

PROPERTY RESURVEY FOR
 BRUCE A. & ELAINE M. KOFFLER
 LOCATED IN THE
 NW 1/4 OF THE SECTION 18,
 TOWNSHIP 22 SOUTH, RANGE 8 WEST, W.M.
 DOUGLAS COUNTY, OREGON
 MARCH 25, 2015

FILED
 Date: 6/11/2015 By: JC
 This survey consists of:
 Map: M169-41
 Number:
 Cont. Rpt.:

DOUGLAS COUNTY
 SURVEYOR

MAP FILE M169-41

Scale: 1"=60 ft
 0 60' 120'

LEGEND

- = SET 5/8" X 30" REBAR W/ YPC STAMPED "NTCI PLS 2603"
- = FOUND 5/8" REBAR OR AS NOTED
- ⊕ = CALCULATED CORNER POSITION ONLY, NO MONUMENT FOUND OR SET THIS SURVEY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Harvey M. Christensen

OREGON
 MARCH 16, 1993
 HARVEY M. CHRISTENSEN
 2603



LICENSE RENEWAL DATE DECEMBER 31, 2015

MEASUREMENTS OF RECORD AS NOTED

- [1] = M-35-38, BARNES, 1968
- [2] = M-48-25, BARNES, 1973
- [3] = M-142-13, HIBBS, 2003
- [4] = M-147-54, SWEEDEN, 2005
- [5] = M-157-60, HIBBS, 2012
- [6] = M-165-15, CHRISTENSEN, 2013
- [] = DEED, * ERROR OF CLOSURE ABOUT 1 FOOT

NARRATIVE

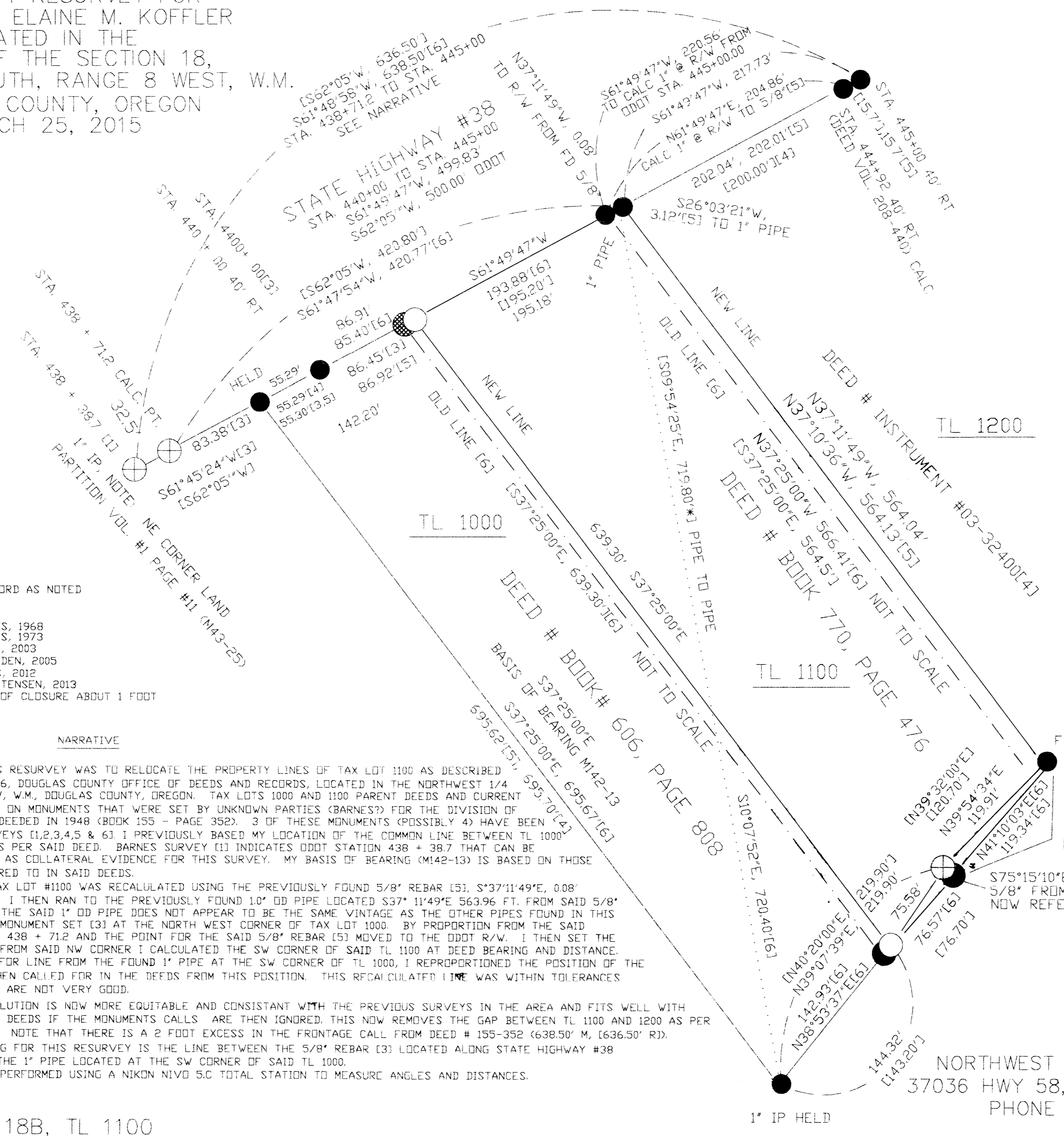
THE PURPOSE OF THIS RESURVEY WAS TO RELOCATE THE PROPERTY LINES OF TAX LOT 1100 AS DESCRIBED IN DEED VOLUME 770, PAGE 476, DOUGLAS COUNTY OFFICE OF DEEDS AND RECORDS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, T 22 S, R 8 W, W.M., DOUGLAS COUNTY, OREGON. TAX LOTS 1000 AND 1100 PARENT DEEDS AND CURRENT DEED DESCRIPTIONS ARE BASED ON MONUMENTS THAT WERE SET BY UNKNOWN PARTIES (BARNES?) FOR THE DIVISION OF THE HERBERT ROSE PROPERTY DEEDED IN 1948 (BOOK 155 - PAGE 352). 3 OF THESE MONUMENTS (POSSIBLY 4) HAVE BEEN RECOVERED BY PREVIOUS SURVEYS [1,2,3,4,5 & 6]. I PREVIOUSLY BASED MY LOCATION OF THE COMMON LINE BETWEEN TL 1000 & 1100 ON THESE MONUMENTS AS PER SAID DEED. BARNES SURVEY [1] INDICATES ODDT STATION 438 + 38.7 THAT CAN BE CALCULATED AND I HAVE USED AS COLLATERAL EVIDENCE FOR THIS SURVEY. MY BASIS OF BEARING (M142-13) IS BASED ON THOSE FOUND DEED MONUMENTS REFERRED TO IN SAID DEEDS.

THE EAST LINE OF TAX LOT #1100 WAS RECALCULATED USING THE PREVIOUSLY FOUND 5/8" REBAR [5], S37°11'49"E, 0.08' FROM THE CURRENT ODDT R/W. I THEN RAN TO THE PREVIOUSLY FOUND 1.0" OD PIPE LOCATED S37° 11'49"E 563.96 FT. FROM SAID 5/8" REBAR AS PREVIOUSLY STATED, THE SAID 1" OD PIPE DOES NOT APPEAR TO BE THE SAME VINTAGE AS THE OTHER PIPES FOUND IN THIS AREA. I ALSO HELD THE R/W MONUMENT SET [3] AT THE NORTH WEST CORNER OF TAX LOT 1000. BY PROPORTION FROM THE SAID CALCULATED ENGINEER STATION 438 + 71.2 AND THE POINT FOR THE SAID 5/8" REBAR [5] MOVED TO THE ODDT R/W. I THEN SET THE NW CORNER OF SAID TL 1100. FROM SAID NW CORNER I CALCULATED THE SW CORNER OF SAID TL 1100 AT DEED BEARING AND DISTANCE. THEN, USING SAID SW CORNER FOR LINE FROM THE FOUND 1" PIPE AT THE SW CORNER OF TL 1000, I REPROPORTIONED THE POSITION OF THE SOUTHERLY LINE OF TL 1100 THEN CALLED FOR IN THE DEEDS FROM THIS POSITION. THIS RECALCULATED LINE WAS WITHIN TOLERANCES ALTHOUGH AGAIN THE BEARINGS ARE NOT VERY GOOD.

I FEEL THAT THIS SOLUTION IS NOW MORE EQUITABLE AND CONSISTANT WITH THE PREVIOUS SURVEYS IN THE AREA AND FITS WELL WITH THE INTENT OF THE NEIGHBORS DEEDS IF THE MONUMENTS CALLS ARE THEN IGNORED. THIS NOW REMOVES THE GAP BETWEEN TL 1100 AND 1200 AS PER CSF [6] ALONG THE ODDT R/W. NOTE THAT THERE IS A 2 FOOT EXCESS IN THE FRONTAGE CALL FROM DEED # 155-352 (638.50' M, [636.50' R]).

THE BASIS OF BEARING FOR THIS RESURVEY IS THE LINE BETWEEN THE 5/8" REBAR [3] LOCATED ALONG STATE HIGHWAY #38 (NW CORNER OF TL 1000) AND THE 1" PIPE LOCATED AT THE SW CORNER OF SAID TL 1000.

THIS RESURVEY WAS PERFORMED USING A NIKON NIVD 5C TOTAL STATION TO MEASURE ANGLES AND DISTANCES.



NORTHWEST TIMBERLAND CONSULTING, INC.
 37036 HWY 58, PLEASANT HILL, OREGON 97455
 PHONE OR FAX (541) 461-4076

MAP FILE M169-41

MAP # 22 08 18B, TL 1100