

# RECORD OF SURVEY

LOCATED IN  
 THE SW 1/4 OF SECTION 13 & THE SE 1/4 OF SECTION 14  
 T.26S., R.4W., W.M.  
 DOUGLAS COUNTY, OREGON

FILED

Date: 10-6-2015 By: [Signature]  
 This Survey Consists of:  
 Map: M169-77  
 Narrative:  
 Corner Rpt.:  
 DOUGLAS COUNTY  
 SURVEYOR

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARIES OF THE SMITH PROPERTY, AS DESCRIBED IN THE DEED FILED AS INSTRUMENT NO. 1992-004205, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

THE SMITH DEED, ALONG WITH THE ADJOINING ASSED DEED, INST. NO. 2005-005893, AND THE BOYD-WPFF DEED, INST. NO. 2005-027063, ALL REFERENCE AND INCORPORATE ELEMENTS OF THE ORIGINAL VOL. 87, PG. 493 DEED DESCRIPTION FROM WITHAM TO CONNINE, WHICH WAS BASED ON THE 1925 EPPSTEIN SURVEY VOL.3 PG. 222. THERE APPEARS TO BE NO MONUMENTATION CREATING THE THREE LOTS FROM THAT OR ANY OTHER SURVEY. THE 1974 SURVEY M 54-79 BY GARRETT FOR CONNINE, MONUMENTED THE WEST AND SOUTH LINES OF THE PARCELS ON THE EXISTING FENCE LINE, BUT DID NOT UTILIZE THE 1/2" IRON PIPES. THE 1976 BAUGHMAN MINOR LAND PARTITION M 59-10 FOUND AND ACCEPTED IRON PIPES ON THE ASSED EAST LINE, WHICH ARE DESCRIBED AS AN EXCEPTION LINE IN THE ASSED DEED INST. NO. 2005-005893. IN BOTH THE SMITH AND ASSED DEEDS, THE ASSED PROPERTY IS LISTED AS THE EASTERLY 140 FEET. IT IS MY OPINION THAT THE PARCELS WERE MEASURED AND MONUMENTED ON THE GROUND BY OR AT THE DIRECTION OF THE LAND OWNERS AT THE TIME OF CREATION, AND FENCE LINES WERE CONSTRUCTED BETWEEN THE MONUMENTS. SEARCH WAS MADE FOR AN IRON PIPE NEAR THE R/W LINE BETWEEN SMITH AND ASSED, BUT NONE WAS RECOVERED. THEREFORE I ACCEPT THE SMITH-ASSED FENCE LINE AS THE BEST AVAILABLE EVIDENCE OF THE TRUE BOUNDARY LINE, AND CONTROL AS FOLLOWS:

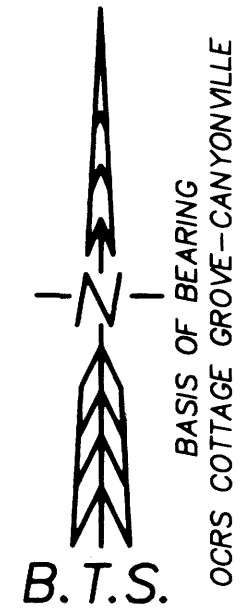
THE EAST LINE OF SMITH IS CONTROLLED AT THE SOUTH END BY THE FOUND 1/2" IRON PIPE OF NO RECORD IN THE FENCE CORNER AND A LEAST-SQUARES REGRESSION LINE RUNNING NORTHERLY UTILIZING THE EXISTING 196 FEET OF FENCELINE. THE IRON PIPE WAS HELD FIXED, AND THE NORTHERLY TERMINUS OF THE FENCE WAS EXCLUDED BECAUSE IT WAS SET EASTERLY OF A TREE. ALL REMAINING LOCATED FENCE POINTS WERE WITHIN 0.1 FEET OF THE REGRESSION LINE. THE WEST LINE OF SMITH IS CONTROLLED BY THE FOUND M 54-79 5/8" IRON ROD IN A FENCE CORNER ON THE SOUTH, AND THE 3/4" IRON PIPE OF NO RECORD ON THE NORTH, WITH THE EXISTING CHAINLINK FENCE BUILT DIRECTLY ON THE LINE BETWEEN THE MONUMENTS. THE SOUTH LINE IS CONTROLLED BY THE 5/8" IRON ROD AND THE 1/2" IRON PIPE, WITH THE EXISTING FENCELINE CONSTRUCTED ONLINE AT THE WEST END TO 1 FT SOUTH OF THE 1/2" IRON PIPE AT THE SE PROPERTY CORNER. THE R/W WAS RESOLVED BY HOLDING 30 FEET AT BOTH RECORD SURVEY MONUMENTS, AND DESIGNING TANGENTS AND A CURVE THAT BEST-FIT THE EXISTING PAINTED Q. THE APPROXIMATE CENTER OF THE NORTH UMPQUA RIVER WAS LOCATED AND COORDINATED FROM GOOGLE EARTH IMAGERY, AND REPROJECTED INTO THE OCRS COORDINATE SYSTEM.

A STATIC GPS SURVEY WAS PERFORMED WITH LEICA 1200 GPS RECEIVERS AND UTILIZING THE OREGON REAL TIME GPS NETWORK (ORGN) CORS STATIONS. THE GPS BASELINES OBSERVED TO PROJECT CONTROL POINTS WERE PROCESSED AND ADJUSTED WITH LEICA GEO OFFICE. THE RESULTANT GEODETIC COORDINATES WERE THEN PROJECTED ONTO THE OCRS COTTAGE GROVE-CANYONVILLE ZONE. CONVENTIONAL TRAVERSES WERE RUN WITH A LEICA TCRP1203 TOTAL STATION, AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES. THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT & KELLER SYVERSON, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

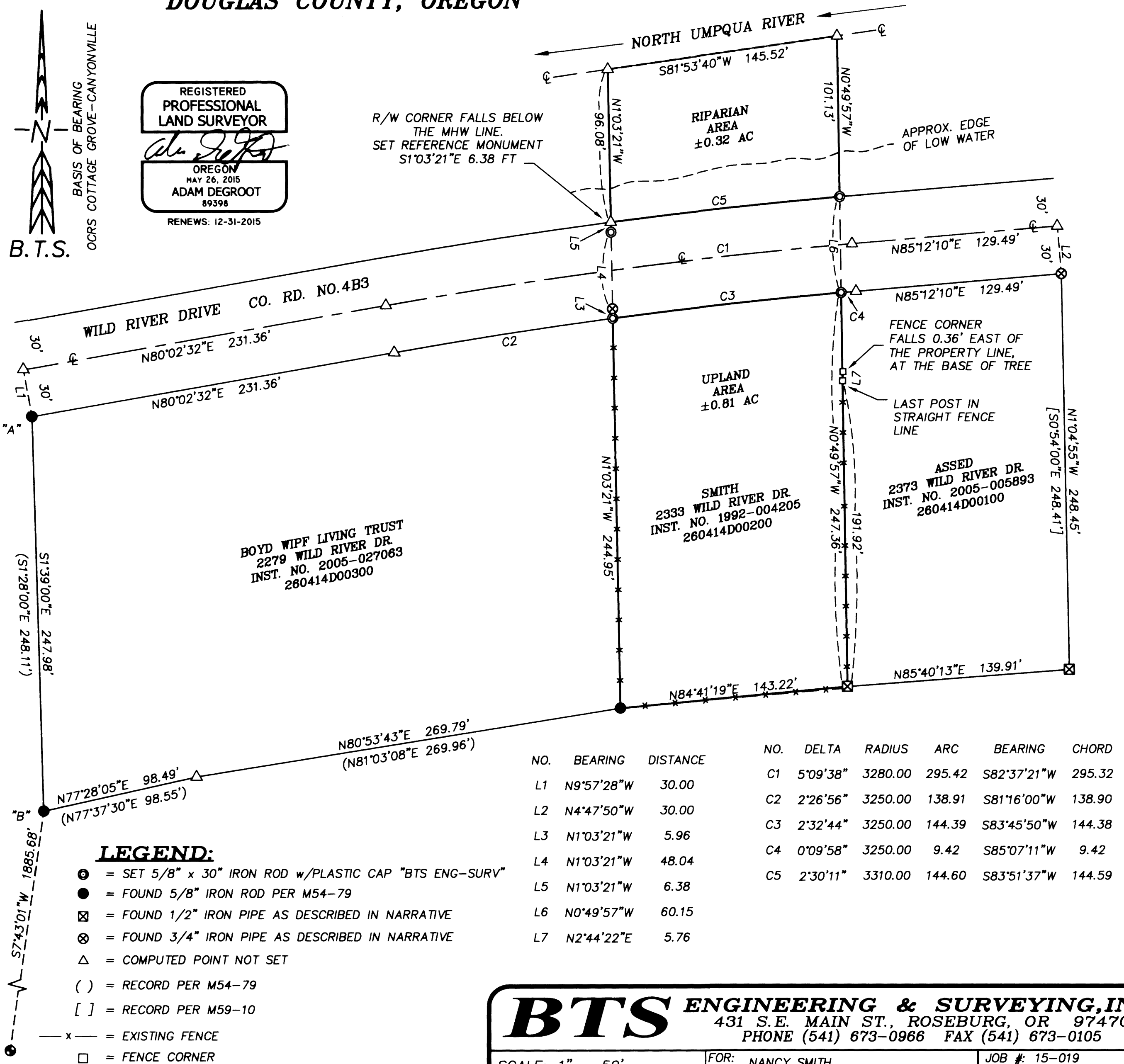
OREGON COORDINATE REFERENCE SYSTEM  
 COTTAGE GROVE-CANYONVILLE ZONE (T.M.)  
 REFERENCE DATUM: NAD 83 (2011) (EPOCH 2010.00)  
 ELLIPSOID: GRS 1980  
 LATITUDE OF GRID ORIGIN: 42°50'00"N.  
 CENTRAL MERIDIAN: 123°20'00"W.  
 FALSE NORTHING: 0.000 M.  
 FALSE EASTING: 50,000.000 M.  
 CENTRAL MERIDIAN SCALE: 1.000023 (EXACT)

NAD83 (2011) EPOCH 2010.00 GEODETIC COORDINATES:  
 STATION LATITUDE LONGITUDE  
 DCSO 43°12'39.61798"N 123°20'29.39045"W  
 PT "A" 43°18'25.27757"N 123°07'51.95423"W  
 PT "B" 43°18'22.82929"N 123°07'51.86578"W  
 043110 43°18'04.38035"N 123°07'55.35103"W

EXT. "L" COR. DLC #43  
 PLSS ID# 043110



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 [Signature]  
 OREGON  
 MAY 26, 2015  
 ADAM DEGROOT  
 89398  
 RENEWS: 12-31-2015



## LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M54-79
- ⊗ = FOUND 1/2" IRON PIPE AS DESCRIBED IN NARRATIVE
- ⊗ = FOUND 3/4" IRON PIPE AS DESCRIBED IN NARRATIVE
- △ = COMPUTED POINT NOT SET
- ( ) = RECORD PER M54-79
- [ ] = RECORD PER M59-10
- x- = EXISTING FENCE
- = FENCE CORNER

NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	ARC	BEARING	CHORD
L1	N9°57'28"W	30.00	C1	5°09'38"	3280.00	295.42	S82°37'21"W	295.32
L2	N4°47'50"W	30.00	C2	2°26'56"	3250.00	138.91	S81°16'00"W	138.90
L3	N1°03'21"W	5.96	C3	2°32'44"	3250.00	144.39	S83°45'50"W	144.38
L4	N1°03'21"W	48.04	C4	0°09'58"	3250.00	9.42	S85°07'11"W	9.42
L5	N1°03'21"W	6.38	C5	2°30'11"	3310.00	144.60	S83°51'37"W	144.59
L6	N0°49'57"W	60.15						
L7	N2°44'22"E	5.76						

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

SCALE: 1" = 50'  
 DATE: OCTOBER 6, 2015  
 FOR: NANCY SMITH  
 2333 WILD RIVER DR  
 ROSEBURG, OR 97470  
 JOB #: 15-019  
 FILE: 15-019 PLAT1.DWG  
 SHEET 1 OF 1

MAP FILE M169-77

MAP FILE M169-77