

PROPERTY SURVEY LOCATED IN THE NE1/4 SECTION 7,
TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

FILED
Date: 3-10-2021 By: DJ
This survey consists of:
Map: M179-13
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M179-13

E1/16 CORNER SECTIONS 6 & 7
FOUND MONUMENT:
A 1 1/2" IRON PIPE WITH 2" BRASS CAP MARKED
"T22S R12W E1/16 S6 S7 1983 PLS497" PER M95-9.
FOUND BT'S NOT OF RECORD:
AN 11" FIR WITH X-CHOP AND TAG BEARS N68°E 5.40'
TO A SPIKE IN FACE.
AN 11" FIR WITH X-CHOP AND TAG BEARS S08°W 3.60'
TO A SPIKE IN FACE.
FOUND BT PER M95-9:
A 27" ALDER WITH VISIBLE BARK SCRIBE AND TAG BEARS
N88°W 26.6' TO A SPIKE AT SIDE CENTER.
LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS
N: 43°40'58.0" W: 124°10'09.8"

SURVEY FOR: RAYONIER
PACIFIC RESOURCE UNIT
2990 BROADWAY, NORTH BEND, OR 97459

SURVEY BY: ESTABROOK LAND SURVEYING, INC.
PO BOX 574, LAKESIDE, OR 97449

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MARK BOUNDARY LINES FOR RESOURCE MANAGEMENT. THE PROCEDURE WAS TO TRAVERSE BETWEEN EXISTING RECORD MONUMENTS AS SHOWN HEREON. THE RECORD DEEDS ALL CALL OUT THE 1/16 SUBDIVISION LINE AS BOUNDARY LINE FOR THE SUBJECT PARCEL AND THE PARCEL ADJACENT TO THE SUBJECT PARCEL. THE SURVEYOR FOR THE THE PLAT OF PACIFIC HEIGHTS DID NOT SURVEY THE 1/16 SUBDIVISION LINE CALLED OUT IN THE DEEDS HE HELD A DISTANCE OF 1320 FEET FROM THE 1/4 SUBDIVISION LINE TO CALCULATE THE EAST BOUNDARY OF THE PLAT OF PACIFIC HEIGHTS. THIS OVERLAPPED THE TRUE 1/16 SUBDIVISION LINE CALLED OUT IN THE DEEDS. THE 1320 FOOT CALL SHOULD RUN FROM THE THE 1/16 SUBDIVISION LINE WEST, BECAUSE THE DEED DESCRIPTION BEGINS AT THE E1/16 CORNER; THENCE SOUTH ALONG THE 1/16 LINE TO THE SOUTHEAST CORNER OF THE HIMBAUGH PARCEL; THENCE WEST 1320 FEET. IF THE DEED WOULD HAVE BEEN RUN OUT CORRECTLY THE PLAT OF PACIFIC HEIGHTS WOULD NOT HAVE OVERLAPPED THE 1/16 LINE. IN A LATER SURVEY M138-16 THE SURVEYOR HELD MONUMENTS ESTABLISHED IN THE PLAT OF PACIFIC HEIGHTS TO DELINEATE THE BOUNDARIES OF ANOTHER PARCEL ON THE NORTH SIDE OF THE PLAT OF PACIFIC HEIGHTS, CREATING ANOTHER OVERLAPPING PARCEL. THE M138-16 SURVEYOR WAS GIVEN A SURVEY MAP OF UNKNOWN ORIGIN BY HIS CLIENT. THE COUNTY SURVEYOR FILED CS#65/34-7 AT HIS REQUEST. I BELIEVE THIS WAS TO VALIDATE USING THE PACIFIC HEIGHT MONUMENTS TO DEFINE HIS CLIENTS PARCEL BOUNDARIES. HOWEVER CS#65/34-7 IS NOT SIGNED BY A SURVEYOR, DOES NOT STATE THE PURPOSE OF THE SURVEY AND DOES NOT CORRESPOND WITH THE RECORD DEEDS. THE OVERLAPPING AREA OF THE PLAT OF PACIFIC HEIGHTS AND THE PARCEL SURVEYED IN M138-16 HAS BEEN OCCUPIED BY THE OWNERS OF THE LOTS IN THE PLAT OF PACIFIC HEIGHTS AND THE PARCEL SURVEYED IN M138-16. I THEREFORE HELD THE RECORD MONUMENTS AS SHOWN HEREON AND MARKED THE LINE BETWEEN THE MONUMENTS WITH ORANGE FLAGGING AND STEEL FENCE POST. I THEN SET A MONUMENT AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID PARCEL SURVEYED IN M138-16 AND THE TRUE 1/16 SUBDIVISION LINE. I THEN MARKED THE TRUE 1/16 SUBDIVISION LINE FROM SAID INTERSECTION TO THE E1/16 CORNER ON THE NORTH BOUNDARY OF SECTION 7 WITH ORANGE FLAGGING AND ORANGE TREE BLAZES. EQUIPMENT USED WAS A NIKON NIVO 5.C TOTAL STATION WITH TDS DATA COLLECTION. ASSISTING PERSONNEL WERE BLUE JAMES AND JACK JARRETT.
NOTE: WGS84 LATITUDE AND LONGITUDE ARE PER GARMIN ETREX HAND HELD GPS. THESE POSITIONS ARE NOT SURVEY GRADE AND SHOULD NOT BE USED TO ESTABLISH BOUNDARIES, BUT ARE PROVIDED TO ASSIST IN RESOURCE MANAGEMENT.

DEED VOL. 210, PAGE 403

PLAT OF PACIFIC HEIGHTS

DEED VOL. 136, PAGE 421

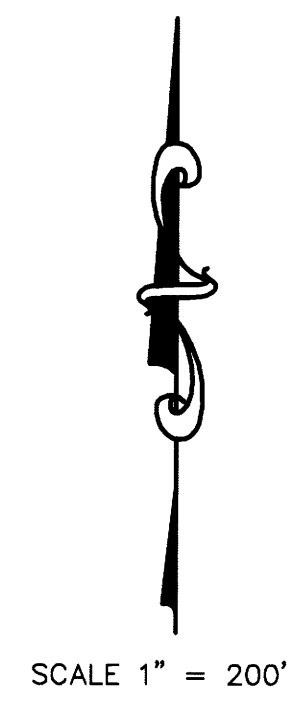
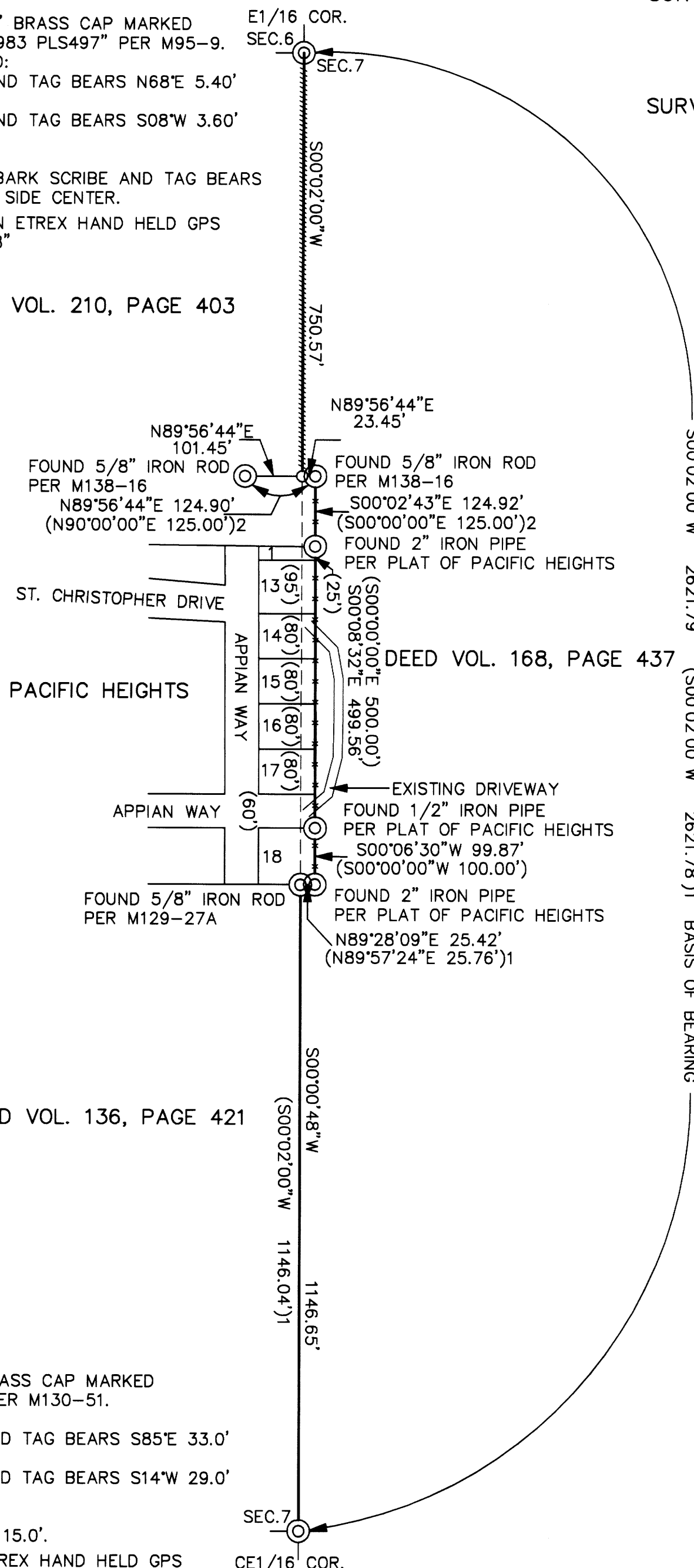
BASIS OF BEARING

BASIS OF BEARING IS ASSUMED PER M129-27A.

RECORD REFERENCE INFORMATION

M129-27A, BY MARK A. HEIMBURGER, DATED NOVEMBER 1998.
M138-16, BY J. GREGORY SOLARZ, DATED MAY 6, 2001.
PLAT OF PACIFIC HEIGHTS, BY ALFRED A. REAR, DATED JULY 30, 1956.
DEED VOL. 168, PAGE 437
DEED VOL. 210, PAGE 403
DEED VOL. 136, PAGE 421

CE1/16 CORNER SECTION 7
FOUND MONUMENT:
A 1 1/2" IRON PIPE WITH 2" BRASS PIPE MARKED
"C E1/16 C S7 1998 LS2052" PER M130-51.
FOUND BT'S NOT OF RECORD:
A 14" SPRUCE WITH X-CHOP AND TAG BEARS S85°E 33.0'
TO A SPIKE IN FACE.
A 15" SPRUCE WITH X-CHOP AND TAG BEARS S14°W 29.0'
TO SPIKE IN FACE.
FOUND BO PER M130-51:
A 5/8" IRON ROD BEARS S37°W 15.0'.
LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS
N: 43°40'32.2" W: 124°10'09.5"



LEGEND

- ⊙ FOUND CORNER AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "ESTABROOK LS2703"
- BOUNDARY LINE MARKED WITH ORANGE BLAZES AND ORANGE FLAGGING
- BOUNDARY LINE MARKED WITH STEEL POST AND ORANGE FLAGGING
- () 1 RECORD PER M129-27A
- () 2 RECORD PER M138-16
- () RECORD PER PLAT OF PACIFIC HEIGHTS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry Lee Estabrook

OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK
2703

EXPIRES 12/31/21

DRAWN BY: JLE	DATE: 2/4/2021
CHECKED BY: TJE	DRAWING NO.: PACHEIGH
JOB NO.: 2021-5	SHEET 1 OF 1

MAP FILE M179-13