

BOUNDARY SURVEY IN SOUTHWEST 1/4 OF SECTION 31, T22S, R7W, W.M. AND NORTHEAST 1/4 OF SECTION 1, T23S, R8W, W.M. DOUGLAS COUNTY, OREGON DECEMBER 17, 2018 REVISED: FEBRUARY 15, 2019

SHEET INDEX

SHEET 1 - SECTION 31, T22S, R7W, W.M.
SHEET 2 - SECTION 1, T23S, R8W, W.M.
SHEET 3 - NARRATIVE AND CORNER REFERENCES

FILED
Date: 3-18-19 By: Di

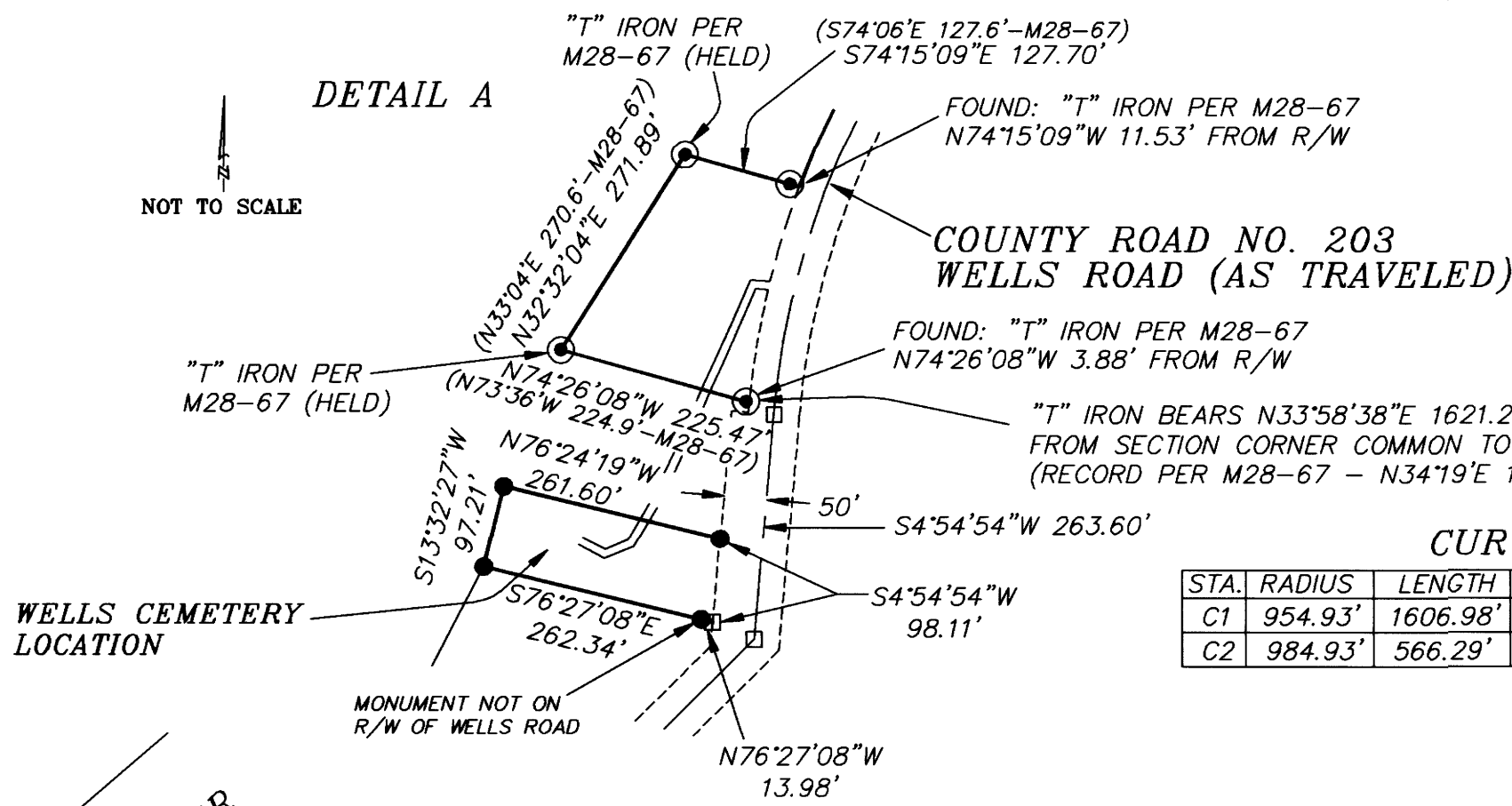
This survey consists of:
Map: M175-28 A-C

Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

SCALE 1" = 400'

25 30
36 31

DETAIL A
NOT TO SCALE



FOUND: "ANCIENT FENCE POST" PER M164-55 (NOT HELD)
1/2" RUSTED IRON PIPE-3 FEET HIGH
(ORIGIN UNKNOWN) BEARS N27°21'26"E, 0.47'

5/8" IRON ROD AND YELLOW PLASTIC CAP
"HIBBS LS52989" BEARS N53°32'14"E, 0.71'
(NOT DLC CORNER PER M172-63)

CURVE TABLE

STA.	RADIUS	LENGTH	LONG CHORD	DELTA
C1	954.93'	1606.98'	S53°07'28"W 1423.96'	96°25'08"
C2	984.93'	566.29'	S37°14'20"W 558.53'	32°56'34"

N00°19'46"W 2671.96'
N01°19'46"W 5343.91'
[N0°21'W 80.96 CHAINS-1966 BLM SURVEY]

UMPQUA RIVER

APPROXIMATE EAST-WEST CENTERLINE OF SECTION 31, T22S, R7W, W.M. AS CALCULATED FROM M79-4 AND M119-80

FLAGGED CUTTING LINE 10' SOUTH OF APPROX. E-W CENTERLINE

SOUTHWEST CORNER DLC NO. 37

ZACHEUS LEVIN DONATION LAND CLAIM NO. 37 T22S, R7W, WM

SEE DETAIL A

COUNTY ROAD NO. 203 WELLS ROAD (AS TRAVELED)

BASIS OF BEARING: NORTH LINE OF SECTION 1
T23S, R8W, WM PER M90-29

LEGEND

- ⊙ - FOUND - GOVERNMENT CORNER POSITION (AS NOTED)
EITHER BLM BRASS CAP OR DOUGLAS COUNTY BRASS CAP
- ⊙ - FOUND - PRIVATE SURVEY CORNER (AS NOTED)
- ☆ - "ANCIENT FENCE CORNER" PER M164-55
- - SET - 5/8" X 36" REBAR WITH YELLOW PLASTIC CAP
MARKED "D.W. BAKER PLS 1978 OR AS NOTED
- - CALCULATED POINT (NOTHING FOUND OR SET)
- - BLAZED AND PAINTED PROPERTY LINE
- [] - RECORD DATA 1856 OR 1858 GLO SURVEY OR CADASTRAL SURVEY, AS NOTED
- [[]] - RECORD DATA 1858 OR 1860 DLC SURVEY
- () - RECORD DATA PER SURVEY, AS NOTED
- R/W - RIGHT-OF-WAY

REGISTERED PROFESSIONAL LAND SURVEYOR
Daniel W. Baker
OREGON
JULY 16, 1982
DANIEL W. BAKER
1978

EXPIRES 12/31/19

I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51645A INK CARTRIDGE ON JPC-4M2 DOUBLE MATTE FILM

SOUTHEAST CORNER DLC NO. 37

SHEET 1 OF 3

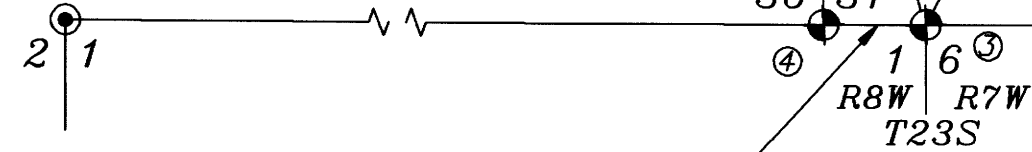
BOUNDARY SURVEY IN
SOUTHWEST 1/4 OF SECTION 31, T22S, R7W, W.M. AND
NORTHEAST 1/4 OF SECTION 1, T23S, R8W, W.M.
DOUGLAS COUNTY, OREGON

CLIENT: EAGLES VIEW MANAGEMENT CO. INC.

DRAWN BY: DWB BAKER AND ASSOCIATES, SURVEYORS
DATE: 12/17/18 1347 MARKET STREET
FILE: EAGLES-VIEW SPRINGFIELD, OREGON (541) 343-7243

-BASIS OF BEARING-

[WEST 76.80 CHAINS-1858 GLO SURVEY] T22S
(N89°44'34"W 5065.39'-M90-29) R8W R7W
(N89°44'34"W 5063.46' T22S



S89°59'25"W 213.40'-MEASURED
(S89°55'27"W 212.40'-M90-29)
(N89°28'20"E 212.42'-M117-6)

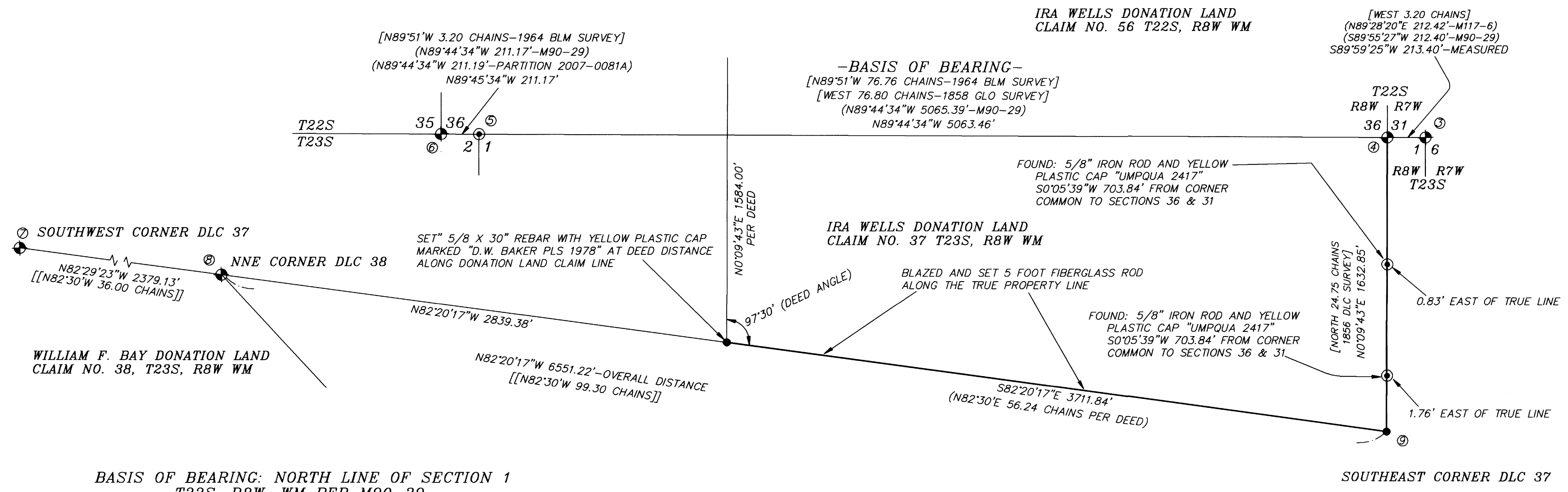
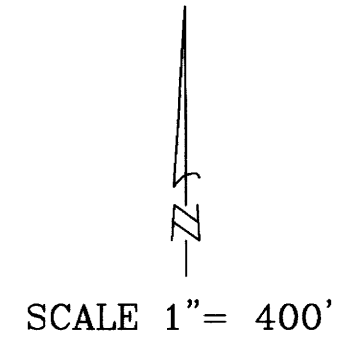
[WEST 3.20 CHAINS]

ASSESSOR'S MAP 22-07-31
TAX LOT 900
ASSESSOR'S MAP 23-08-01
TAX LOT 200

MAP FILE M175-28B

FILED
 Date: 3-18-19 By: *DB*
 This survey consists of:
 Map: M175-28A-C
 Narrative: _____
 Corner Rpt: _____
 DOUGLAS COUNTY
 SURVEYOR

BOUNDARY SURVEY IN
 SOUTHWEST 1/4 OF SECTION 31, T22S, R7W, W.M. AND
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 DOUGLAS COUNTY, OREGON
 DECEMBER 17, 2018
 REVISED: FEBRUARY 15, 2019



BASIS OF BEARING: NORTH LINE OF SECTION 1
 T23S, R8W, WM PER M90-29

LEGEND

- ⊕ - FOUND - GOVERNMENT CORNER POSITION (AS NOTED)
EITHER BLM BRASS CAP OR DOUGLAS COUNTY BRASS CAP
- ⊙ - FOUND - PRIVATE SURVEY CORNER (AS NOTED)
- ☆ - "ANCIENT FENCE CORNER" PER M164-55
- - SET - 5/8" X 36" REBAR WITH YELLOW PLASTIC CAP
MARKED "D.W. BAKER PLS 1978 OR AS NOTED"
- - CALCULATED POINT (NOTHING FOUND OR SET)
- - BLAZED AND PAINTED PROPERTY LINE
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OR CADASTRAL SURVEY, AS NOTED
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SHEET 2 OF 3

BOUNDARY SURVEY IN
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 DOUGLAS COUNTY, OREGON


CLIENT: **EAGLES VIEW MANAGEMENT CO. INC.**

DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 12/17/18	1347 MARKET STREET
FILE: EAGLES-VIEW	SPRINGFIELD, OREGON (541) 343-7243

ASSESSOR'S MAP 22-07-31 TAX LOT 900
 ASSESSOR'S MAP 23-08-01 TAX LOT 200

MAP FILE M175-28B

BOUNDARY SURVEY IN
SOUTHWEST 1/4 OF SECTION 31, T22S, R7W, W.M. AND
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 Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M175-28C

-NARRATIVE-

- ① **SOUTHEAST CORNER DLC 37, T22S-R07W WM**
 FOUND: 2 3/8" DOUGLAS COUNTY BRASS CAP "2001" (T22S, R7W 037040)
 5/8" IRON ROD AT 4 WAY FENCE CORNER, N12 1/2E, 115.1 FEET
 23" FIR, N24E, 83.0' TO CENTER (REC. N24 3/4E, 83.1')-DOUGLAS COUNTY BEARING TREE
 29" FIR, S30W, 13.2' TO CENTER-DOUGLAS COUNTY BEARING TREE
 22" FIR, N7W, 8.6' TO CENTER-DOUGLAS COUNTY BEARING TREE
- ② **SOUTHWEST CORNER DLC 37, T22S-R07W WM**
 FOUND: "T" IRON PROBABLY SET BY HAINES BUT NO RECORD-HELD FOR THIS SURVEY (T22S, R7W 037030)
 ALSO HELD PER M164-55 AND M172-63
 27" FIR, S40E, 6.0' TO CENTER (REC. S38E, 6.0')-DOUGLAS COUNTY BEARING TREE
 13" FIR, S40W, 16.8' TO CENTER (REC. S39 1/2W, 16.8')-DOUGLAS COUNTY BEARING TREE
 5 FOOT METAL POST ALONGSIDE CORNER
- ③ **SECTION CORNER 1, T23S, R8W AND 6, T23S, R7W, WM**
 FOUND: 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP "1964" (T23S, R8W 700700)
 36" FIR STUMP, S66E, 9.5' TO CENTER (REC. S65E, 15 LKS.)-ORIGINAL BEARING TREE
 36" FIR, S37E, 71.6' TO CENTER (REC. S42E, 109 LKS.)-1964 BLM BEARING TREE
 32" FIR STUMP, S49W, 4.1' TO CENTER (REC. S42W, 6 LKS.)-ORIGINAL BEARING TREE
 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP "1964" MARKED "RM", S23W, 85.15'
- ④ **SECTION CORNER 31, T22S, R7W AND 36, T22S, R8W, WM**
 FOUND: 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP "1964" (T23S, R8W 677700)
 13" MAPLE, N28E, 44.9' TO CENTER (REC. N27 1/2E, 45.0')-DOUGLAS COUNTY BEARING TREE
 23" FIR, N60E, 27.1' TO CENTER (REC. N59 1/2E, 27.4')-DOUGLAS COUNTY BEARING TREE
 31" FIR, N72W, 102.1' TO CENTER (REC. N76 1/2W 100.3')-1964 BLM BEARING TREE
 21" FIR, N8W, 23.4' TO CENTER (REC. N8 1/2W 22.8')-DOUGLAS COUNTY BEARING TREE
 SET 5 FOOT METAL POST ALONGSIDE CORNER
- ⑤ **SECTION CORNER 1 AND 2, T23S, R8W, WM**
 FOUND: 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ROBERTS LS1039" PER M90-29 (T23S, R8W 600700)
 29" OAK, S25W, 58.4' TO CENTER-M90-29 BEARING TREE
 39" OAK, S62E, 165.2' TO CENTER-M90-29 BEARING TREE
 23" OAK, S20E, 150.0' TO CENTER-DOUGLAS COUNTY BEARING TREE
- ⑥ **SECTION CORNER 35 AND 36, T22S, R8W, WM**
 FOUND: 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP "1964" (T23S, R8W 577700)
 40" OAK, N17E, 58.7' TO CENTER-1964 BLM BEARING TREE
 32" OAK, N27E, 106.4' TO CENTER-DOUGLAS COUNTY BEARING TREE
 18" WHITE OAK IN CLUSTER, N64W, 70.6' TO CENTER-1964 BLM BEARING TREE
- ⑦ **SOUTHWEST CORNER DLC 37, T23S-R08W WM**
 FOUND: 5/8" IRON ROD AND DOUGLAS COUNTY ALUMINUM CAP "2002" (T23S, R8W 037020)
 18" OAK, N64E, 98.2' TO CENTER-2002 DOUGLAS COUNTY BEARING TREE
 24" OAK, S15 1/2W, 90.0' TO CENTER-DOUGLAS COUNTY BEARING TREE
 38" DOUBLE MAPLE, S73W, 2.5' TO CENTER-DOUGLAS COUNTY BEARING TREE
 5 FOOT METAL POST ALONGSIDE CORNER
- ⑧ **NORTH NORTHEAST CORNER DLC 38, T23S-R08W WM**
 FOUND: "PK" NAIL IN CONCRETE FENCE POST FOR CORNER, NEWER FENCE POST 1.00 FEET WEST (T23S, R8W 038010)
 30" OAK, N71 1/2E, 198.3' TO CENTER-1957 OREGON STATE FORESTRY BEARING TREE
 2 1/2" DOUGLAS COUNTY BRASS CAP MARKED "U-50 1972", S70E, 161.06 FEET (REC. S71E 161.1')
 48" OAK, N82W, 772.2' TO CENTER-OREGON STATE FORESTRY BEARING TREE
 30" OAK, N36W, 188.9' TO CENTER-DOUGLAS COUNTY BEARING TREE

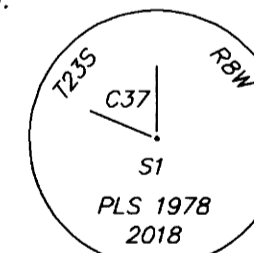
THIS SURVEY WAS MADE IN FEBRUARY, MARCH, OCTOBER AND DECEMBER, 2018 AND FEBRUARY, 2019 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC. FOR EAGLES VIEW MANAGEMENT CO., INC. IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 7 WEST WILLAMETTE MERIDIAN AND THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 8 WEST WILLAMETTE MERIDIAN. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MARK IN THE FIELD, A PORTION OF THE PROPERTY LINES FOR EAGLES VIEW MANAGEMENT CO., INC IN BOTH SECTION 31 (22 7 31 TAX LOT 900) AND IN SECTION 1 (23 8 1 TAX LOT 200). THE BASIS OF BEARING FOR THIS SURVEY WAS THE NORTH LINE OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN PER M90-29. CLOSED TRAVERSES WERE RUN BETWEEN FOUND CORNERS FOR CONTROL, WITH AN ERROR OF CLOSURE GREATER THAN 1' IN 25,000', BEFORE ANGULAR ADJUSTMENT.

IN SECTION 31, I HELD THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 37 AS MONUMENTED AND I ALSO HELD THE CORNER MONUMENTS THAT WERE FOUND AROUND THE PROPERTY DEPICTED AS ASSESSOR'S MAP NO. 22-7-31, TAX LOT 1000, THAT WERE ESTABLISHED IN M28-67. THE CORNERS SET SOUTHERLY OF THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 37 WERE ESTABLISHED PER DEED BY HOLDING THE CALL DISTANCE EASTERLY ALONG THE SOUTH LINE OF DLC 37 AND THEN HOLD DEED ANGLE TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 203 (WELLS ROAD). THE LOCATION OF WELLS ROAD APPEARS TO HAVE BEEN MOVED EASTERLY FROM THE LOCATION CALLED IN DEED. THE CORNERS SET AROUND THE WELLS CEMETERY WERE PLACED AT THE DIRECTION OF THE OWNER OF THE PROPERTY FOR EASEMENT GRANTED DECEMBER 8, 1944, DOCUMENT NO. 38620, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. I HELD THE BLAZES RUNNING NORTHERLY FROM THE "T" IRON AT THE SOUTHWEST CORNER OF DLC NO. 37 TO THE APPROXIMATE LOCATION OF THE EAST-WEST CENTERLINE AND I ALSO FLAGGED A LINE 20 FEET SOUTH OF THIS LINE FOR CUTTING PROPOSES ONLY.

IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN, I HELD THE SECTION CORNERS COMMON TO SECTIONS 1 AND 6 (NORTHEAST CORNER OF SECTION 1), SECTIONS 31 AND 36 (SOUTHEAST CORNER OF SECTION 31), AND THE SECTION CORNER COMMON TO SECTIONS 35 AND 36 (SOUTHWEST CORNER OF SECTION 36), WHICH WERE MONUMENTED WITH BUREAU OF LAND MANAGEMENT BRASS CAPS SET IN 1964. I HELD THE 5/8" IRON ROD AND YELLOW CAP "ROBERTS LS 1039" PER M90-29 AT THE CORNER OF SECTIONS 1 AND 2 (NORTHWEST CORNER OF SECTION 1). I ALSO HELD THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 37, MONUMENTED BY A DOUGLAS COUNTY BRASS CAP SET IN 2002 AND THE NORTH-NORTHEAST CORNER OF DONATION LAND CLAIM NO. 38, PERPETUATED BY DOUGLAS COUNTY WITH A "PK" NAIL IN A CONCRETE POST AND REFERENCED AS SHOWN. THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 37 WAS NOT FOUND AND WAS RE-ESTABLISHED BY THE GRANT BOUNDARY METHOD BY HOLDING THE NEAREST CORNERS TO THE WEST AND NORTH OF THE CORNER AND ON THE BOUNDARY OF DONATION LAND CLAIM NO. 37, T23S, R8W, W.M. THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED AT DEED DISTANCE ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 37. MONUMENTS FOUND ALONG THE EAST LINE OF SAID DONATION LAND CLAIM AND SET IN M119-80, WERE NOT HELD BECAUSE OF THE SURVEY METHOD USED TO ESTABLISH THEIR LOCATIONS.


THE TRUE PROPERTY LINES THAT WERE MARKED IN THIS SURVEY BY BLAZING TREES ON EITHER SIDE OF THE TRUE PROPERTY LINE (BLAZES PAINTED ORANGE), FLAGGING THE PROPERTY LINES WITH ORANGE RIBBON AND BY PLACING 5 FOOT FIBERGLASS RODS AT INTERVALS ALONG THE TRUE LINE. CORNERS SET IN THIS SURVEY WERE MONUMENTED AND MARKED AS SHOWN.

- ⑨ **SOUTHEAST CORNER DLC 37, T23S-R08W WM**
 SET: 5/8" X 30" REBAR WITH 2 1/2" ALUMINUM CAP BURIED 0.5 FEET IN FIELD, MARKED AS SHOWN
 33" FIR, S24E, 49.6' TO NAIL SIDE/CENTER-SCRIBED "CL37 BT"
 22" FIR, S84W, 271.3' TO NAIL SIDE/CENTER-SCRIBED "CL37 BT"
 27" FIR, N5W, 182.2' TO NAIL SIDE/CENTER-SCRIBED "CL37 BT"
 5 FOOT METAL POST ALONGSIDE CORNER
- ⑩ **SECTION CORNER 30 AND 31, T22S, R7W & 25 AND 36, T22S, R8W, WM**
 FOUND: 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP "1964" (T22S, R7W 100200)
 18" OAK, S44E, 389' TO CENTER (REC.= S44E 590 LKS.)-1964 BLM BEARING TREE
 SET 5 FOOT METAL POST-1 FOOT NORTH OF CORNER



SHEET 3 OF 3

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR


 OREGON
 JULY 16, 1982
 DANIEL W. BAKER
 1978

EXPIRES 12/31/19

I CERTIFY THAT THIS MAP WAS PREPARED
 USING A HP51645A INK CARTRIDGE ON
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CLIENT: EAGLES VIEW MANAGEMENT CO. INC.	
DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 12/17/18	1347 MARKET STREET
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ASSESSOR'S MAP 22-07-31 TAX LOT 900
 ASSESSOR'S MAP 23-08-01 TAX LOT 200

MAP FILE M175-28C