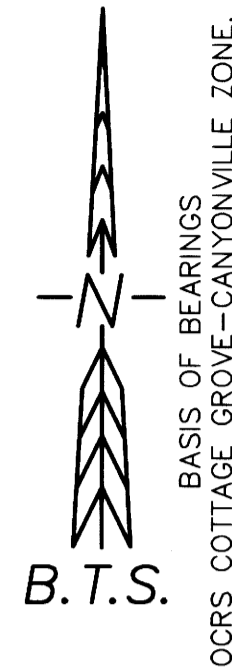


RECORD OF SURVEY

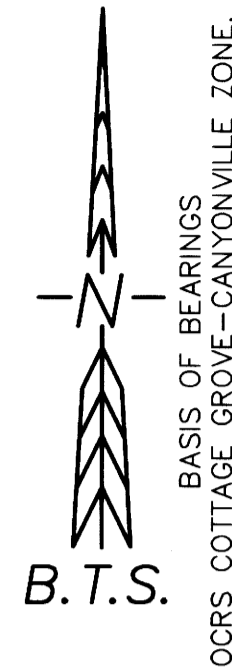
LOCATED IN GOVERNMENT LOT 2 OF
SECTION 23, T.28S., R.8W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 7-6-2021 By: *DB*
This Survey Consists of:
Map: M179-40
Narrative: _____
Corner Rpt.: _____
DOUGLAS COUNTY
SURVEYOR



B.T.S.

O CRS COTTAGE GROVE-CANYONVILLE ZONE.



- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING CAP
 - ⊕ = SET 5/8 INCH IRON ROD W/ALUM. CAP
 - ⊗ = FOUND 5/8" IRON ROD W/ALUM. CAP PER R2
 - = FOUND 1 1/8" IRON ROD PER R6
 - ⊗ = FOUND 3/4" IRON ROD CRRW MON PER R13
 - = FOUND 1/2 INCH IRON ROD PER R3
 - ⊕ = FOUND PLSS MONUMENT AS SHOWN
 - ⊙ = FOUND 5/8" IRON ROD PER R10
 - △ = COMPUTED POINT NOTHING FOUND OR SET
 - R# = RECORD REFERENCE
 - () = RECORD DIMENSION
- = PROPERTY BOUNDARY LINES
 - - - = SECTION SUBDIVISION LINES
 - - - = ROAD CENTER LINE
 - - - = RIGHT-OF-WAY LINE
 - - - = DLC #40 BOUNDARY LINE
 - - - = 1973 LINE BY BAUGHMAN

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED INST. NO. 2019-011026 OF DOUGLAS COUNTY OFFICIAL RECORDS, BEING DESCRIBED AS "THAT PORTION OF THE WESTERLY HALF OF GOVERNMENT LOT 2, LYING NORTHERLY OF RESTON TENMILE COUNTY ROAD IN SECTION 23, TOWNSHIP 28 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON".

SECTION 23 WAS ORIGINALLY SURVEYED BY DENNIS HATHORN IN 1856. IN 1857 J. BURNETT SURVEYED THE R.M. GURNEY CLAIM 40 "DLC #40"(R14), WHICH CREATED THE AFOREMENTIONED GOVERNMENT LOT 2. THE CURRENT LOCATION OF THE COUNTY ROAD(RD. NO. 5) WAS SURVEYED AND MONUMENTED IN 1959. GLENN BAUGHMAN PERFORMED MULTIPLE SURVEYS IN SECTION 23 THAT SET INTERIOR MONUMENTS FOR PROPERTIES INCLUDING THE CENTER 1/4 CORNER AND THE EAST LINE OF THE SUBJECT PROPERTY IN 1973 (R9,R10,R11,R12). THE BLM PERFORMED A DEPENDANT RESURVEY OF A PORTION OF THE EXTERIOR OF SECTION 23 IN 1975(R7), AND A DEPENDANT RESURVEY AND SUBDIVISION OF SECTION 23, INCLUDING THE CORNERS OF DLC #40 IN 1980(R5) WHICH DID NOT HOLD THE CENTER 1/4 CORNER LOCATION ESTABLISHED BY BAUGHMAN, CONSEQUENTLY CHANGING THE LOCATION OF GOVERNMENT LOT 2 AND THE EAST LINE OF THE SUBJECT PROPERTY. A SURVEY BY SMALLEY IN 2001 ALONG THE NORTH BOUNDARY OF GOVERNMENT LOT 2 AND THE EAST BOUNDARY OF DLC #40 REJECTED THE LOCATION OF THE BAUGHMAN CORNERS. THIS SURVEY ALSO REJECTS THE LOCATION OF THE BAUGHMAN CORNERS AND RE-ESTABLISHES THE WESTERLY 1/2 OF GOVERNMENT LOT 2 BASED ON THE BLM PLATS AND SUBSEQUENT SURVEYS. I SET MONUMENTS AS SHOWN TO ESTABLISH THE EAST PROPERTY BOUNDARY LINE AND SET LATH ON LINE TO MARK IT. I ALSO SET LATH ON THE REJECTED BAUGHMAN LINE FROM 1973 SO THE OWNER AND THE ADJOINING NEIGHBOR CAN BOTH SEE THE DIFFERENCE BETWEEN THE TWO LINES. THE 1973 BAUGHMAN LINE HAD FLAGGING AT THE CORNERS AND ALONG THE LINE MAINTAINED BY THE ADJOINER. THE NORTH BOUNDARY OF GOVERNMENT LOT 2 ON THE ORIGINAL PLAT(R14) HAS A JOG SHOWING IT TO BE CONTIGUOUS WITH THE SOUTH BOUNDARY OF DLC #40. THIS SURVEY FOLLOWS THAT PLAT IN SHOWING A JOG IN THE NORTH BOUNDARY OF GOVERNMENT LOT 2 TO BE CONTIGUOUS WITH THE SOUTH BOUNDARY DLC #40. I RESET THE MISSING SE CORNER OF DLC #40 PER R2. I POST THE NORTH BOUNDARY WITH 5 1/2 FOOT STEEL POSTS PAINTED ORANGE. THE RIGHT-OF-WAY OF COUNTY RD. NO. 5 WAS DETERMINED BY SCALING AND ROTATING THE RECORD DIMENSIONS BETWEEN FOUND MONUMENTS AS SHOWN.

THE PROJECTION AND BASIS OF BEARINGS ARE O CRS COTTAGE GROVE-CANYONVILLE ZONE.
THIS SURVEY WAS PERFORMED IN THE FIELD BETWEEN JUNE 15 AND JUNE 24, 2021 USING A LEICA GS15 GPS SYSTEM, AND TCR1203 TOTAL STATION BY RUSSELL BADGLEY, WYATT KEADY, AND SKYLER COMBS WITH COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY.

NO.	BEARING	DISTANCE
L1	N0°07'23"E (N0°04'W)	4.19 7.5 LKS)R5
L2	S0°43'24"W (N0°31'25"E)	5.60 5.60)R2
L3	N27°49'09"E	25.12 (25.00)R13
L4	S51°02'48"W	15.01 (15.00)R13
L5	N38°57'12"W	47.42
L6	N0°07'23"E	55.90
L7	N47°42'19"W (N47°30'17"W)	59.78 59.87)R13
L8	S42°41'51"W	9.84 (10.00)R13
L9	S67°39'44"W	10.61
L10	N48°49'53"W	20.77
L11	N4°20'18"E (N0°07'W)	2.11 3 LKS)R5

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	13°40'06"	984.12 (984.93)R13	234.77	N55°27'32"W	234.21
C2	23°21'45"	518.40 (517.96)R13	211.38	S50°38'05"E	209.92
C3	1°18'39"	984.12 (984.93)R13	22.52	N47°58'09"W	22.51

RECORDS:

- R1 = M157-71 ~ QUIMBY - 2013
- R2 = M138-50 ~ SMALLEY - 2001
- R3 = M117-71 ~ HOFFINE - 1993
- R4 = M116-57 ~ BENTZ - 1992
- R5 = BLM DEPENDANT RESURVEY PLAT 5969 - JUNE 22, 1984
GROUP NO. 1028 ~ JELLEY - 1980-1984
- R6 = M83-10 ~ GRUBB - 1980
- R7 = BLM DEPENDANT RESURVEY PLAT 5638 - FEB. 22, 1978
GROUP NO. 863 ~ JELLEY - 1975
- R8 = M55-36 ~ WARE - 1975
- R9 = M74-6 ~ BAUGHMAN - 1973 REVISED 1978
- R10 = M49-19 ~ BAUGHMAN - 1973
- R11 = M47-76 ~ BAUGHMAN - 1973
- R12 = M49-10 ~ BAUGHMAN - 1973
- R13 = DOUGLAS COUNTY RD. DEPT. DRAWING FOR RD. #5 - JUNE 1959 SHEETS 155561618 & 16181670
- R14 = GLO PLAT 1123 - MAP OF CLAIMS & NOTES FOR R.M. GURNEY CLAIM 40 "DLC #40"
SURVEYED BY J. BURNETT - 1857

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Badgley

OREGON
NOVEMBER 13, 2007
RUSSELL BADGLEY
70716

RENEWS: 12-31-2021

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 russell@btssurveying.com

SCALE: 1" = 100'	FOR: GORDON ADAMS 3621 RESTON RD ROSEBURG, OR 97471	JOB #: 21-078
DATE: JUNE 25, 2021		FILE: 21-078_ADAMS_ROS.DWG
		SHEET 1 OF 1

MAP FILE M179-40

MAP FILE M179-40