEBURG, OR 97470

SURVEYED BY: LONE ROCK TIMBER MANAGEMENT COMPANY
P.O. BOX 1127 ROSEBURG, OR 97470

TRACT: ANDERES DATE : MAY 2017

FILED
DATE : 7-17-2017 SC
THIS SURVEY CONSISTS OF:
MAP: M 173-43
NARRATIVE:
CORNER RPT:
DOUGLAS COUNTY SURVEYOR

MAP FILE M 173-43



CORNER INFORMATION

1) PROPERTY CORNER
FOUND 5/8" IRON ROD AS PER M87-33.
-- 18" DOUGLAS-FIR BEARS N 39 3/4° W 34.9'. WE TAG AND SCRIBE BT.
CORNER MONUMENT LIES ON WEST EDGE OF FENCELINE IN 20 YEAR OLD TIMBER O.3' ABOVE GROUND LEVEL.

2) PROPERTY CORNER
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER LS 2291.
-- 34" DOUGLAS-FIR BEARS N 82 1/2°W 17.9'. WE TAG AND SCRIBE BT.
CORNER MONUMENT LIES 2.9' N 76° E FROM FENCE CORNER POST, IN FIELD, 0.1' BELOW GROUND LEVEL.
WE BURY ROD AT NEIGHBORS REQUEST TO PREVENT DAMAGE TO HORSES HOOVES.

3) PROPERTY CORNER
FOUND 5/8" IRON ROD AS PER M87-33.
-- 6" PRESSURE TREATED WOOD FENCE CORNER POST BEARS N 32°E 1.6'. WE TAG.
CORNER MONUMENT LIES IN FENCELINE AT EDGE OF FIELD 0.4' ABOVE GROUND LEVEL.

4) PROPERTY CORNER
FOUND 5/8" IRON ROD AS PER M87-33.
-- 40" GRAND FIR BEARS S 52 3/4°W 54.5'. WE TAG AND SCRIBE BT.
CORNER MONUMENT LIES IN FIELD 4.0' SOUTHEAST OF FENCELINE 0.1' BELOW GROUND LEVEL. WE FIND THE CORNER MONUMENT SLIGHTLY BENT AND WE STRAIGHTEN IT.

5) REFERENCE TO PROPERTY CORNER (6)
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER LS 2291.
-- 6" PRESSURE TREATED WOOD FENCE POST BESIDE GATE POST BEARS S 52 1/4° E 9.95'. WE TAG.
MONUMENT LIES 50' SOUTHWEST OF CENTERLINE OF JOE HOOKER COUNTY ROAD # 67 AND 20' SOUTHWEST ON RECORD BEARING FROM INTERSECTION WITH 30' COUNTY ROAD RIGHT OF WAY AS DETERMINED FROM EXISTING ROAD CENTERLINE.

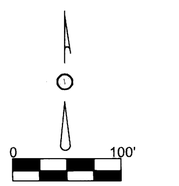
6) COMPUTED POINT ON COUNTY ROAD BOUNDARY DETERMINED 30' FROM EXISTING ROAD CENTERLINE.
WE COMPUTED THIS POSITION BY RECORD BEARING (N45°25'15"E) AT THE INTERSECTION FROM PROPERTY CORNER (4) AND COUNTY ROAD #67 RIGHT OF WAY BOUNDARY DETERMINED FROM 30' OFFSET FROM EXISTING ROAD CENTERLINE. NO CORNER MONUMENT SET. POSITION LIES IN CURRENT TRAVELWAY OF ROAD.

7) RIGHT OF WAY MONUMENT.
FOUND 3/4" IRON ROD AS PER M87-33 AND COUNTY ROAD MAP.
MONUMENT LIES APPROXIMATELY 4.0' NORTH OF INTERSECTION OF RIGHT OF WAY FENCELINE AND SOUTH RUNNING FENCELINE.

8) THE QUARTER CORNER BETWEEN SECTIONS 20 AND 29 GCDB 240300.
FOUND 1965 BLM BRASS CAP AS PER BLM DEPENDENT RESURVEY NO. 5410.
-- 34" GRAND FIR BEARS S17 3/4° W 5.8' (RECORD S 19° W 5.9'). TAG AND WELL HEALED FACE.
-- FOUND RECORD OAK STUMP HOLE AT RECORD N 16 1/2° E 35.0'.
-- 13" WHITE OAK BEARS S 39 1/4° W 48.9' (RECORD S 39 1/4°W 48.2') TAG AND HEALED FACE.
-- 14" DOUGLAS-FIR BEARS S48° E 11.5' (RECORD S 49 1/2°E 11.0') TAG AND HEALED FACE
-- 7" DOUGLAS-FIR BEARS N 27° E 19.6'. WE TAG AND SCRIBE 1/4 S20 BT.
CORNER MONUMENT LIES ON EAST SLOPE, NORTH OF PAVED HEDDEN RIDGE BLM ROAD #22-8-29.0. CORNER LIES AT EDGE OF YOUNG TIMBER PLANTATION 0.1' ABOVE GROUND LEVEL.

9) THE CLOSING CORNER OF SECTION 20 AND 29 ON THE WEST BOUNDARY OF DLC 45.
FOUND 1965 BLM BRASS CAP AS PER BLM DEPENDENT RESURVEY NO. 5410, RESTORED BY 2010 BLM RESURVEY LINE NOTES PAGE 22120, AND RESTORED BY LRT IN 2016 C.S. 65/93-13
-- 10" DOUGLAS-FIR BEARS S 7 3/4° W 11.8' (2010 RECORD S 4° W 12.2') TAG AND WELL HEALED FACE.
-- 39" GRAND FIR BEARS S 30° E 22.3' (2010 RECORD S 33° E 22.4') TAG AND WELL HEALED FACE.
-- 20" X 24" TALL DOUGLAS-FIR STUMP BEARS N 46° E 11.9' (UNKNOWN ORIGIN) BLANK TAG.
-- 10" GRAND FIR BEARS N 86 3/4 ° E 49.8' (2016 RECORD N 85° E 49.8') TAG AND VISIBLE SCRIBE S29 BT.
-- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED LONE ROCK TIMBER LS 2291 BEARS N 51 1/2° W 30.5' (2016 RECORD N 53 1/4° W 30.5').
-- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED LONE ROCK TIMBER LS 2291 BEARS S 49° W 20.1' (2016 RECORD S 47 1/4° W 20.1')
CORNER MONUMENT LIES WEST OF DRAW ON NORTHEAST SLOPE AT GROUND LEVEL. A T-POST WITH BLM TAG LIES ON WEST EDGE OF CAP AND A U-POST LIES ON EAST EDGE OF CAP.

10) THE REFERENCE MONUMENT TO THE NW CORNER OF DLC 45 GCDB 045060
FOUND 1965 BLM BRASS CAP AS PER BLM DEPENDENT RESURVEY NO. 5410. DLC CORNER TREE (RECORD N 76°W 14 LINKS (9.24')) IS NOW DEAD AND DOWN.
-- 10" DOUGLAS-FIR BEARS N 19° E 21.3' (RECORD T0 DOWN DLC CORNER TREE IS N 6 3/4° W 18.4') TAG AND HEALED FACE.
-- 9" DOUGLAS-FIR BEARS N 52 1/4° W 15.2' (RECORD TO DOWN DLC CORNER TREE IS N 71 1/2° W 22.1') TAG AND HEALED FACE.
REFERENCE MONUMENT LIES ON EASTERLY SLOPE IN HEAVY TIMBER 0.5 FEET ABOVE GROUND LEVEL. A 3' TALL T-POST LIES ON WEST EDGE OF MONUMENT WITH A BLM TAG.

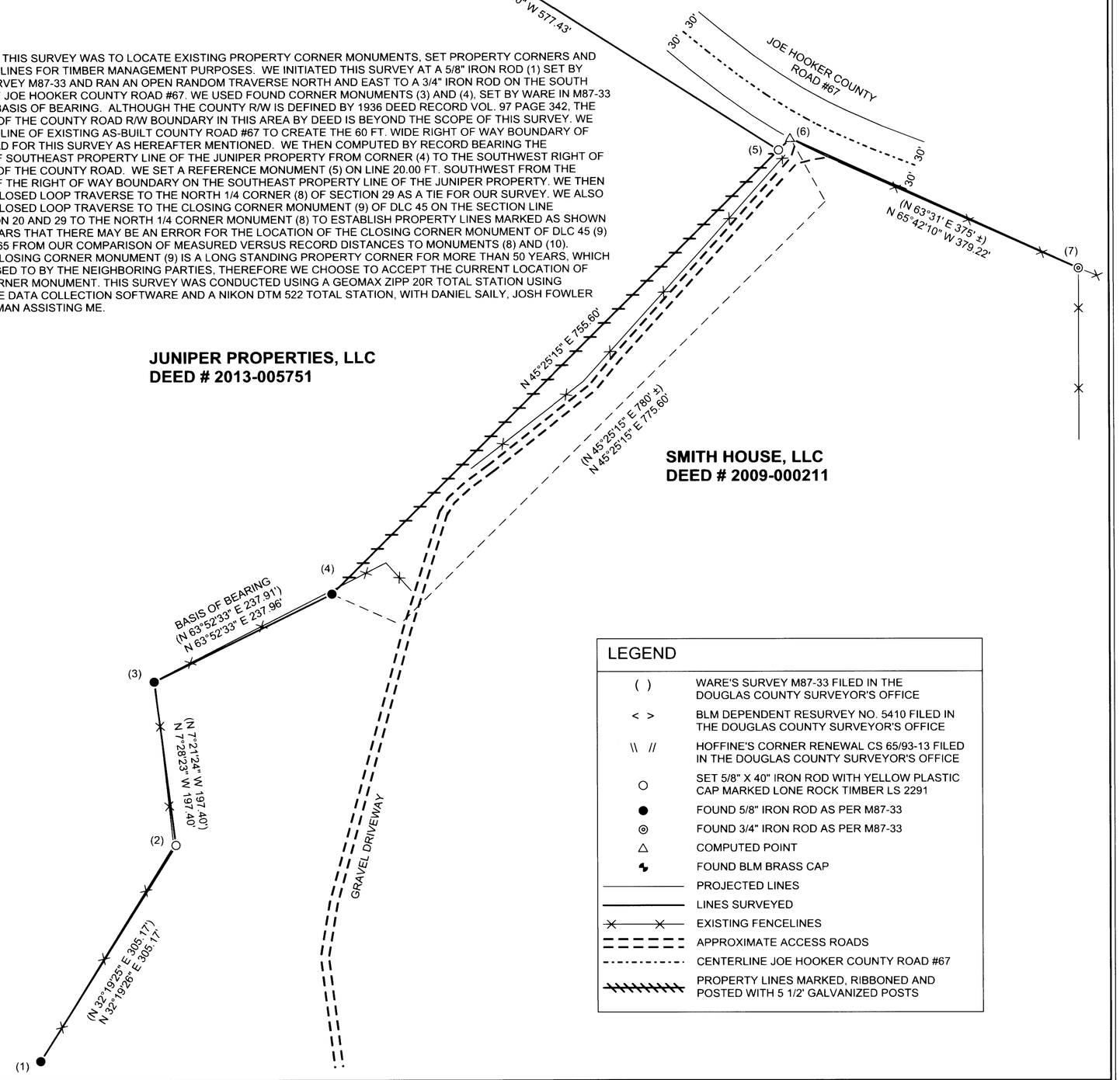


BASIS OF BEARING
FROM MAP M87-33
WHICH IS BASED ON
A SOLAR ON THE EAST LINE
OF DLC 45

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 16, 1987
KEN W. HOFFINE
2291
EXPIRES: 6/30/2019

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE EXISTING PROPERTY CORNER MONUMENTS, SET PROPERTY CORNERS AND MARK PROPERTY LINES FOR TIMBER MANAGEMENT PURPOSES. WE INITIATED THIS SURVEY AT A 5/8" IRON ROD (1) SET BY WARE IN 1981 SURVEY M87-33 AND RAN AN OPEN RANDOM TRAVERSE NORTH AND EAST TO A 3/4" IRON ROD ON THE SOUTH RIGHT OF WAY OF JOE HOOKER COUNTY ROAD #67. WE USED FOUND CORNER MONUMENTS (3) AND (4), SET BY WARE IN M87-33 TO ESTABLISH A BASIS OF BEARING. ALTHOUGH THE COUNTY R/W IS DEFINED BY 1936 DEED RECORD VOL. 97 PAGE 342, THE DETERMINATION OF THE COUNTY ROAD R/W BOUNDARY IN THIS AREA BY DEED IS BEYOND THE SCOPE OF THIS SURVEY. WE TIED THE CENTERLINE OF EXISTING AS-BUILT COUNTY ROAD #67 TO CREATE THE 60 FT. WIDE RIGHT OF WAY BOUNDARY OF THE COUNTY ROAD FOR THIS SURVEY AS HEREAFTER MENTIONED. WE THEN COMPUTED BY RECORD BEARING THE INTERSECTION OF SOUTHEAST PROPERTY LINE OF THE JUNIPER PROPERTY FROM CORNER (4) TO THE SOUTHWEST RIGHT OF WAY BOUNDARY OF THE COUNTY ROAD. WE SET A REFERENCE MONUMENT (5) ON LINE 20.00 FT. SOUTHWEST FROM THE INTERSECTION OF THE RIGHT OF WAY BOUNDARY ON THE SOUTHEAST PROPERTY LINE OF THE JUNIPER PROPERTY. WE THEN RAN A RANDOM CLOSED LOOP TRAVERSE TO THE NORTH 1/4 CORNER (8) OF SECTION 29 AS A TIE FOR OUR SURVEY. WE ALSO RAN A RANDOM CLOSED LOOP TRAVERSE TO THE CLOSING CORNER MONUMENT (9) OF DLC 45 ON THE SECTION LINE BETWEEN SECTION 20 AND 29 TO THE NORTH 1/4 CORNER MONUMENT (8) TO ESTABLISH PROPERTY LINES MARKED AS SHOWN HEREON. IT APPEARS THAT THERE MAY BE AN ERROR FOR THE LOCATION OF THE CLOSING CORNER MONUMENT OF DLC 45 (9) SET BY BLM IN 1965 FROM OUR COMPARISON OF MEASURED VERSUS RECORD DISTANCES TO MONUMENTS (8) AND (10). HOWEVER, THE CLOSING CORNER MONUMENT (9) IS A LONG STANDING PROPERTY CORNER FOR MORE THAN 50 YEARS, WHICH HAS BEEN MANAGED TO BY THE NEIGHBORING PARTIES, THEREFORE WE CHOOSE TO ACCEPT THE CURRENT LOCATION OF THE CLOSING CORNER MONUMENT. THIS SURVEY WAS CONDUCTED USING A GEOMAX ZIPP 20R TOTAL STATION USING CARLSON SURVCE DATA COLLECTION SOFTWARE AND A NIKON DTM 522 TOTAL STATION, WITH DANIEL SAILY, JOSH FOWLER AND IGNACIO ROMAN ASSISTING ME.



LEGEND

( )	WARE'S SURVEY M87-33 FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE
< >	BLM DEPENDENT RESURVEY NO. 5410 FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE
\\ //	HOFFINE'S CORNER RENEWAL CS 65/93-13 FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE
○	SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER LS 2291
●	FOUND 5/8" IRON ROD AS PER M87-33
◎	FOUND 3/4" IRON ROD AS PER M87-33
△	COMPUTED POINT
	FOUND BLM BRASS CAP
———	PROJECTED LINES
———	LINES SURVEYED
—×—×—	EXISTING FENCELINES
- - - -	APPROXIMATE ACCESS ROADS
·-·-·-·	CENTERLINE JOE HOOKER COUNTY ROAD #67
≠≠≠≠≠	PROPERTY LINES MARKED, RIBBONED AND POSTED WITH 5 1/2' GALVANIZED POSTS

MAP FILE M173-43

Traverse PC