

PROPERTY SURVEY LOCATED IN THE SE1/4 OF SECTION 7, THE SW1/4 OF SECTION 8, THE NW1/4 OF SECTION 17 AND THE NE1/4 & NW1/4 OF SECTION 18, T. 20 S., R. 11 W., W.M., DOUGLAS COUNTY, OREGON.

FILED
Date: 3/2/2022 By: JLE
This survey consists of:
Map: M180-65
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

LINE TABLE

L1	N06°55'35"W	411.28'	(N09°45'00"W	411.28')	1
L2	N69°49'25"E	67.00'	(N67°00'00"E	67.00')	1
L3	S19°49'05"E	258.22'	(S22°28'30"E	258.22')	1
L4	S62°56'35"E	134.00'	(S65°46'00"E	134.00')	1
L5	N82°54'25"E	71.72'	(N80°05'00"E	71.72')	1
L6	N57°45'25"E	87.81'	(N54°56'00"E	87.81')	1
L7	N73°34'25"E	221.65'	(N70°45'00"E	221.65')	1
L8	N69°34'25"E	149.59'	(N66°45'00"E	149.59')	1
L9	N51°37'25"E	56.04'	(N48°48'00"E	56.04')	1
L10	N23°16'35"W	250.78'	(N26°06'00"W	250.78')	1
L11	N00°54'25"E	82.10'	(N01°55'00"W	82.10')	1
L12	N65°49'25"E	85.00'	(N63°00'00"E	85.00')	1
L13	S30°36'05"E	280.07'	(S33°25'30"E	280.07')	1
L14	S71°43'35"E	46.29'	(S74°33'00"E	46.29')	1
L15	N80°35'25"E	211.63'	(N77°46'00"E	211.63')	1
L16	N70°15'25"E	278.92'	(N67°26'00"E	278.92')	1
L17	N59°35'55"E	107.96'	(N56°46'30"E	107.96')	1
L18	N88°34'25"E	119.64'	(N85°45'00"E	119.64')	1
L19	N47°56'55"E	127.16'	(N45°07'30"E	127.16')	1
L20	N01°53'25"E	172.53'	(N00°56'00"W	172.53')	1
L21	N12°15'35"W	229.12'	(N15°05'00"W	229.12')	1
L22	N57°47'25"E	40.00'	(N54°58'00"E	40.00')	1
L23	S22°43'05"E	123.58'	(S25°32'30"E	123.58')	1
L24	S39°01'35"E	120.23'	(S41°51'00"E	120.23')	1
L25	S21°12'35"E	169.35'	(S24°02'00"E	169.35')	1
L26	N56°54'25"E	48.80'	(N54°05'00"E	48.80')	1
L27	N65°32'25"E	172.70'	(N62°43'00"E	172.70')	1
L28	N60°20'55"E	188.11'	(N57°31'30"E	188.11')	1
L29	N48°52'25"E	272.41'	(N46°03'00"E	272.41')	1
L30	N65°32'25"E	269.61'	(N62°43'00"E	269.61')	1
L31	N38°57'25"E	95.87'	(N36°08'00"E	95.87')	1
L32	N06°19'35"W	216.25'	(N09°09'00"W	216.25')	1
L33	N02°49'25"E	211.65'	(NORTH	211.65')	1
L34	N87°38'25"E	71.86'	(N84°49'00"E	71.86')	1
L35	S21°05'35"E	455.15'	(S23°55'00"E	455.15')	1
L36	S52°34'35"E	123.45'	(S55°24'00"E	123.45')	1
L37	S66°21'35"E	181.18'	(S69°11'00"E	181.18')	1
L38	N88°24'25"E	102.84'	(N85°35'00"E	102.84')	1
L39	S67°13'05"E	75.44'	(S70°02'30"E	75.44')	1
L40	N86°23'25"E	185.56'	(N83°34'00"E	149.39')	1
L41	S71°39'00"E	69.26'	(S71°39'00"E	69.26')	1
L42	S58°26'00"E	109.20'	(S58°26'00"E	109.20')	1
L43	N80°24'00"E	111.30'	(N80°24'00"E	111.30')	1
L44	S68°04'00"E	48.37'	(S68°04'00"E	48.37')	1
L45	N76°49'00"E	136.04'	(N76°49'00"E	136.04')	1
L46	N61°23'37"E	93.53'	(N61°27'00"E	99.20')	1
L47	N89°42'37"W	99.88'			1
L48	N53°32'00"E	358.18'	(N53°30'28"E	357.03')	2
L49	N60°32'00"E	341.98'	(N61°20'50"E	341.98')	2
L50	N85°45'48"E	194.17'	(N84°19'50"E	194.17')	2

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MARK THE REQUESTED BOUNDARY LINES FOR RESOURCE MANAGEMENT. THE PROCEDURE WAS AS FOLLOWS; WE TRAVERSED FROM THE SW1/16 CORNER OF SECTION 18 TO THE W1/16 CORNER COMMON TO SECTIONS 8 AND 17. WE THEN MARKED THE REQUESTED PORTION OF SAID BOUNDARY AS SHOWN HEREON. WE THEN TRAVERSED TO THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17 & 18 TO ESTABLISH A BASIS OF BEARING TO LAY OUT THE COURSES OF THE RECORD DEED FOR TAX LOT 600 OF TAX MAP 20-11-8. WE THEN TRAVERSED THE NORTHERN BOUNDARY OF SAID TAX LOT 600 AND FOUND EXISTING MONUMENTS OF UNKNOWN RECORD WHICH DELINEATED THE SOUTH BOUNDARY OF AN ACCESS ROAD CALLED OUT IN THE DEED FOR SAID TAX LOT 600. I HELD THE FOUND MONUMENTS AND SET NEW MONUMENTS AT THE ANGLE POINTS WHERE NO MONUMENTS WERE FOUND AT THEIR RECORD POSITION. WE THEN TRAVERSED A PORTION OF THE COMMON BOUNDARY OF TAX LOT 500 OF TAX MAP 20-11-8 AND TAX LOT 400 OF TAX MAP 20-11-17, THAT RUNS EASTERLY ALONG SAID COMMON BOUNDARY, DESCRIBED IN RECORD DEED INSTRUMENT #2010-019348. AT THE INTERSECTION OF THE DEED LINE AND THE SECTION LINE WE FOUND A MONUMENT OF UNKNOWN RECORD. I HELD THE FOUND MONUMENT AND SET NEW MONUMENTS AT THE RECORD ANGLE POINTS OF SAID COMMON BOUNDARY. I THEN PROCEEDED TO LAY OUT THE REST OF THE COURSES OF DEED INSTRUMENT #2010-019348 TO DELINEATE A COMMON BOUNDARY. ON THE NORTH SIDE OF SAID COMMON BOUNDARY ARE TAX LOT 500 OF TAX MAP 20-11-7 & TAX LOT 400 OF TAX MAP 20-11-18. ON THE SOUTH SIDE OF SAID COMMON BOUNDARY IS TAX LOT 100 OF TAX MAP 20-11-18. THE LEGAL DESCRIPTION DOES NOT HAVE ANY KIND OF BASIS OF BEARING AND IS AMBIGUOUS. A CLOSURE CANNOT BE OBTAINED BY LAYING THE COURSES OUT IN THE DIRECTION CALLED OUT IN THE DEED. I THEREFORE ATTEMPTED TO LAY THE COURSES OUT IN REVERSE FROM THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17 & 18. THIS DID NOT FIT THE FOUR DRAW CROSSINGS CALLED OUT IN THE DEED. THE DEED DOES CALL OUT AN ANGLE POINT ON THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18. WE TIED THE CENTER NORTH 1/16 CORNER AND THE NORTHWEST 1/16 CORNER OF SECTION 18 IN ORDER TO ESTABLISH THE ANGLE POINT ON THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4. I THEN ROTATED THE RECORD COURSES TO CLOSE ON SAID SECTION CORNER/POINT OF BEGINNING. I THEN MOVED THE ANGLE POINT ON SAID SOUTH BOUNDARY WESTERLY ALONG SAID SOUTH BOUNDARY UNTIL I GOT THE BEST FIT POSSIBLE FOR THE FOUR DRAW CROSSING BETWEEN SAID ANGLE POINT AND SAID SECTION CORNER. THE DEED ALSO CALLS OUT THE EDGE OF THE BOTTOM LAND. IN MY EXPERIENCE THIS IS NOT A PRECISE LINE OF DEMARCATION. IN THE PAST I HAVE SURVEYED OTHER BOTTOM LANDS THAT WERE MONUMENTED AND HAVE FOUND THAT IT CAN VARY SUBSTANTIALLY. SOME ARE AT THE EDGE OF THE GRASSLAND, OTHERS AT THE TOE OF THE HILL, STILL ANOTHER UP INTO THE WOODLAND FROM THE ACTUAL TOE OF THE HILL AND SOME AT A RAPARIAN BOUNDARY. THERE DOES NOT APPEAR TO BE A LEGAL DEFINITION OF THE EDGE OF THE BOTTOM LAND. WITH OUT ANY OTHER EVIDENCE OF WHAT THE SCRIVENER HAD IN HIS MIND, I THEREFORE COULD NOT HOLD THE EDGE OF BOTTOM LAND CALL OVER THE RECORD DEED COURSES CALLED OUT IN THE DEED. WE THEN SET NEW MONUMENTS AT ANGLE POINTS AND MARKED THE REQUESTED PORTION OF SAID BOUNDARY LINE AS SHOWN HEREON. THE PORTION OF SAID BOUNDARY LINE AROUND THE EXISTING HOME SITE FIT THE OCCUPATION LINES VERY WELL. EQUIPMENT USED WAS A NIKON NIVO 5.0 TOTAL STATION WITH TDS DATA COLLECTOR. ASSISTING PERSONNEL WERE BLUE JAMES, JACK JARRETT AND BRANDON CAMPBELL. NOTE: WGS84 LATITUDE AND LONGITUDE ARE PER GARMIN ETRIX HANDHELD GPS. THESE POSITIONS ARE NOT SURVEY GRADE AND SHOULD NOT BE USED TO ESTABLISH BOUNDARIES, BUT ARE PROVIDED TO ASSIST IN RESOURCE MANAGEMENT.

BASIS OF BEARING

BASIS OF BEARING IS ASSUMED ALONG THE SOUTH LINE OF SECTION 8 PER DOUGLAS COUNTY DEED RECORDS INSTRUMENT #74-13809.

RECORD REFERENCE INFORMATION

DOUGLAS COUNTY DEED RECORDS INSTRUMENT #2010-019348 RECORD ()1, INSTRUMENT #74-13809 RECORD ()2 AND INSTRUMENT #2012-014032 RECORD ()3. M157-2, BY KRISTIAN O. DEGROOT, DATED JULY 7, 2008, RECORD ()4. M15-22, BY WARREN D. HOOTMAN, DATED JUNE 12, 1959, RECORD ()5. M20-44, BY WARREN D. HOOTMAN, DATED MAY 1961, RECORD ()6. M22-36, BY WARREN D. HOOTMAN, DATED JANUARY 30, 1963, RECORD ()7. M24-52, BY WARREN D. HOOTMAN, DATED 1948, RECORD ()8.

CORNER #3

SECTION CORNER, SECTIONS 7, 8, 17 & 18
FOUND MONUMENT: A 1 1/4" IRON PIPE PER M15-22. WITH 5/8" IRON ROD INSIDE PIPE AND CARSONITE POST ALONGSIDE.
FOUND BT'S: A 52" SPRUCE WITH HEALED FACE AND TAG BEARS N73°30'E 172.3'. A 20" ALDER WITH VISIBLE BARK SCRIBE AND TAG BEARS N39°W 103.8'.
FOUND REFERENCE MONUMENTS: A 5/8" IRON ROD WITH PLASTIC CAP BEARS N13°12'55"E 61.35'. A 5/8" IRON ROD WITH PLASTIC CAP BEARS S81°39'41"E 52.79'.
LAT AND LONG PER GARMIN ETRIX HAND HELD GPS: N: 43°50'23.6" W: 124°02'46.7"

CORNER #4

SW1/16 COR. SEC. 8
FOUND MONUMENT:
A 1 1/4" IRON PIPE WITH A 3" LEAD FILLED CAP MARKED "SW1/16 S8 399" PER M20-44. SET STEEL POST ALONGSIDE.
FOUND BT'S:
A 42" FIR STUMP WITH NO VISIBLE MARKS BEARS N76°E 56.7'.
A 46" SPRUCE WITH HEALED FACE AND TAG BEARS S34°45'E 52.1'.
A 22" SPRUCE WITH HEALED FACE AND TAG BEARS N89°15'W 23.1'.
LAT AND LONG PER GARMIN ETRIX HAND HELD GPS: N: 43°50'36.4" W: 124°02'29.4"

CORNER #5

W1/16 CORNER SECTIONS 8 & 17
FOUND MONUMENT:
A 2 1/2" ALUMINUM PIPE WITH 3 1/4" ALUMINUM CAP MARKED T20S R11W W1/16 S8 S17 2008 PLS 1941" PER M157-2. WITH CARSONITE POST ALONGSIDE.
FOUND BT:
A 28" HEMLOCK STUMP WITH NO VISIBLE MARKS BEARS S49°15'E 153.2'.
FOUND REFERENCE MONUMENTS:
A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "USFS PLS 1941" BEARS S77°50'29"E 213.49'.
A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "USFS PLS 1941" BEARS S00°31'41"W 128.73'.
A 3" BRASS DISC IN THE SOUTHWEST CORNER OF BRIDGE ABUTMENT BEARS N07°54'04"W 367.44'.
FOUND BO:
A POWER POLE BEARS N40°24'37"E 182.48'.
LAT AND LONG PER GARMIN ETRIX HAND HELD GPS: N: 43°50'23.2" W: 124°02'28.7"

CORNER #1

NW1/16 CORNER SECTION 18
FOUND MONUMENT: A 1" IRON PIPE WITH 3" BRASS CAP MARKED "1/16 S18 T20 R11 399" PER M22-36. WITH STEEL POST ALONGSIDE.
FOUND BT'S: A 20" DOUBLE ALDER WITH VISIBLE BARK SCRIBE AND TAG BEARS S57°E 4.4'. A 15" ALDER SNAG WITH VISIBLE BARK SCRIBE AND TAG BEARS N89°W 25.9'. A 62" FIR STUMP WITH VISIBLE SCRIBE IN FACE AND TAG BEARS N61°30'W 15.8'.
NEW BT MARKED: A 10" FIR, FACE SCRIBED "NW1/16 S18 BT" WITH X-CHOP AND TAG BEARS N66°E 24.3' TO A SPIKE AT SIDE CENTER.
LAT AND LONG PER GARMIN ETRIX HAND HELD GPS: N: 43°50'12.4" W: 124°03'42.0"

CORNER #2

CN1/16 CORNER SECTION 18
FOUND MONUMENT: A 3" IRON PIPE PER M22-36. SET STEEL POST ALONGSIDE.
FOUND BT: A 30" SPRUCE WITH HEALED FACE AND TAG BEARS S02°E 92.5'.
NEW BT MARKED: A 20" ALDER, BARK SCRIBED "CN1/16 S18 BT" WITH X-CHOP AND TAG BEARS N16°W 142.2' TO A SPIKE AT SIDE CENTER.
LAT AND LONG PER GARMIN ETRIX HAND HELD GPS: N: 43°50'12.3" W: 124°03'23.0"

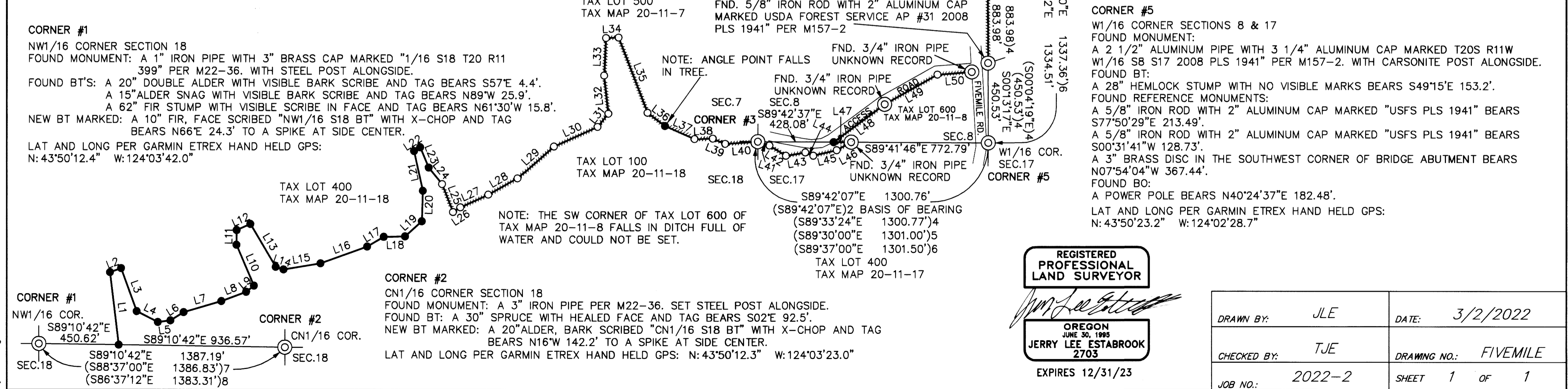
SURVEY FOR: MT. SCOTT HOLDING CO.
PO BOX 1088
ROSEBURG, OR 97470

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

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "ESTABROOK LS2703"
- CALCULATED PER DEED INSTRUMENT #2010-019348
- BOUNDARY LINE MARKED WITH RED FLAGGING, RED TREE BLAZES AND STEEL POSTS.
- ()1 RECORD PER DEED INSTRUMENT #2010-019348
- ()2 RECORD PER DEED INSTRUMENT #74-13809
- ()3 RECORD PER DEED INSTRUMENT #2012-014032
- ()4 RECORD PER M157-2
- ()5 RECORD PER M15-22
- ()6 RECORD PER M20-44
- ()7 RECORD PER M22-36
- ()8 RECORD PER M24-52

SCALE 1" = 400'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

JERRY LEE ESTABROOK
2703
EXPIRES 12/31/23

DRAWN BY:	JLE	DATE:	3/2/2022
CHECKED BY:	TJE	DRAWING NO.:	FIVEMILE
JOB NO.:	2022-2	SHEET	1 OF 1

MAP FILE M180-65

MAP FILE M180-65