

PROPERTY SURVEY LOCATED IN THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2 AND THE SW 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

FILED
 DATE: 8-1-2023 BY: DS
 THIS SURVEY CONSISTS OF:
 MAP: M182-103 A&B
 NARRATIVE:
 CORNER RPT.:
 DOUGLAS COUNTY
 SURVEYOR

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MARK BOUNDARY LINES FOR RESOURCE MANAGEMENT PURPOSES.

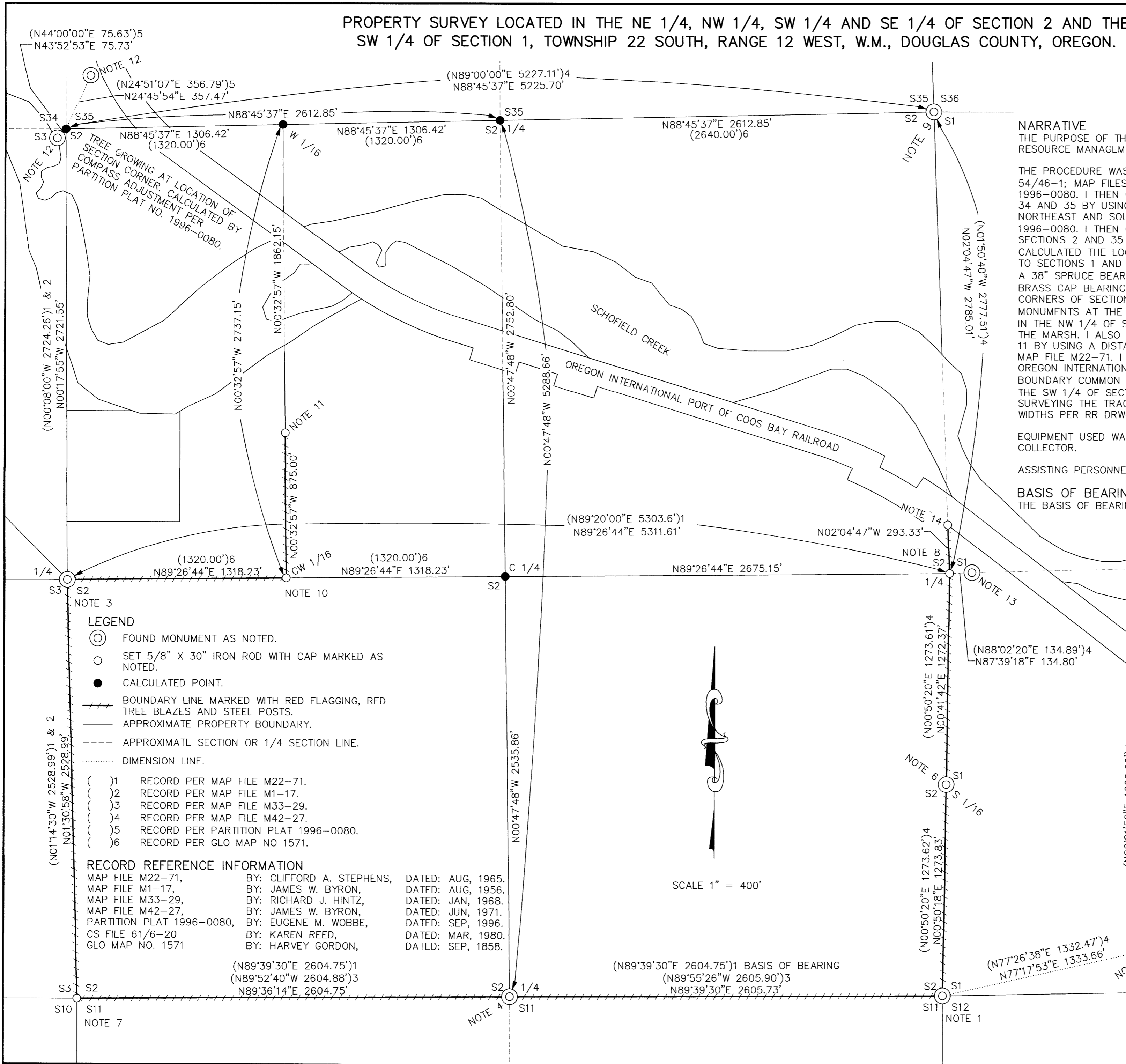
THE PROCEDURE WAS TO LOCATE AND TIE RECORD MONUMENTS PER CS FILE 54/46-1; MAP FILES M1-17, M22-71 AND M42-27 AND PARTITION PLAT 1996-0080. I THEN CALCULATED THE SECTION CORNER COMMON TO SECTIONS 2, 3, 34 AND 35 BY USING A COMPASS ADJUSTMENT WITH TWO CORNERS FOUND TO THE NORTHEAST AND SOUTHEAST OF THE SECTION CORNER PER PARTITION PLAT 1996-0080. I THEN CALCULATED THE LOCATION OF THE 1/4 CORNER COMMON TO SECTIONS 2 AND 35 AT A MIDPOINT BETWEEN THE SECTION CORNERS. I THEN CALCULATED THE LOCATION AND SET A MONUMENT AT THE 1/4 CORNER COMMON TO SECTIONS 1 AND 2 BY BALANCING THE RECORD BEARINGS AND DISTANCES FROM A 38" SPRUCE BEARING S68°E 32.6', 30" HEMLOCK BEARING N20°E 10.8' AND A BRASS CAP BEARING N88°02'20"E 134.89 PER MAP FILE 42-27. WITH THE 1/4 CORNERS OF SECTION 2 KNOWN, I WAS ABLE TO SUBDIVIDE THE SECTION AND SET MONUMENTS AT THE THE CW 1/16 CORNER AND ON THE NORTH-SOUTH 1/16 LINE IN THE NW 1/4 OF SECTION 2. THE POINT ONLINE WAS SET NEAR THE EDGE OF THE MARSH. I ALSO SET THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11 BY USING A DISTANCE-DISTANCE INTERSECT HOLDING RECORD DISTANCES PER MAP FILE M22-71. I ALSO SET MONUMENTS ON THE SOUTHERLY BOUNDARY OF THE OREGON INTERNATIONAL PORT OF COOS BAY RAILROAD WHERE IT INTERSECTS THE BOUNDARY COMMON TO SECTIONS 1 AND 2 AND THE NORTH-SOUTH 1/16 LINE IN THE SW 1/4 OF SECTION 1. THE BOUNDARY OF THE RAILROAD WAS DETERMINED BY SURVEYING THE TRACKS, CALCULATING THE CENTERLINE AND HOLDING RAILROAD WIDTHS PER RR DRWG 2-25.

EQUIPMENT USED WAS A NIKON K2 TOTAL STATION WITH TDS RANGER DATA COLLECTOR.

ASSISTING PERSONNEL WERE BLUE JAMES, JACK JARRETT AND DANIEL TIEMISSEN.

BASIS OF BEARING

THE BASIS OF BEARING IS ASSUMED PER MAP FILE M22-71.



LEGEND

- FOUND MONUMENT AS NOTED.
- SET 5/8" X 30" IRON ROD WITH CAP MARKED AS NOTED.
- CALCULATED POINT.
- BOUNDARY LINE MARKED WITH RED FLAGGING, RED TREE BLAZES AND STEEL POSTS.
- APPROXIMATE PROPERTY BOUNDARY.
- APPROXIMATE SECTION OR 1/4 SECTION LINE.
- DIMENSION LINE.

- () 1 RECORD PER MAP FILE M22-71.
- () 2 RECORD PER MAP FILE M1-17.
- () 3 RECORD PER MAP FILE M33-29.
- () 4 RECORD PER MAP FILE M42-27.
- () 5 RECORD PER PARTITION PLAT 1996-0080.
- () 6 RECORD PER GLO MAP NO 1571.

RECORD REFERENCE INFORMATION

MAP FILE M22-71,	BY: CLIFFORD A. STEPHENS,	DATED: AUG, 1965.
MAP FILE M1-17,	BY: JAMES W. BYRON,	DATED: AUG, 1956.
MAP FILE M33-29,	BY: RICHARD J. HINTZ,	DATED: JAN, 1968.
MAP FILE M42-27,	BY: JAMES W. BYRON,	DATED: JUN, 1971.
PARTITION PLAT 1996-0080,	BY: EUGENE M. WOBBE,	DATED: SEP, 1996.
CS FILE 61/6-20	BY: KAREN REED,	DATED: MAR, 1980.
GLO MAP NO. 1571	BY: HARVEY GORDON,	DATED: SEP, 1858.

(N89°39'30"E 2604.75')1
 (N89°52'40"W 2604.88')3
 N89°36'14"E 2604.75'
 (N89°39'30"E 2604.75')1 BASIS OF BEARING
 (N89°55'26"W 2605.90')3
 N89°39'30"E 2605.73'

SCALE 1" = 400'

SURVEY FOR: ROSEBURG RESOURCES CO.
 PO BOX 1088
 ROSEBURG, OR 97470
 SURVEY BY: ESTABROOK LAND SURVEYING INC.
 PO BOX 778
 COOS BAY, OR 97420

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Stephan R. Stys
 OREGON
 NOVEMBER 8, 2002
 STEPHAN R. STYS
 86454PLS

EXPIRES 06/30/24

DRAWN BY: BAC	DATE: 5/26/2023
CHECKED BY: SRS	DRAWING NO.: SCHOSCOTT
JOB NO.: 2022-103	SHEET 1 OF 2

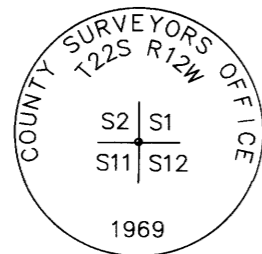
MAP FILE M182-103 A

MAP FILE M182-103 A

PROPERTY SURVEY LOCATED IN THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2 AND THE SW 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

FILED
 DATE: 8-1-2023 BY: Dv
 THIS SURVEY CONSISTS OF:
 MAP: M182-49A, B
 NARRATIVE:
 CORNER RPT.:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M182-49B



NOTE 1 – PLSS 600600

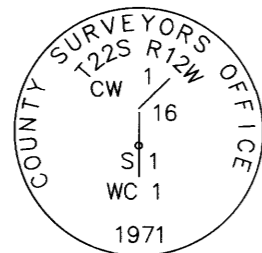
CORNER COMMON TO SECTIONS 1, 2, 11, AND 12

FOUND MONUMENT:
 A 2 1/2" BRASS CAP ON A 1" IRON PIPE, MARKED AS SHOWN, AS SET PER CS NO. 54/46-1. SET STEEL POST ALONGSIDE CORNER.

FOUND BT:
 A 33" HEMLOCK, WITH HEALED FACE AND TAG BEARS N68°W 6.5'. (CS NO. 54/46-1)
 A 31" CEDAR, WITH HEALED FACE AND TAG BEARS S81°E 15.2'. (CS NO. 54/46-1)

NEW BT'S:
 A 10" HEMLOCK, FACED & SCRIBED "SE S2 BT" WITH X-CHOP AND TAG BEARS N16°W 20.2' TO A SPIKE AT SIDE CENTER.
 A 21" HEMLOCK, FACED & SCRIBED "SW S1 BT" WITH X-CHOP AND TAG BEARS N3°E 28.8' TO A SPIKE AT SIDE CENTER.

LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS:
 N: 43°40'58.9" W: 124°05'02.2"



NOTE 2 – PLSS 620631

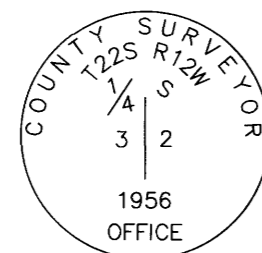
WITNESS CORNER TO THE CENTER WEST 1/16 OF SECTION 1

FOUND MONUMENT:
 A 2 1/2" BRASS CAP ON A 1" IRON PIPE, MARKED AS SHOWN, AS SET PER MAP FILE M42-27. SET STEEL POST ALONGSIDE WITNESS CORNER. CORNER BEARS NORTH OF RAILROAD TRACKS 26'.

FOUND BO:
 5/8" IRON ROD BEARS SOUTH 40.3' (MAP FILE M42-27)

NEW BT'S:
 A 25" FIR, FACED & SCRIBED "XBT" WITH X-CHOP AND TAG BEARS N7°E 19.6' TO A SPIKE AT SIDE CENTER.

LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS:
 N: 43°41'17.5" W: 124°04'44.9"



NOTE 3 – PLSS 500640

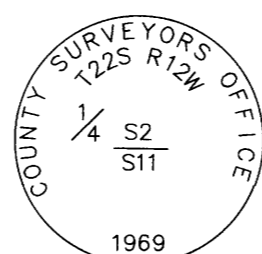
1/4 CORNER COMMON TO SECTIONS 2 AND 3

FOUND MONUMENT:
 A 2 1/2" BRASS CAP SET ON A 1 1/2" IRON PIPE, MARKED AS SHOWN, AS SET PER MAP FILE M1-17P. SET STEEL POST ALONGSIDE CORNER MONUMENT.

FOUND BT:
 24" ROTTEN HEMLOCK STUMP, NO VIS MARKS, BEARS S48°E 10.6' (M1-17P)

NEW BT'S:
 A 17" HEMLOCK, FACED & SCRIBED "E 1/4 S3 BT" WITH X-CHOP AND TAG BEARS N2°W 17.5' TO A SPIKE AT SIDE CENTER.
 A 14" HEMLOCK, FACED & SCRIBED "W 1/4 S2 BT" WITH X-CHOP AND TAG BEARS N30°E 12.3' TO A SPIKE AT SIDE CENTER.
 A 11" HEMLOCK, FACED & SCRIBED "W 1/4 S2 BT" WITH X-CHOP AND TAG BEARS S53°E 7.7' TO A SPIKE AT SIDE CENTER.
 A 8" HEMLOCK, FACED & SCRIBED "E 1/4 S3 BT" WITH X-CHOP AND TAG BEARS S40°W 4.7' TO A SPIKE AT SIDE CENTER.

LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS:
 N: 43°41'23.9" W: 124°06'13.5"



NOTE 4 – PLSS 540600

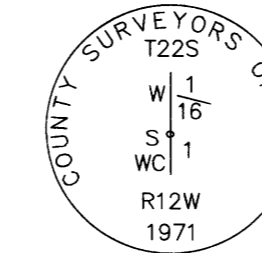
1/4 CORNER COMMON TO SECTIONS 2 AND 11

FOUND MONUMENT:
 A 2-1/2" BRASS CAP ON A 1" IRON PIPE, MARKED AS SHOWN, AS SET PER MAP FILE M22-71

FOUND BT'S:
 36" HEMLOCK, WITH A TAG AND HEALED FACE BEARS N76°30'W 19.3' (MAP FILE M22-71)

NEW BT'S:
 A 21" ALDER, BARK SCRIBED "S 1/4 S2 BT" WITH X-CHOP AND TAG BEARS N24°E 32.6' TO A SPIKE AT SIDE CENTER.
 A 15" FIR, FACED & SCRIBED "N 1/4 S11 BT" WITH X-CHOP AND TAG BEARS S74°E 43.5' TO A SPIKE AT SIDE CENTER.
 A 8" ALDER, BARK SCRIBED "N 1/4 S11 BT" WITH X-CHOP AND TAG BEARS S30°W 14.1' TO A SPIKE AT SIDE CENTER.

LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS:
 N: 43°40'58.4" W: 124°05'37.4"



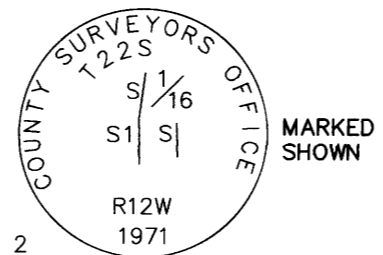
NOTE 5 – PLSS 620604

WITNESS CORNER TO THE WEST 1/16 COMMON TO SECTIONS 1 AND 12

FOUND MONUMENT:
 A 2 1/2" BRASS CAP ON A 1" IRON PIPE, MARKED AS SHOWN, AS SET PER MAP FILE M42-27. SET STEEL POST ALONGSIDE WITNESS CORNER.

NEW BT'S:
 A 31" SPRUCE, FACED & SCRIBED "XBT" WITH X-CHOP AND TAG BEARS N59°W 8.1' TO A SPIKE AT SIDE CENTER.
 A 28" HEMLOCK, FACED & SCRIBED "XBT" WITH X-CHOP AND TAG BEARS S28°W 29.6' TO A SPIKE AT SIDE CENTER.

LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS:
 N: 43°41'02.2" W: 124°04'44.3"



NOTE 6 – PLSS 600620

SOUTH 1/16 CORNER COMMON TO SECTIONS 1 AND 2

FOUND MONUMENT:
 A 2 1/2" BRASS CAP ON A 1" IRON PIPE, MARKED AS SHOWN, AS SET PER MAP FILE M42-27. SET STEEL POST ALONGSIDE MONUMENT.

NEW BT'S:
 A 12" HEMLOCK, FACED & SCRIBED "S 1/16 S1 BT" WITH X-CHOP AND TAG BEARS N83°E 7.3' TO A SPIKE AT SIDE CENTER.
 A 13" HEMLOCK, FACED & SCRIBED "S 1/16 S2 BT" WITH X-CHOP AND TAG BEARS S16°W 8.6' TO A SPIKE AT SIDE CENTER.

LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS:
 N: 43°41'12.1" W: 124°05'01.5"



NOTE 7 – PLSS 500600

CORNER COMMON TO SECTIONS 2, 3, 10 AND 11

SET MONUMENT:
 A 2-1/2" ALUMINUM CAP ON A 5/8"x40" IRON ROD, MARKED AS SHOWN. IT APPEARED THAT A LANDSLIDE TOOK OUT THE 1-1/2" IRON PIPE AND BRASS CAP AS SET PER MAP FILE M1-17.

FOUND BT:
 WE DID NOT FIND ANY ORIGINAL BT'S
 A ROTTED 32" HEMLOCK STUMP, NO VIS MARKS, BEARS N38°W 48.5'. (MAP FILE M22-71) (NOT COMPLETELY CONVINCED THIS WAS THE BT).
 A 38" CEDAR SNAG, WITH OPEN FACE BEARS S14°E 83.2'. (MAP FILE M22-71)

NEW BT'S:
 A 6" FIR, FACED & SCRIBED "SE S3 BT" WITH X-CHOP AND TAG BEARS N24°W 10.1' TO A SPIKE AT SIDE CENTER.
 A 6" FIR, FACED & SCRIBED "NW S11 BT" WITH X-CHOP AND TAG BEARS S30°E 8.8' TO A SPIKE AT SIDE CENTER.
 A 6" FIR, FACED & SCRIBED "NE S10 BT" WITH X-CHOP AND TAG BEARS S52°W 2.4' TO A SPIKE AT SIDE CENTER.

NEW BO:
 SET STEEL POST BEARS EAST 1.5'

LAT. AND LONG. PER GARMIN ETREX HAND HELD GPS:
 N: 43°40'58.9" W: 124°06'12.8"



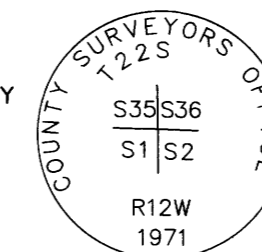
NOTE 8 – PLSS 600640

1/4 CORNER COMMON TO SECTIONS 2 AND 1

SET MONUMENT:
 A 2-1/2" ALUMINUM CAP ON A 5/8"x40" IRON ROD, MARKED AS SHOWN. AFTER A DILIGENT SEARCH, WE COULD NOT FIND THE 1/2" IRON PIPE AS SET PER MAP FILE M-22/71. I USED THE BEARING AND DISTANCES FROM THE BT TAGS ON THE BT'S WITH AN UNKNOWN RECORD.

FOUND BT:
 A 38" FIR STUMP, NO VIS MARKS, BEARS S46°E 21.4' (S45°E 19.3' PER CS 54/46-2).
 A 38" SPRUCE, WITH HEALED FACE BEARS S68°E 32.6' (UNKNOWN RECORD).
 A 30" HEMLOCK, WITH HEALED FACE BEARS N20°E 10.8' (UNKNOWN RECORD).

NEW BT'S:
 A 28" HEMLOCK, FACED & SCRIBED "E 1/4 S2 BT" WITH X-CHOP AND TAG BEARS S80°W 5.6' TO A SPIKE AT SIDE CENTER.
 AN 18" HEMLOCK, FACED & SCRIBED "W 1/4 S1 BT" WITH X-CHOP AND TAG BEARS N55°E 44.3' TO A SPIKE AT SIDE CENTER.

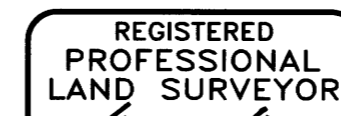


NOTE 9 – PLSS 600700

CORNER COMMON TO SECTIONS 1, 2, 35, AND 36

FOUND MONUMENT:
 A 2 1/2" BRASS CAP ON A 1" IRON PIPE, MARKED AS SHOWN, AS SET PER MAP FILE M42-27

FOUND BT:
 A 26" FIR STUMP, WITH NO VISIBLE MARKS AND TAG BEARS N35°W 30.3'. (MAP FILE M42-27)
 A 48" CEDAR STUMP, W/ HEALED FACE AND TAG BEARS S66°E 47.6'. (MAP FILE M42-27)



STEPHAN R. STYS
 86454PLS

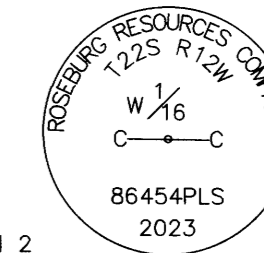
EXPIRES 06/30/24

NOTE 10 – PLSS 520640

CENTER WEST 1/16 CORNER OF SECTION 2

SET 2 1/2" ALUMINUM CAP ON 5/8" IRON ROD, MARKED AS SHOWN

NEW BO:
 1" IRON PIPE BEARS N62°E 7.0'



NOTE 11

SET 5/8" X 30" IRON ROD ON EDGE OF MARSH, WITH PLASTIC CAP MARKED "STYS 86454PLS"

NEW BO:
 A 1" IRON ROD BEARS N59°43'09"W 3.4'

NOTE 12

FND. 2 EA 5/8" IRON ROD, AS NOTED PER. PARTITION PLAT NO. 1996-0080.

NOTE 13

FND. 2 1/2" BRASS CAP ON 1" IRON PIPE, AS NOTED PER. MAP FILE NO. M42-27.

NOTE 14

SET 5/8" X 30" IRON ROD, WITH PLASTIC CAP MARKED "STYS 86454PLS"

NEW BT:
 A 15" ALDER, BARK SCRIBED "PL BT" WITH X-CHOP AND TAG BEARS S81°W 25.5' TO A SPIKE AT SIDE CENTER.

NEW BO:
 A STEEL U-POST BEARS SOUTH 1.5'

NOTE 15

SET 5/8" X 30" IRON ROD, WITH PLASTIC CAP MARKED "STYS 86454PLS"

NEW BT:
 A 10" HEMLOCK, FACED & SCRIBED "PL BT" WITH X-CHOP AND TAG BEARS S53°E 12.9' TO A SPIKE AT SIDE CENTER.
 A 17" FIR, FACED & SCRIBED "PL BT" WITH X-CHOP AND TAG BEARS S65°W 9.5' TO A SPIKE AT SIDE CENTER.

GENERAL NOTE:
 LAT. AND LONG. ARE FROM A GARMIN ETREX HAND HELD GPS AND DOES NOT PRODUCE SURVEY GRADE COORDINATES.

ALUMINUM BEARING TREE TAGS WERE USED.

DRAWN BY: BAC	DATE: 5/26/2023
CHECKED BY: SRS	DRAWING NO.: SCHOSCOTT
JOB NO.: 2022-103	SHEET 2 OF 2

MAP FILE M182-49B