MAP FILE M178-11

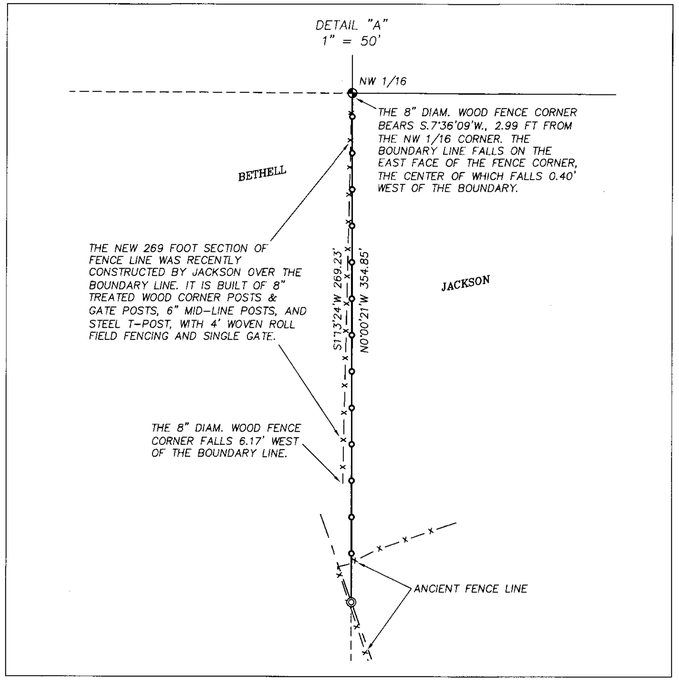
FILED
Date: 10/26/2020 By: X
This Survey Consists of:
Map: M178-11
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

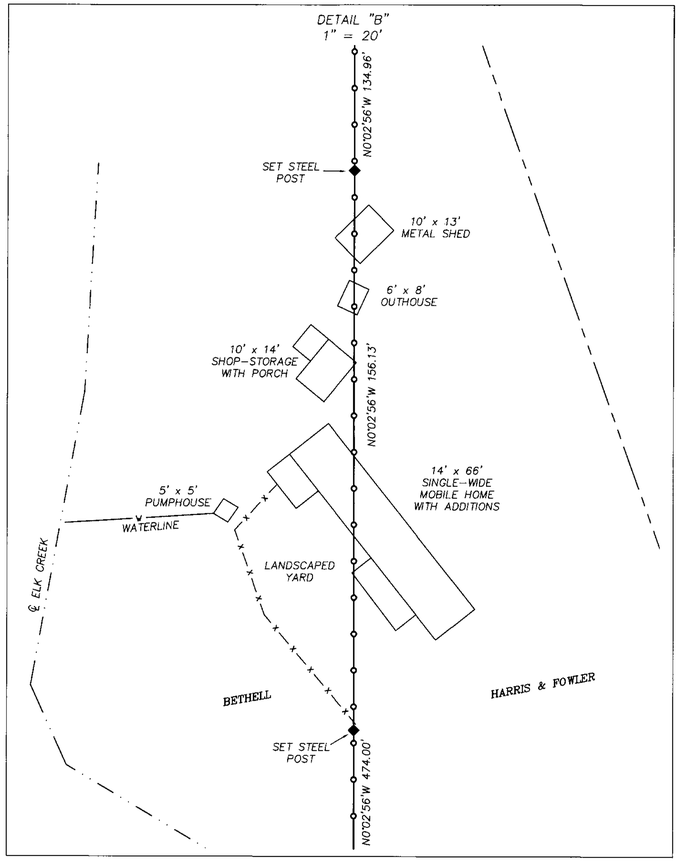
RECORD OF SURVEY

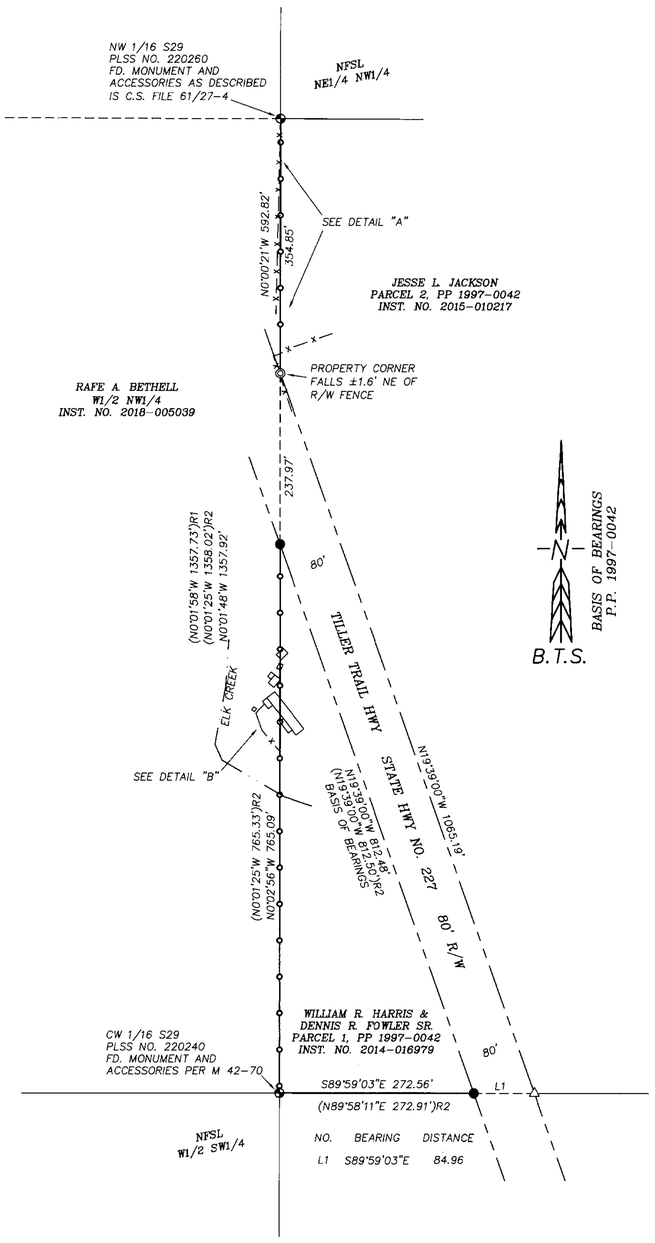
LOCATED IN

NW 1/4, SECTION 29, T.31S., R.1W., W.M.

DOUGLAS COUNTY, OREGON







NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO POST AND MARK A PORTION OF THE BETHELL BOUNDARY LINE, TO MONUMENT A PROPERTY CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF HWY NO. 227, AND TO DOCUMENT STRUCTURES AND FENCE LINES WHICH ENCROACH ACROSS THE PROPERTY BOUNDARY.

SECTION 29 WAS SUBDIVIDED IN 1972 BY J.A. HOFFBUHR, PLS 222 IN 1972 PER SURVEY M 42-70, WHICH PROPERLY SET THE CW 1/16 AND NW 1/16 CORNERS. PARTITION PLAT 1997-0042 BY RAYMOND F. BROWN, PLS 2391, TIES THE M 42-70 CORNERS AT THE NW 1/16, CW 1/16 AND C 1/4 OF SECTION 29, AND MONUMENTS THE NORTH AND EAST CORNERS OF PARCEL 1 AT THE INTERSECTION OF THE SOUTH AND EAST LINES OF THE SE1/4-NW1/4 WITH THE WESTERLY RIGHT-OF-WAY LINE OF HWY NO. 227, THE CENTERLINE OF WHICH WAS DETERMINED BY HOLDING THE AS-BUILT CENTERLINE AND THE CENTER OF THE ELK CREEK BRIDGE.

I ACCEPT THE FOUND MONUMENTS OF M 42-70 AND PP 1997-0042 AS CONTROLLING THE BOUNDARY AND RESOLVE AS FOLLOWS: I COMPUTE THE EASTERLY R/W LINE BY HOLDING 80 FEET PARALLEL TO THE PP 1997-0042 MONUMENTS. THE PROPERTY CORNER IS SET ON THE EASTERLY R/W LINE AT THE INTERSECTION OF THE EAST LINE OF BETHELL, CONTROLLED BY THE NORTH CORNER OF PARCEL 1 AND THE NW 1/16 CORNER. I POST AND MARK 355 FEET OF THE BETHELL BOUNDARY LINE NORTH OF THE ROAD, AND 765 FEET SOUTH OF THE ROAD WITH 5 1/2' STEEL POSTS, AND BLAZE TREES WITHIN 3-5 FEET OF LINE. PER DETAIL "B", I DO NOT BLAZE ANY TREES FOR THE 156 FEET BETWEEN THE SET STEEL POSTS, WHICH PASSES THROUGH THE HARRIS-FOWLER OCCUPATION.

JACKSON ENCROACHMENT - THE RECENTLY CONSTRUCTED 269 FOOT FENCE LINE IS BUILT COMPLETELY ON THE BETHELL PROPERTY, FROM 0.40 FEET WEST OF THE BOUNDARY AT ITS NORTHERN TERMINUS TO 6.17 FEET WEST AT ITS SOUTHERN TERMINUS. SEE DETAIL "A".

HARRIS-FOWLER ENCROACHMENT - AS SHOWN IN DETAIL "B" THERE ARE FIVE SEPARATE STRUCTURES WHICH ARE CONSTRUCTED WHOLLY OR PARTIALLY OVER THE BOUNDARY LINE. IT IS MY OPINION THAT THE MAIN DWELLING (MOBILE HOME) WAS SITED ON THE PROPERTY AT THE TIME OF THE LAND PARTITION IN 1997. HARRIS-FOWLER IS OCCUPYING & UTILIZING GROUND TO THE EASTERLY LOW-BANK OF ELK CREEK, INCLUDING AN IRRIGATION WATER LINE.

THIS SURVEY WAS PERFORMED IN THE FIELD ON 10/9/2020 BY ADAM DEGROOT, RUSSELL BADGLEY, JAKE BUZZARD, AND ALLYN St ONGE, UTILIZING A LEICA TS15 TOTAL STATION, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

LEGEND:

- ◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS SURVEYING"
- ● = FOUND 5/8" IRON ROD PER PARTITION PLAT 1997-0042
- ⊕ = FOUND 2" IRON POST W/3" BRASS CAP PER M 42-70
- △ = COMPUTED POINT - NOT SET
- —o—o— = BOUNDARY LINE POSTED W/5.5' STEEL POSTS & BLAZED
- — — — = RIGHT-OF-WAY LINE
- —x—x—x— = EXISTING FENCE LINE
- ( )R1 = RECORD PER SURVEY M 42-70 - J.A. HOFFBUHR ~ 1972
- ( )R2 = RECORD PER PARTITION PLAT 1997-0042 - RAYMOND F. BROWN ~ 1997
- NFSL = NATIONAL FOREST SYSTEM LANDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
MAY 26, 2015
ADAM DEGROOT
89398
RENEWS: 12-31-2021

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

SCALE: 1" = 100'	FOR: RAFE A. BETHELL 36270 TILLER TRAIL HWY TILLER, OR 97484	JOB #: 20-075
DATE: OCTOBER 12, 2020		FILE: 20-075 BETHELL.DWG
		SHEET 1 OF 1

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