

# RECORD OF SURVEY

LOCATED IN  
SE 1/4, SECTION 21, T28S, R5W, W.M.  
DOUGLAS COUNTY, OREGON

FILED  
Date: 5/9/2016 By: JC  
This Survey Consists of:  
Map: M111-8  
Narrative:  
Corner Rpt.:  
DOUGLAS COUNTY  
SURVEYOR

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF THE BOLDUC-LEBEL DEED, INSTRUMENT NO. 2015-011131 (THAT BEING THE SE 1/4 OF SECTION 21, T.28S., R.5W., W.M., LESS AND EXCEPTING THE BRADY PROPERTY, DESCRIBED IN INSTRUMENT NO. 1980-003123), TO MONUMENT THE C 1/4 OF SECTION 21, MONUMENT THE INTERSECTION OF THE SOUTH BOUNDARY AND THE N-S C OF S21 AND THE ROAD R/W, AND TO POST THE SOUTH AND WEST BOUNDARY LINES WHICH FALL WEST OF CLARKS BRANCH RD.

THE SOUTHEAST SECTION CORNER, NORTH 1/4 CORNER, SOUTH 1/4 CORNER, AND EAST 1/4 CORNER OF SECTION 21 WERE FOUND AS RESTORED IN THEIR ORIGINAL POSITIONS. THE CENTER 1/4 CORNER WAS SET BY DOUGLAS COUNTY SURVEYOR W.F. BRIGGS IN 1893 PER SURVEY VOL.2 PAGE 17, WHICH RAN 40.00 CHAINS WEST FROM THE ORIGINAL EAST 1/4 CORNER, AND 40.00 CHAINS NORTH TO THE ORIGINAL NORTH 1/4 CORNER. IN DYKES v ARNOLD 129 P.3d 257 (Ors App. 2006), WE ARE INSTRUCTED THAT THE COUNTY SURVEYOR SUBDIVIDING A SECTION, EVEN WITH IMPROPER PROCEDURE, IS THE ORIGINAL SURVEYOR, AND THE CORNERS SET HOLD THE SAME WEIGHT AS ANY OTHER ORIGINAL GOVERNMENT CORNER. I FIND AN ANCIENT OAK POST IN THE E-W FENCE LINE, AS DESCRIBED IN THE CORNER DESCRIPTIONS, WHICH MATCHES BRIGGS RECORD 1893 DISTANCES TO BOTH 1/4 CORNERS WELL WITHIN REASON. THEREFORE I ACCEPT THIS POST AS BRIGGS ORIGINAL CENTER 1/4 CORNER, AND MONUMENT AS DESCRIBED.

THE BRADY PROPERTY WAS COMPUTED DIRECTLY FROM THE DEED, BEGINNING AT THE CENTER 1/4 CORNER, AND BEING QUALIFIED TO THE E-W C AND N-S C OF SECTION 21, WITH ITS SOUTH AND EAST BOUNDARIES PARALLEL TO THE NORTH AND WEST BOUNDARIES OF THE SOUTHEAST 1/4 OF SECTION 21. THE DEED CORNERS WERE NOT MONUMENTED UNDER THIS SURVEY, AND NO BOUNDARY DETERMINATION WAS MADE WITH RESPECT TO EXISTING FENCES AND LINES OF OCCUPATION.

SEARCH WAS MADE FOR THE IRON PIN SET ON THE ORIGINAL E-W C FENCE OF SECTION 21 IN 1920 BY J.W. COLE PER SURVEY VOL.3 PAGE 79, AND SUBSEQUENTLY UTILIZED IN 1947 BY N.E. RICHARDSON PER M 21-68. I DO NOT FIND THE IRON PIN, WHICH WAS ORIGINALLY SET AT THE BASE OF A 14" OAK TREE, BUT I FIND A 6"X 8" RR-TIE FENCE CORNER OF FENCES E-W-N. THIS CLOSELY MATCHES THE RECORD DISTANCE TO THE EAST 1/4 CORNER. FURTHER SURVEYING TO THE 1" IRON PIPE TO THE NORTH WOULD BE REQUIRED TO VERIFY THIS FENCE CORNER POSITION. IT VERIFIED AS THE VOL.3 PAGE 79/M 21-68 CORNER POSITION, THIS WOULD CONTROL THE NORTH BOUNDARY OF THE BOLDUC-LEBEL PROPERTY IN FUTURE SURVEYS.

THE EAST 1/16 CORNER OF S21/S28 WAS SET BY A. BOYER IN 1939 PER SURVEY CS 16/12. THE MID-POINT CORNER POSITION FALLS IN THE ERODED CREEK BANK AND THE 3/4" IRON PIPE WAS SEARCHED FOR AND NOT FOUND.

THE AS-BUILT C OF CLARKS BRANCH ROAD (CO. RD. NO. 105) WAS TIED ON 25FT TO 50FT INTERVALS THROUGH THE PROPERTY. A BEST-FIT TANGENT C ALIGNMENT WAS RESOLVED AND HELD AS THE R/W C, AND OFFSET 30 FT TO INTERSECT THE PROPERTY BOUNDARIES.

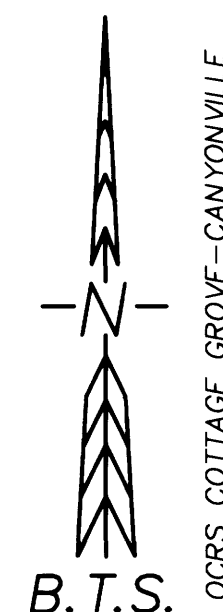
THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT AND STEPHEN WILLIAMS, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

### CONTROL PROCEDURE:

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 INTO THE OGRS COTTAGE GROVE-CANYONVILLE ZONE. CONVENTIONAL TRAVERSES WERE RUN FROM THE GPS CONTROL TO CONTROLLING CORNERS, ALONG PORTIONS OF THE SOUTH AND WEST BOUNDARY WHICH WERE POSTED, AND ALONG CLARKS BRANCH RD. WITH A LEICA TCPR1203 TOTAL STATION, AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES.

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 ELLIP HGT  
RSBG 43°14'06.04984"N 123°21'33.72789"W 135.623 M  
SUHS 42°59'12.85857"N 123°19'43.71646"W 180.731 M  
340300 43°06'46.48797"N 123°17'43.64662"W ~  
340340 43°07'12.85686"N 123°17'43.51330"W ~  
340400 43°07'38.69408"N 123°17'43.62642"W ~  
400300 43°06'46.96282"N 123°17'08.01130"W ~  
400340 43°07'13.01583"N 123°17'08.04711"W ~



### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD W/PLASTIC CAP "BTS ENG-SURV"
- ⊚ = SET 5/8" x 30" IRON ROD W/ 2" ALUMINUM CAP AS NOTED
- ⊙ = FOUND PLSS MONUMENT AS NOTED
- = C/L ALIGNMENT POINT - NOT SET
- △ = COMPUTED POINT - NOT SET
- ( ) = RECORD PER 1853 USGLO SURVEY NO. 679
- [ ] = RECORD PER VOL.2 PAGE 17 - W.F. BRIGGS 1893
- [ [ ] ] = RECORD PER VOL.3 PAGE 79 - J.W. COLE 1920
- { } = RECORD PER M 21-68 - N.E. RICHARDSON 1947
- — — = PROPERTY LINES BLAZED, PAINTED & POSTED WITH 5 1/2" STEEL POSTS

### CORNER DESCRIPTIONS:

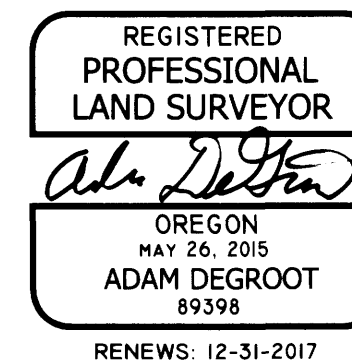
ALL NEW BEARING TREES HAVE DOUBLE BLAZED FACES WITH A 1" BRASS WASHER STAMPED "DEGROOT PLS89398" NAILED INTO THE LOWER BLAZE. BEARINGS ARE TAKEN TO THE CENTER OF THE TREE AT THE ROOT CROWN AND DISTANCES ARE MEASURED TO A NAIL IN THE ROOT CROWN AT THE SIDE AND CENTER OF THE TREE WITH A TOTAL STATION. ALL BEARING TREES HAVE A 6" RED BAND PAINTED AROUND THE TREE AND THE BLAZED FACE PAINTED RED AND BEARING TREE SIGNS NAILED TO THE TREE. ALL NEW 5/8" x 30" IRON ROD REFERENCE MONUMENTS HAVE A PLASTIC CAP STAMPED "BTS ENG-SURV".

- ① 1/4 S16/S21 GCDB 340400 ORIGINAL  
FD. A 1 1/2" IRON POST BY DCSO IN 1961 PER CS FILE 49/64, LOOSELY SET AND LEANING, PROJECTING 18" ABOVE THE GROUND. I REFERENCE AND RE-SET, NOW PROJECTING 6" ABOVE GROUND, WITH A PROPERLY MKD. 2 1/2" BRASS CAP, FROM WHICH:  
A BEARING TREE BY DCSO IN 1961:  
A 36" D.FIR BEARS S.11°E., 29.1 FT WITH HEALED BLAZE (S.9°E., 29.3 FT)  
AND A NEW BEARING TREE:  
A 24" D.FIR BEARS N.48 1/2°E., 49.7 FT SCRIBED "1/4 S16 BT"  
AND NEW REFERENCE MONUMENTS:  
A 5/8"X 30" IRON ROD BEARS S.63°51'06"W., 22.29 FT  
A 5/8"X 30" IRON ROD BEARS N.25°18'14"W., 22.24 FT
- ② 1/4 S21/S22 GCDB 400340 ORIGINAL  
FD. A 1 1/2"X 1/2" IRON BAR BY J.W. COLE IN 1920, FIRMLY SET, PROJECTING 2" ABOVE THE GROUND, WITH A PROPERLY MKD. 1961 DCSO BRASS CAP IRON PIPE PER CS FILE 49/64, LEANING & PROJECTING 16" ABOVE THE IRON BAR. I UTILIZE THE IRON BAR AS THE CORNER. FROM WHICH:  
A BEARING TREE BY BRIGGS IN 1893:  
A 31" W.OAK BEARS N.82 1/4°E., 74.6 FT WITH HEALED DBL BLAZE (N.82 1/2°E., 113 LKS)  
AND A BEARING TREE BY DCSO IN 1961:  
A 25" D.FIR BEARS S.54 1/4°W., 14.7 FT WITH HEALED DBL BLAZE (S.57°W., 15.2 FT)
- ③ S21/S22/S27/S28 GCDB 400300 ORIGINAL  
FD. A 2 1/2" STAINLESS POST BY USBLM CADASTRAL SURVEYORS PETERSON & BEDELL IN 1988, FIRMLY SET IN A FENCE CORNER, PROJECTING 4" ABOVE THE GROUND, WITH A PROPERLY MKD. 3 1/4" BRASS CAP. I DID NOT TIE THE BEARING TREES.
- ④ 1/4 S21/S28 GCDB 340300 ORIGINAL  
FD. A 1 1/2" IRON POST BY DCSO IN 1958 PER CS FILE 49/64, FIRMLY SET IN E-W FENCE LINE, PROJECTING 14" ABOVE THE GROUND, WITH A PROPERLY MKD. 2 1/2" BRASS CAP, FROM WHICH:  
BEARING TREES BY A. BOYER IN 1949 PER CS FILE 16/12:  
A 18" W.OAK BEARS N.34°E., 49.5 FT WITH HEALED BLAZE (N.34 1/2°E., 49.0 FT)  
A 18" W.OAK BEARS S.48 3/4°W., 17.9 FT NO BLAZED FACING CORNER, OPEN SCAR ON NW SIDE (S.50 1/2°W., 17.5 FT)  
AND NEW REFERENCE MONUMENTS:  
A 5/8"X 30" IRON ROD BEARS S.44°49'57"E., 58.54 FT  
A 5/8"X 30" IRON ROD BEARS N.39°07'30"W., 29.71 FT
- ⑤ C 1/4 S21 GCDB 340340 ORIGINAL  
FD. THE ORIGINAL OAK POST BY W.F. BRIGGS IN 1893 PER VOL.2 PAGE 17, 18" DIAM., 1/2" ROUND X 4 FT TALL, ROTTED AT BASE, IN AN ANCIENT E-W FENCE LINE. THERE WAS A SIGNIFICANT MEMORIAL INSIDE OF THE ROTTED POST OF BRICKS, GLASS, CAST IRON, AND STEEL IMPLEMENTS. I ACCEPT AS THE ORIGINAL C1/4, AND PERPETUATE AS FOLLOWS:  
SET A 5/8"X30" IRON ROD, 26" IN THE GROUND, WITH A 2" ALUMINUM CAP MKD.

T28S R5W  
C1/4 S21  
2015  
PLS 89398

FROM WHICH A NEW BEARING TREE:  
A 32" D.FIR BEARS N.66 1/2°W., 60.6 FT SCRIBED "C1/4S21BT"  
AND NEW REFERENCES:  
A MAGHUB & BRASS WASHER IN BASE OF 11" APPLE BEARS S.83°59'36"E., 32.98 FT TO HEAD OF NAIL  
A MAGHUB & BRASS WASHER IN BASE OF 18" MAPLE BEARS N.89°19'28"W., 22.73 FT TO HEAD OF NAIL  
A 5/8"X 30" IRON ROD BEARS N.131°16'W., 182.70 FT

CORNER FALLS ±0.5 FT SOUTH OF THE FENCE LINE, AND ±0.5 FT NORTH OF THE ROOT BALL OF A MULTI-TRUNKED MAPLE, WHICH HAD GROWN AROUND THE ORIGINAL OAK POST.



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

SCALE: 1" = 200'	FOR: DIANE BOLDUC & YVAN LEBEL	JOB #: 15-031
DATE: JANUARY 27, 2016	PO BOX 1142 ROSEBURG, OR 97470	FILE: 15-031_PLATI.DWG
		SHEET 1 OF 1

