

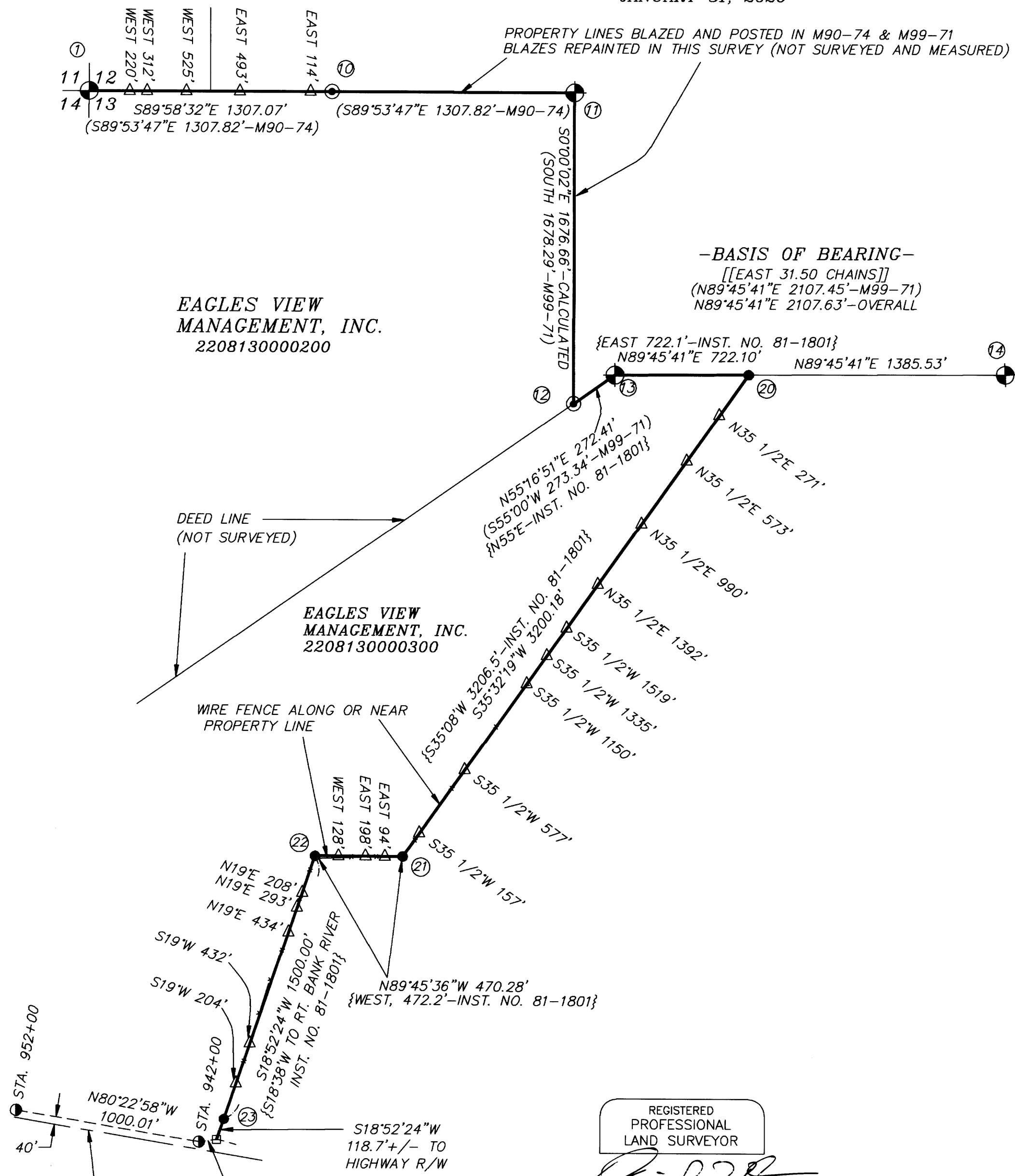
MAP FILE M177-28B

# BOUNDARY SURVEY IN ALL QUARTERS OF SECTIONS 13 AND 14, T22S, R8W, W.M. DOUGLAS COUNTY, OREGON JANUARY 31, 2020

FILED  
Date: 8-21-2020 By: DJ  
This survey consists of:  
Map: M177-28A-C  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY  
SURVEYOR

SCALE 1" = 500'

SEE SHEET 1



### - NARRATIVE -

THIS SURVEY WAS MADE IN MARCH THROUGH MAY AND OCTOBER AND DECEMBER, 2019 AND JANUARY, 2020 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC. FOR EAGLE'S VIEW MANAGEMENT COMPANY, INC. AND WOOLLEY ENTERPRISES, INC. IN ALL QUARTERS OF SECTIONS 13 AND 14, TOWNSHIP 22 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 OF THE PROPERTY OWNED BY EAGLES MANAGEMENT, LLC IN SECTIONS 13 AND 14, RECORDED ON INSTRUMENT NO. 81-1801, DOUGLAS COUNTY, OREGON OFFICIAL AND THE PROPERTY OWNED BY WOOLLEY ENTERPRISES, RECORDED IN BOOK 345, PAGE 270, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. THE BASIS OF BEARING FOR THIS SURVEY WAS THE MONUMENTED NORTH LINE OF THE DANIEL WELLS DONATION LAND CLAIM NO. 38 IN TOWNSHIP 22 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN PER M99-71. ALL CONTROLLING CORNERS WERE MONUMENTED BY EITHER BUREAU OF LAND MANAGEMENT BRASS CAPS OR DOUGLAS COUNTY BRASS CAPS, AS SHOWN. THE SECTION CORNERS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 14 WERE BOTH LOST OR NEVER SET AND THE POSITION OF EACH CORNER WAS DETERMINED BY DOUBLE PROPORTIONING PER THE 2009 BUREAU OF LAND MANAGEMENT "MANUAL OF INSTRUCTIONS". THE SOUTH 1/4 CORNER AND EAST 1/4 CORNER POSITIONS WERE DETERMINED (NOT SET) AT MIDPOINT BETWEEN SECTION CORNERS. SECTION 14 WAS SUBDIVIDED PER THE 2009 BLM MANUAL TO MARK THE PROPERTY LINE AROUND THE WOOLLEY AND BECKLEY PROPERTY IN THE NORTHWEST 1/4. THE WEST LINE OF SECTION 14 WAS MARKED FROM THE WEST 1/4 CORNER TOWARD THE POSITION OF THE SOUTHWEST SECTION CORNER. THIS CORNER FALLS IN THE UMPQUA RIVER. THE NORTH LINE OF SECTION 14 WAS MARKED BETWEEN FOUND CORNER MONUMENTS, AS WAS THE WESTERLY 1/4 MILE OF SECTION 13. A PORTION OF THE PROPERTY LINES IN SECTION 13 WERE MARKED IN M90-74 OR 99-71, AS SHOWN. THE MOST EASTERLY LINE OF THE OWNERSHIP OF THE EAGLE'S VIEW MANAGEMENT PROPERTY WAS MARKED PER THE DEED (INST. NO. 81-1801) TO THE NORTHERLY RIGHT-OF-WAY HIGHWAY 38. THE OAK TREES CALLED FOR REFERENCING 2 CORNERS IN THIS DEED WERE FOUND AND USED TO CONTROL THE LOCATION OF THE PROPERTY LINE, THERE WERE NO MARKS ON EITHER TREE BUT THE CORNER POSITION, DETERMINED FROM THESE WITNESS TREES, FIT CLOSELY TO AN EXISTING FENCE. THE PROPERTY LINES THAT WERE MARKED IN THIS SURVEY WERE MARKED BY BLAZING TREES ON EITHER SIDE OF THE TRUE PROPERTY LINE (BLAZES PAINTED ORANGE) AND BY PLACING 5 FOOT FIBERGLASS RODS AT RANDOM INTERVALS ALONG THE TRUE LINES. CORNERS ESTABLISHED IN THIS SURVEY WERE MONUMENTED WITH 5/8" X 36" REBARS WITH A 2 1/2" ALUMINUM CAP, MARKED AS SHOWN, OR BY A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "D.W. BAKER PLS 1978".

BASIS OF BEARING: NORTH LINE OF DLC 38  
T22S, R8W, WM PER M99-71

### LEGEND

- ⊕ - FOUND - GOVERNMENT CORNER POSITION (AS NOTED)  
EITHER BLM BRASS CAP OR DOUGLAS COUNTY BRASS CAP
- ⊙ - FOUND - PRIVATE SURVEY CORNER (AS NOTED)
- - SET - 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP  
MARKED AS SHOWN
- - CALCULATED POINT (NOTHING FOUND OR SET)
- △ - 5 FOOT FIBERGLASS RODS, DISTANCES AND BEARING TO NEAREST CORNER
- - BLAZED AND PAINTED PROPERTY LINE
- [ ] - RECORD DATA 1856 OR 1881 GLO SURVEY  
OR 1965 CADASTRAL SURVEY, AS NOTED
- [[ ]] - RECORD DATA 1859 DLC SURVEY
- ( ) - RECORD DATA PER SURVEY, AS NOTED
- R/W - RIGHT-OF-WAY
- ⦿ - ODOT RIGHT-OF-WAY MONUMENT-5/8" IRON ROD AND ALUMINUM CAP

SHEET 2 OF 3

OREGON STATE HIGHWAY 38 CENTERLINE  
-PER FOUND R/W MONUMENTS

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

EXPIRES 12/31/21

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

BOUNDARY SURVEY IN  
ALL QUARTERS OF SECTIONS 13 & 14, T22S, R8W, W.M.  
DOUGLAS COUNTY, OREGON

CLIENT: EAGLES VIEW MANAGEMENT CO. INC.

DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 1/31/20	1347 MARKET STREET
FILE: EAGLES-HOWARD	SPRINGFIELD, OREGON (541) 343-7243

ASSESSOR'S MAP 22-8-13 TAX LOTS 200 AND 300  
ASSESSOR'S MAP 22-8-14 TAX LOTS 100 AND 300

MAP FILE M177-28B