

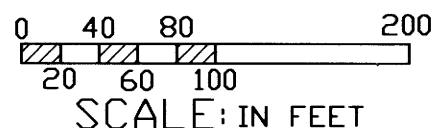
PROPERTY BOUNDARY SURVEY FOR
STEPHEN LOPER AND CHERYL SCHELENBAUM
BYRON CREEK ESTATES

NW $\frac{1}{4}$, SEC. 28, T. 29 S., R. 7 W., W.M.
DOUGLAS COUNTY, OREGON
JULY, 2019

FILED
Date: 9-4-19 By: [Signature]
This survey consists of:
Map: 1176-5
Name: CS 65/103-8
County: DOUGLAS COUNTY
Surveyor: SURVEYOR

C.S. FILE 65/103-8
MAP FILE 1176-5

SEE ACCOMPANYING
SURVEY NARRATIVE



BARBARA SMITH AND
PAUL MONTAGUE, JR.
TRACT 11, BYRON CREEK ESTATES
TAX LOT 900

STEPHEN LOPER AND
CHERYL SCHELENBAUM
TRACT 12, BYRON CREEK ESTATES
TAX LOT 1000
5.80 ± ACRES

DAVID AND CONNIE THOMAS
TRACT 13, BYRON CREEK ESTATES
TAX LOT 1100

- LEGEND**
- ◊ FOUND 5/8 INCH REBAR, PER 1972 RM2-35, EXCEPT AS NOTED
 - ⊙ SET 5/8 INCH REBAR, 24 INCHES LONG, WITH 1-1/2 INCH DIAM. ALUMINUM CAP ATTACHED, MARKED AS SHOWN
 - ⊕ CALCULATED POSITION, NOT SET, SEE SURVEY NARRATIVE
 - PROPERTY LINES
 - () RECORD PER BYRON CREEK ESTATES, 1972 RM2-35

PAUL & SOPHIE BILECKY
AND VERA WESTBROOK
W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SEC. 28
TAX LOT 500

L12
L13
LS2150 NEW ALUMINUM
CAP MARKED:

LEONARD E. HERZSTEIN,
HERZSTEIN LAND SURVEYING
1741 BYRON CREEK ROAD
WINSTON, OR 97496

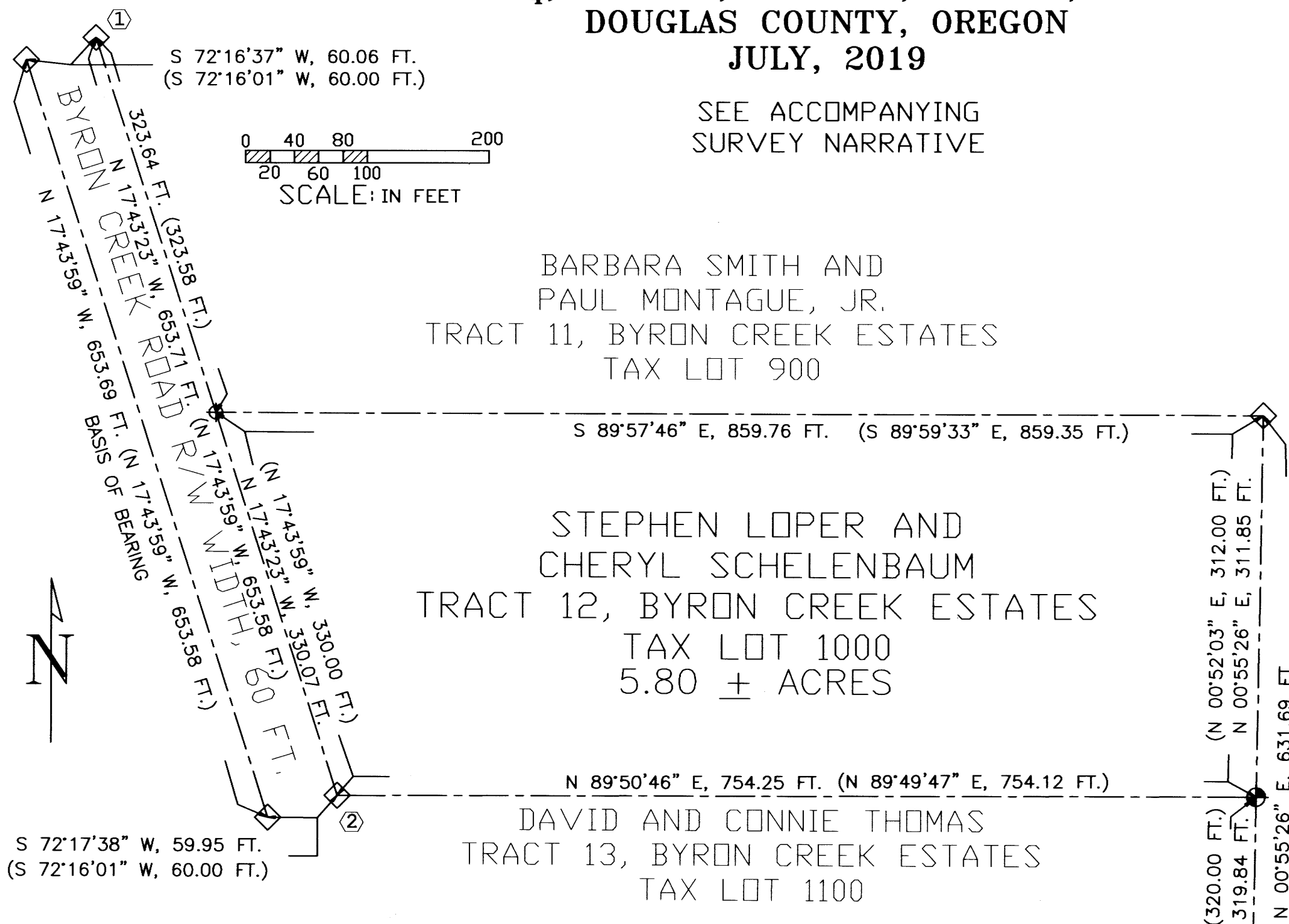
CURRENT CERTIFICATE
EXPIRES 6/30/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
LEONARD E. HERZSTEIN
2150

DRAFTED BY L. HERZSTEIN
JULY 31, 2019
REVISED SEPT. 3, 2019
PROJECT: 2019 LOPER
LOPER3-11x17_100SCALE.PDF

SEPT. 4, 2019



- NOTES**
- ① REBAR IS BENT OVER 10 INCHES TO THE WEST. I USE THE POSITION WHERE THE REBAR IS VERTICAL IN THE GROUND. THE TIE TO POINT "D" ON PARTITION PLAT 2014-0003 IS N.20°14'00"W., 125.89 FEET.
 - ② REBAR IS BENT OVER 6 INCHES TO THE WEST. I USE THE POSITION WHERE THE REBAR IS VERTICAL IN THE GROUND.
 - ③ REBAR IS FIRMLY SET, PROJECTING 18 INCHES ABOVE THE GROUND.

C.S. FILE 65/103-8
MAP FILE 1176-5

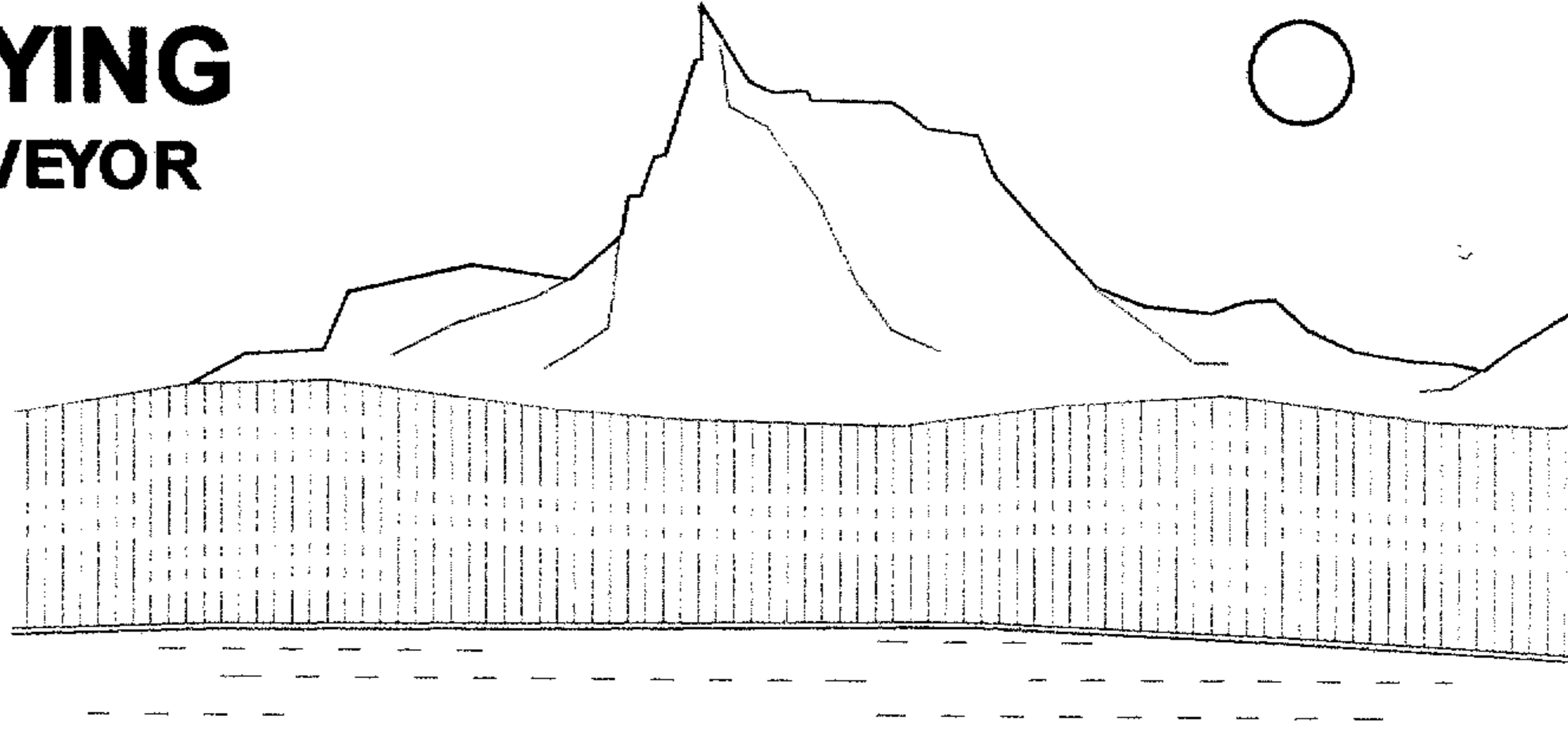
HERZSTEIN LAND SURVEYING

OREGON PROFESSIONAL LAND SURVEYOR

541-679-9872

2002leonard@gmail.com

Leonard E. Herzstein, PLS
1741 Byron Creek Road
Winston, OR 97496



**Survey Narrative to Accompany M176-5
Narrative for the Property Boundary Survey for
Stephen Loper and Cheryl Schelenbaum
Byron Creek Estates
In the NW1/4 of Section 28, T. 29 S., R. 7 W., Willamette Meridian
Douglas County, Oregon
July, 2019**

PURPOSE: This survey is performed to locate and monument the corners of the property of Stephen Loper and Cheryl Schelenbaum and to locate the property lines. Two property corners are found and two property corners are missing. One missing corner is re-monumented.

SURVEY HISTORY: 1855, Nathaniel Ford, G.L.O. Surveyor, partially subdivided Township 29 South, Range 7 West, including all of the exterior section lines of section 28.

1972, Victor M. McLind, Oregon Registered Land Surveyor No. 934, subdivided section 28 and created tracts in the West 1/2 and the West 1/2 of the East 1/2 of the section for his "Byron Creek Estates" on filed survey map RM2-35. The "Byron Creek Estates" survey map does not meet the requirements of a subdivision in the Oregon Revised Statutes.

PROCEEDURES: The landowner's deed, and also the adjoining landowner's deeds North and South, make no reference to the 1972 Byron Creek Estates survey map. However, these deeds' bearings, distances, and monuments match the survey map RM2-35. I, therefore, accept the survey map RM2-35 as the basis of the deed descriptions and accept all of the Byron Creek Estates tracts to have been simultaneously created.

The survey is performed with a Nikon NPL-350 one-second total station in a series of closed traverse loops. The loop closures varies from 1:8,200 to 1:62,000. The traverse loops are not adjusted. Since the existing monuments on the near side of the Byron Creek Road Right of Way are bent over or missing, I use the monuments found on the western side of the Right of Way as my basis of bearings. The record bearings are from Victor McLind's "Byron Creek Estates" survey map (RM2-35) in 1972.

Except as noted on the plat, all found corners are firmly set, projecting 2 to 6 inches above the ground. The Southeast corner of Tract 12 was re-established at proportionate distance.

The Northwest corner of Tract 12 is calculated at proportionate distance. It falls at a 30 inch diameter ponderosa pine. I did not set a new monument. The area around this point has been disturbed with an electrical box and a telephone box each within 2 feet of the true point. A steel fence post, projecting 4 feet above ground bears S. 13° 21' W., 1.0 feet from the true corner location. I find previously set fence posts on the property line for 400 feet easterly of the true point. These are apparently set based on a previous survey, as I find a 4-foot lathe labeled "Property Line" at one of the fence posts.

LEONARD E. HERZSTEIN
OREGON L.S. 2150
HERZSTEIN LAND SURVEYING
1741 BYRON CREEK ROAD
WINSTON, OR 97496

CERTIFICATE EXPIRES:
6/30/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 26, 1985
LEONARD E. HERZSTEIN
2150

09/03/2019

FILED
Date: 9-4-19 By: [Signature]
This survey consists of:
Map: M176-5
Narrative: CS 65/103-8
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR