

MAP FILE M169-64

FILED  
 Date: 8-27-2015 By: X  
 This survey consists of:  
 Map: M169-64  
 Narrative: \_\_\_\_\_  
 Corner Rpt: \_\_\_\_\_

DOUGLAS COUNTY  
 SURVEYOR

# RECORD OF SURVEY

## BOUNDARY LINE ADJUSTMENT

LOCATED IN THE  
 NW 1/4 OF SECTION 15, T.26S., R.4W., W.M.  
 DOUGLAS COUNTY, OREGON

**NARRATIVE:** NOTE: NARRATIVE BLA REFERENCES N/A FILED AS SURVEY

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINES OF THE GILBERT PROPERTY AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 12-M040. THE GILBERT BOUNDARY LINES RETURNED UNDER THIS SURVEY ARE CONTROLLED BY MONUMENTS FOUND PER M 9-45, M 14-38, M 39-65, M 39-72, M 71-34 AND M 142-42 AND THE COURSES SET FORTH CLOSELY MATCH THE RECORD OF THOSE SURVEYS. THE NORTH LINE OF M 9-45 WAS SURVEYED ALONG THE LOW BANK OF THE NORTH UMPQUA RIVER. M 14-38, M 39-72 AND M 71-34 EACH RESURVEYED THE LOW BANK OR MEAN LOW WATER LINE IN A NEW LOCATION THROUGH THE GILBERT PROPERTY. I FOUND THAT THE LOW BANK SET FORTH IN THESE SURVEYS GENERALLY FOLLOW THE ORDINARY HIGH WATER MARK, OHWM, AT THE WATER EDGE OF UPLAND VEGETATION AND A 0'-4' VERTICAL RIVER BANK. THE OHWM SHOWN ON THE FACE OF THE MAP IS DEFINITE AT THE EAST AND WEST LINES OF UNIT 1 AND SOMEWHAT INDETERMINATE AT THE EAST LINE OF UNIT 2. THE SURVEYS AND THE GILBERT DEED, INSTRUMENT NO. 2007-022616, CALL THE LOW BANK AND MEAN LOW WATER LINE, THEREFORE, I CONCLUDE THAT THE GILBERT PROPERTY IS RIPARIAN AND THE TITLE EXTENDS TO THE CENTER OF THE RIVER. THE CENTER OF THE NORTH UMPQUA RIVER SHOWN ON THIS SURVEY IS THE APPROXIMATE MEDIAN LINE BETWEEN OPPOSITE BANKS AS SCALED FROM GOOGLE EARTH IMAGES. THE UNIT 1-UNIT 2 BOUNDARY IS LOCATED AS DIRECTED BY THE OWNER. THIS SURVEY WAS PERFORMED BY LES FANNING AND ADAM DEGROOT USING A LEICA TCRP 1203 TOTAL STATION AND SYSTEM 1200 GPS RECEIVERS. ALL GPS AND TPS OBSERVATIONS WERE ADJUSTED BY LEAST SQUARES METHODS USING LEICA GEO OFFICE SOFTWARE BY ADAM DEGROOT WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ◆ = FOUND 7/8" IRON ROD OR AS NOTED PER M 9-45
- ⊗ = FOUND 7/8" IRON ROD PER M 14-38
- = FOUND 5/8" IRON ROD PER M 39-65
- ⊙ = FOUND 5/8" IRON ROD PER M 39-72
- ⊕ = FOUND 1/2" IRON ROD PER M 71-34
- = FOUND 5/8" IRON ROD PER M 142-42
- ⊙ = FOUND DCSO BCIP PLSS ID #400440
- △ = COMPUTED POINT NOT SET
- ( ) = RECORD PER M 14-38 & M 39-72
- [ ] = RECORD PER M 142-42
- { } = RECORD PER M 9-45

**APPROVAL:**

N/A FILED AS SURVEY  
 \_\_\_\_\_  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
 \_\_\_\_\_  
 PLANNING DEPARTMENT FILE NO. 12-M040

**DEED REFERENCE:** N/A FILED AS SURVEY

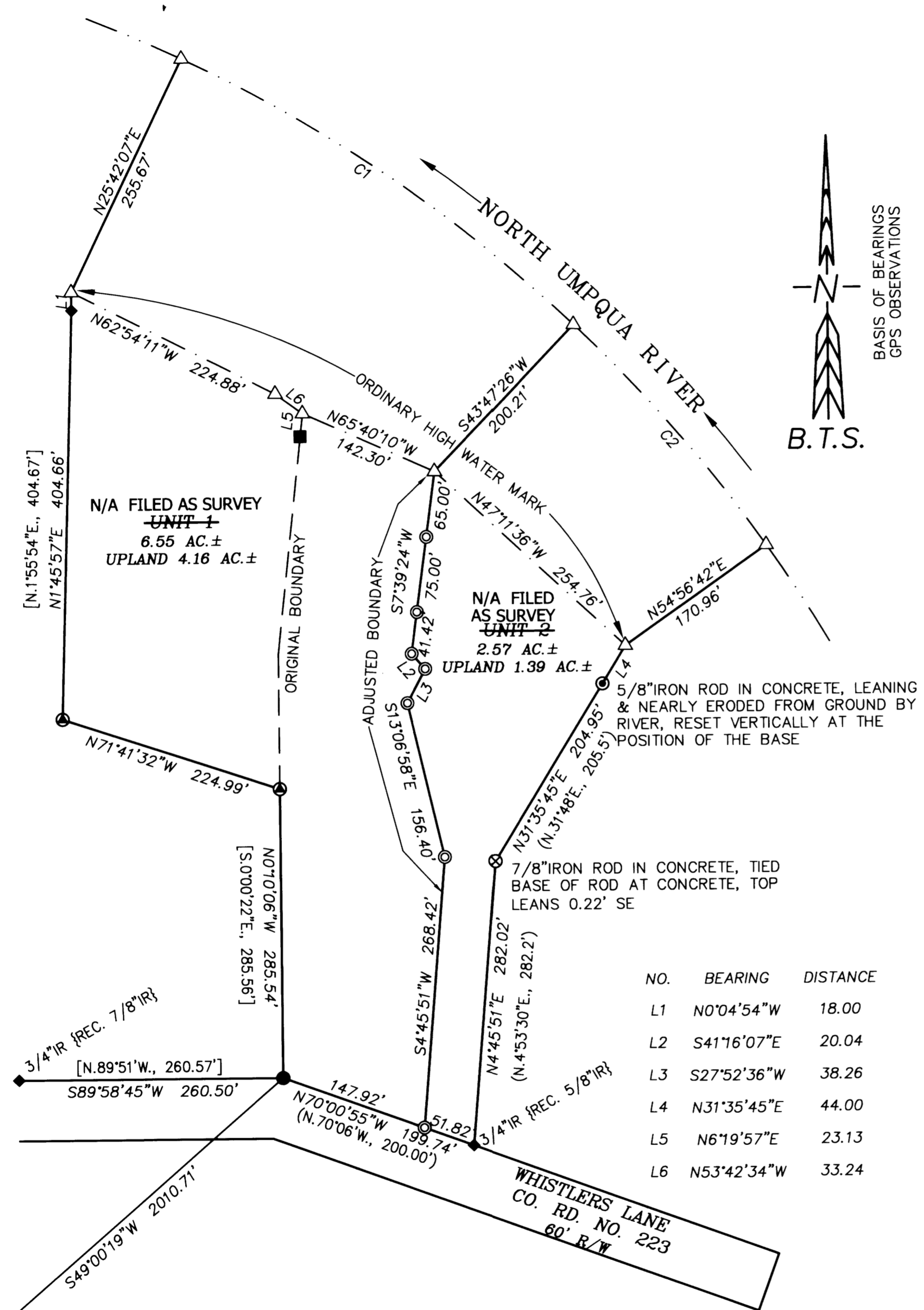
BLA COVENANT: INST. NO. 2013-XXXXXX

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kristian O. Degroot*

OREGON  
 JULY 17, 1981  
 KRISTIAN O. DEGROOT  
 1941

RENEWAL DATE: 12-31-2015



NO.	BEARING	DISTANCE
L1	N0°04'54"W	18.00
L2	S41°16'07"E	20.04
L3	S27°52'36"W	38.26
L4	N31°35'45"E	44.00
L5	N6°19'57"E	23.13
L6	N53°42'34"W	33.24

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	18°05'20"	1487.69	469.68	N55°15'13"W	467.73
C2	11°09'16"	1487.69	289.63	N40°37'56"W	289.17

**BTS ENGINEERING & SURVEYING, INC.**  
 431 S.E. MAIN ST., ROSEBURG, OR 97470  
 PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 100'	FOR: PATRICIA GILBERT 1662 WHISTLERS LANE ROSEBURG, OR 97470	JOB #: 13-027 FILE: Gilbert-BLA Plat.dwg SHEET 1 OF 1
DATE: JUNE 5, 2013		

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