

PROPERTY SURVEY LOCATED IN THE NE 1/4 OF SECTION 11, AND THE NW 1/4 OF SECTION 12 TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

SURVEY FOR: SCOTT CONGER
1884 SCHOLFIELD RD.
REEDSPORT, OR 97467

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

FILED
DATE: 8/31/21 BY: JLE
THIS SURVEY CONSISTS OF:
MAP: M179-70
NARRATIVE:
CORNER RPT.:
DOUGLAS COUNTY
SURVEYOR

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND MONUMENT THE PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY RECORD DEED INSTRUMENT NO. 2021-005667.

THE PROCEDURE WAS TO LOCATE AND TIE THE 1/4 CORNER COMMON TO SECTIONS 11 & 12 AND THE CENTER WEST 1/16 CORNER OF SECTION 12 AND USE THE LINE BETWEEN THOSE POINTS AS A BASIS OF BEARING PER C.S. NO. 51/198-3. WITH SAID BASIS OF BEARING, I RETRACED THE CALLS IN SAID DEED. I ALSO SURVEYED THE ROAD CENTERLINE AND CALCULATED THE EDGE OF THE RIGHT-OF-WAY. WHERE THE DEED CALLS CAME SHORT OF THE RIGHT-OF-WAY, I EXTENDED THE BOUNDARY LINES TO MEET THE ROAD RIGHT-OF-WAY, AND WHERE THE DEED CALLS EXTENDED INTO THE RIGHT-OF-WAY, I SHORTENED THE BOUNDARY LINES TO MEET THE ROAD RIGHT-OF-WAY.

EQUIPMENT USED WAS A NIKON DTM 522 TOTAL STATION WITH TDS RANGER DATA COLLECTOR.

SCALE 1" = 50' ASSISTING PERSONNEL WERE PAT COY, STEPHAN STYS AND BRANDON CAMPBELL.

BASIS OF BEARING

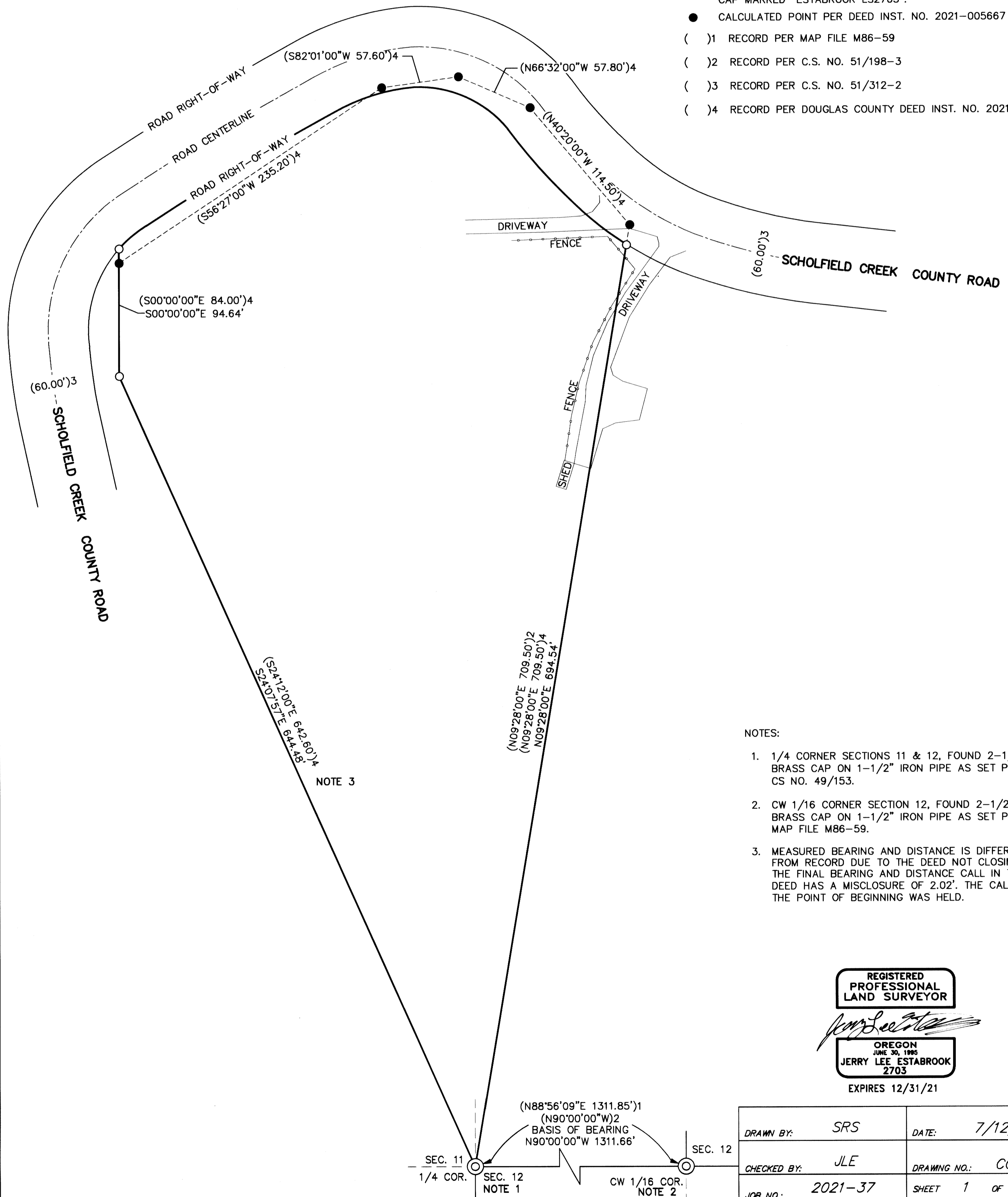
THE BASIS OF BEARING IS ASSUMED PER C.S. NO. 51/198-P3

RECORD REFERENCE INFORMATION

MAP FILE M86-59, BY RICHARD J. HINTZ, DATED JANUARY, 1981
C.S. NO. 51/198-3, BY WM. J. BRAYTON, DATED SEPTEMBER, 1961
C.S. NO. 51/312-2, BY RICHARD J. HINTZ, DATED MAY, 1965
DOUGLAS COUNTY DEED RECORDS INSTRUMENT NO. 2021-005667

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "ESTABROOK LS2703".
- CALCULATED POINT PER DEED INST. NO. 2021-005667
- () 1 RECORD PER MAP FILE M86-59
- () 2 RECORD PER C.S. NO. 51/198-3
- () 3 RECORD PER C.S. NO. 51/312-2
- () 4 RECORD PER DOUGLAS COUNTY DEED INST. NO. 2021-005667



NOTES:

1. 1/4 CORNER SECTIONS 11 & 12, FOUND 2-1/2" BRASS CAP ON 1-1/2" IRON PIPE AS SET PER CS NO. 49/153.
2. CW 1/16 CORNER SECTION 12, FOUND 2-1/2" BRASS CAP ON 1-1/2" IRON PIPE AS SET PER MAP FILE M86-59.
3. MEASURED BEARING AND DISTANCE IS DIFFERENT FROM RECORD DUE TO THE DEED NOT CLOSING. THE FINAL BEARING AND DISTANCE CALL IN THE DEED HAS A MISCLOSURE OF 2.02'. THE CALL TO THE POINT OF BEGINNING WAS HELD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry Lee Estabrook

OREGON
JUNE 30, 1985
JERRY LEE ESTABROOK
2703

EXPIRES 12/31/21

DRAWN BY:	SRS	DATE:	7/12/21
CHECKED BY:	JLE	DRAWING NO.:	CONGER
JOB NO.:	2021-37	SHEET	1 OF 1