

BOUNDARY SURVEY IN
NE 1/4 AND SE 1/4 OF SECTION 22, T17S, R6W, W.M. AND
NW 1/4 AND SW 1/4 OF SECTION 23, T17S, R6W, W.M.
LANE COUNTY, OREGON
JULY 25, 2017

LANE COUNTY
SURVEYORS OFFICE

CSF NO. 44080

FILE DATE 29 AUG 17

C

SCALE 1"=400'

- NARRATIVE -

THIS SURVEY WAS MADE IN APRIL THROUGH JULY, 2017 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC. FOR HEIDI N. SAUSE TRUST U/T/A DATED 5/10/15 (50%) AND PHILLIP DAVIDSON (50%) IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN PER DOCUMENTS NUMBER 2005-095036 AND REEL 2298R, INSTRUMENT NUMBER 9735449, LANE COUNTY, OREGON OFFICIAL RECORDS. THE BASIS OF BEARING FOR THIS SURVEY WAS THE EAST LINE OF THE WILLIAM JOHNSON DONATION LAND CLAIM NO. 43 PER COUNTY SURVEY FILE 43074. CLOSED TRAVERSES WERE RUN BETWEEN FOUND CORNERS FOR CONTROL, WITH A MINIMUM ERROR OF CLOSURE OF GREATER THAN 1' IN 20,000', BEFORE ANGULAR ADJUSTMENT. ALL CONTROLLING CORNERS FOR THE SUBDIVISION OF SECTIONS 22 AND 23 WERE FOUND AND WERE PERPETUATED ORIGINAL CORNERS, WITH THE EXCEPTION THE 1/4 CORNER COMMON TO SECTIONS 22 AND 23 AND THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 43. THE 1/4 CORNER COMMON TO SECTIONS 22 AND 23 WAS RE-ESTABLISHED AT MIDPOINT BETWEEN THE SOUTHWEST AND NORTHWEST SECTION CORNERS OF SECTION 23 AND ON A LINE BETWEEN THE NORTHWEST SECTION CORNER AND THE FOUND SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 43. PER THE NOTES OF DONATION LAND CLAIM NO. 43, THE SURVEYOR PLACED THE SOUTHWEST AND NORTHWEST CORNERS OF DONATION LAND CLAIM NO. 43 ON THE SECTION LINE COMMON TO SECTIONS 22 AND 23, THEREFORE, IT IS MY OPINION AND ALSO THE OPINION OF THE BUREAU OF LAND MANAGEMENT CADASTRAL SECTION. THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 43 WAS RE-ESTABLISHED BY BROKEN BOUNDARY METHOD PER THE 2009 BUREAU OF LAND MANAGEMENT "MANUAL OF SURVEYING INSTRUCTIONS" AND WAS SET ON THE SECTION LINE COMMON TO SECTIONS 22 AND 23. SECTIONS 22 AND 23 WERE THEN SUBDIVIDED PER THE 2009 BUREAU OF LAND MANAGEMENT "MANUAL OF SURVEYING INSTRUCTIONS". THE MOST WESTERLY LINE OF THE SUBJECT PROPERTY WAS MARKED 20 FEET EAST OF AN EXISTING ROADWAY PER BOOK 172, PAGE 470, LANE COUNTY, OREGON DEED RECORDS AND SURVEY IN COUNTY SURVEY FILE NO. 38614. THIS LINE WAS TO TERMINATE AT THE EAST-WEST CENTERLINE OF THE NORTHEAST 1/4 PER A WARRANTY DEED RECORDED ON 2247R, INSTRUMENT NO. 9684678, LANE COUNTY, OREGON OFFICIAL RECORDS AND THIS MATCHES THE DESCRIPTION IN DOCUMENT NO. 2013-019378 (TAX LOT 900). THE PROPERTY LINE THEN FOLLOWS THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 TO THE SECTION LINE COMMON TO SECTIONS 22 AND 23 TO THE NORTH 1/16 CORNER COMMON TO SECTIONS 22 AND 23. THEN NORTHERLY ALONG THE SECTION LINE TO NEWLY ESTABLISHED NORTHWEST CORNER OF DONATION LAND CLAIM NO. 43 AND TO THE SECTION CORNER COMMON TO SECTIONS 15, 16, 22 AND 23. THEN WE MARKED THE SECTION LINE COMMON TO SECTIONS 16 AND 23 TO THE WEST 1/4 CORNER, WHICH WAS ESTABLISHED AT MIDPOINT BETWEEN THE SECTION CORNER AND THE 1/4 CORNER COMMON TO SECTIONS 16 AND 23. WE THEN MARKED THE LINE ALONG THE EAST LINE OF GOVERNMENT LOT 1 TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1. THEN WE MARKED THE LINE FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN A DEED RECORDED MAY 18, 1973, RECEPTION NO. 73-22484, LANE COUNTY, OREGON OFFICIAL RECORDS. WE FLAGGED THE SOUTH LINE OF THE SUBJECT PROPERTY BUT DID NOT SET ANY CORNERS ALONG THIS LINE OR AT THE SOUTHEAST OR SOUTHWEST CORNER BECAUSE THE LINE IS APPROXIMATELY 6 FEET ON THE SOUTH SIDE OF THE EXISTING FENCE AND THERE IS NO MERCHANTABLE TIMBER ON THE SOUTH SIDE OF THE FENCE. CORNERS SET IN THIS SURVEY WERE MONUMENTED WITH 5/8" X 36" REBAR WITH A 2 1/2" ALUMINUM CAP, MARKED AS SHOWN. THE TRUE PROPERTY LINE WAS MARKED BY BLAZING TREES ON EITHER SIDE OF THE TRUE PROPERTY LINE (BLAZES PAINTED ORANGE) AND BY SETTING 5 1/2" METAL FENCE POSTS AT RANDOM INTERVALS ALONG THE TRUE PROPERTY LINE, AS SHOWN ON THE SURVEY.

BASIS OF BEARING: EAST LINE OF DLC NO. 65
PER COUNTY SURVEY FILE NO. 43074

LEGEND

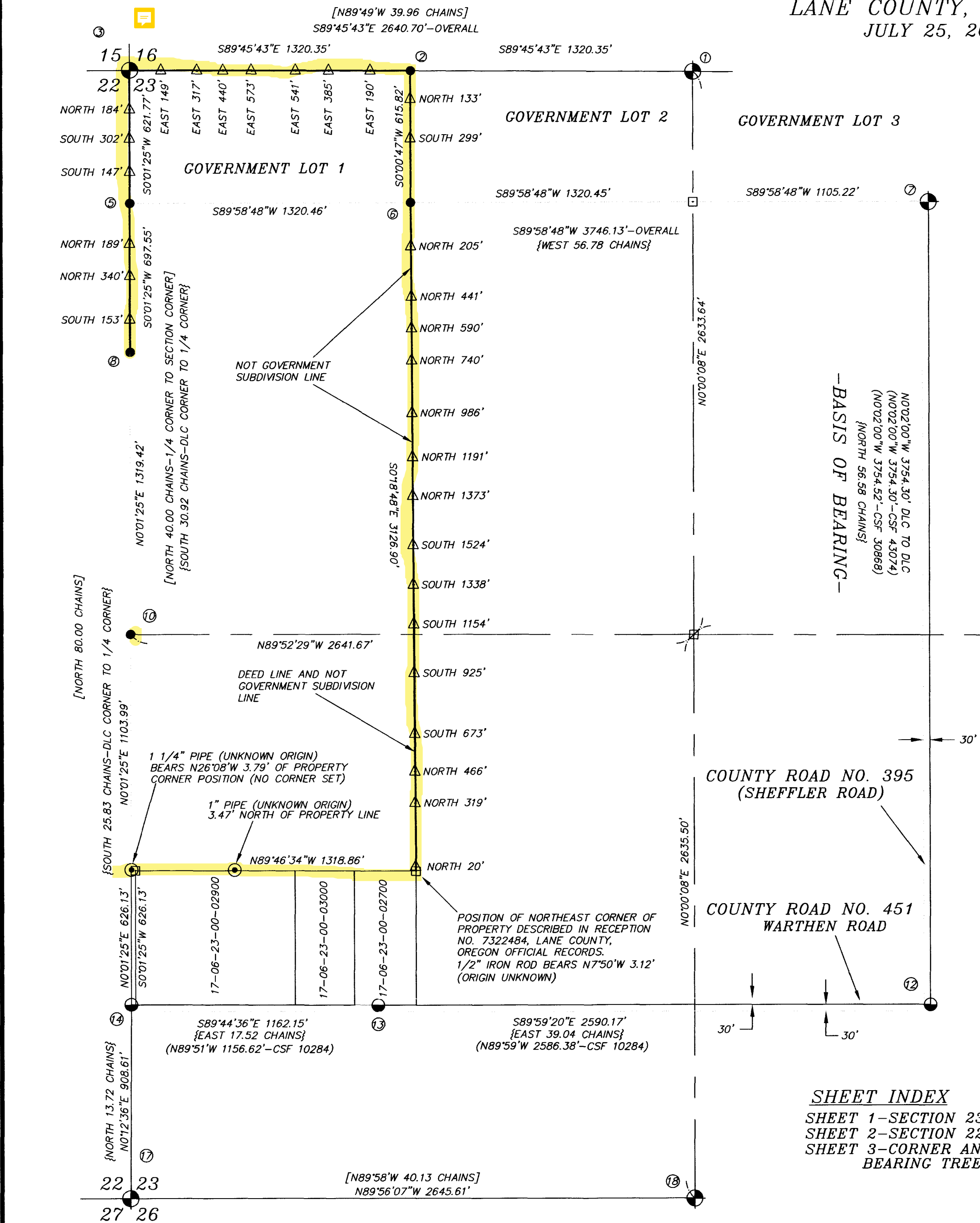
- - CORNERS FOUND - 5/8" IRON ROD AND YELLOW CAP MARKED "GUILLE PLS 472" PER CSF 38614 OR AS NOTED)
- ⊕ - GOVERNMENT CORNER - LANE COUNTY BRASS CAP - AS NOTED
- ⊙ - GOVERNMENT CORNER - LANE COUNTY MAG NAIL AND ALUMINUM WASHER, MARKED AS NOTED
- - CORNERS SET - 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP MARKED AS SHOWN, UNLESS NOTED
- - CALCULATED POINT (NOT SET)
- △ - 5 1/2 FOOT METAL "T" FENCE POSTS SET ON PROPERTY LINE (DISTANCES AND CARDINAL DIRECTION ARE FROM THE NEAREST CORNER I.E. = SOUTH 123')
- - PROPERTY LINE
- () - RECORD DATA - AS NOTED
- [] - RECORD DATA - 1854 GLO SURVEY
- { } - RECORD DATA - 1858 DLC SURVEY
- CSF - COUNTY SURVEY FILE NO.

SHEET 1 OF 3

BOUNDARY SURVEY IN
NE 1/4 AND SE 1/4 OF SECTION 22 AND
NW 1/4 AND SW 1/4 OF SECTION 23, T17S, R6W, WM
LANE COUNTY, OREGON

CLIENT: HEIDI N. SAUSE TRUST AND PHILLIP DAVIDSON

DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 7/25/17	1347 MARKET STREET
FILE: RIVER_RANCH_LLC	SPRINGFIELD, OREGON 94777 (541) 343-7243



SHEET INDEX

SHEET 1-SECTION 22
SHEET 2-SECTION 23
SHEET 3-CORNER AND
BEARING TREES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
DANIEL W. BAKER
1978

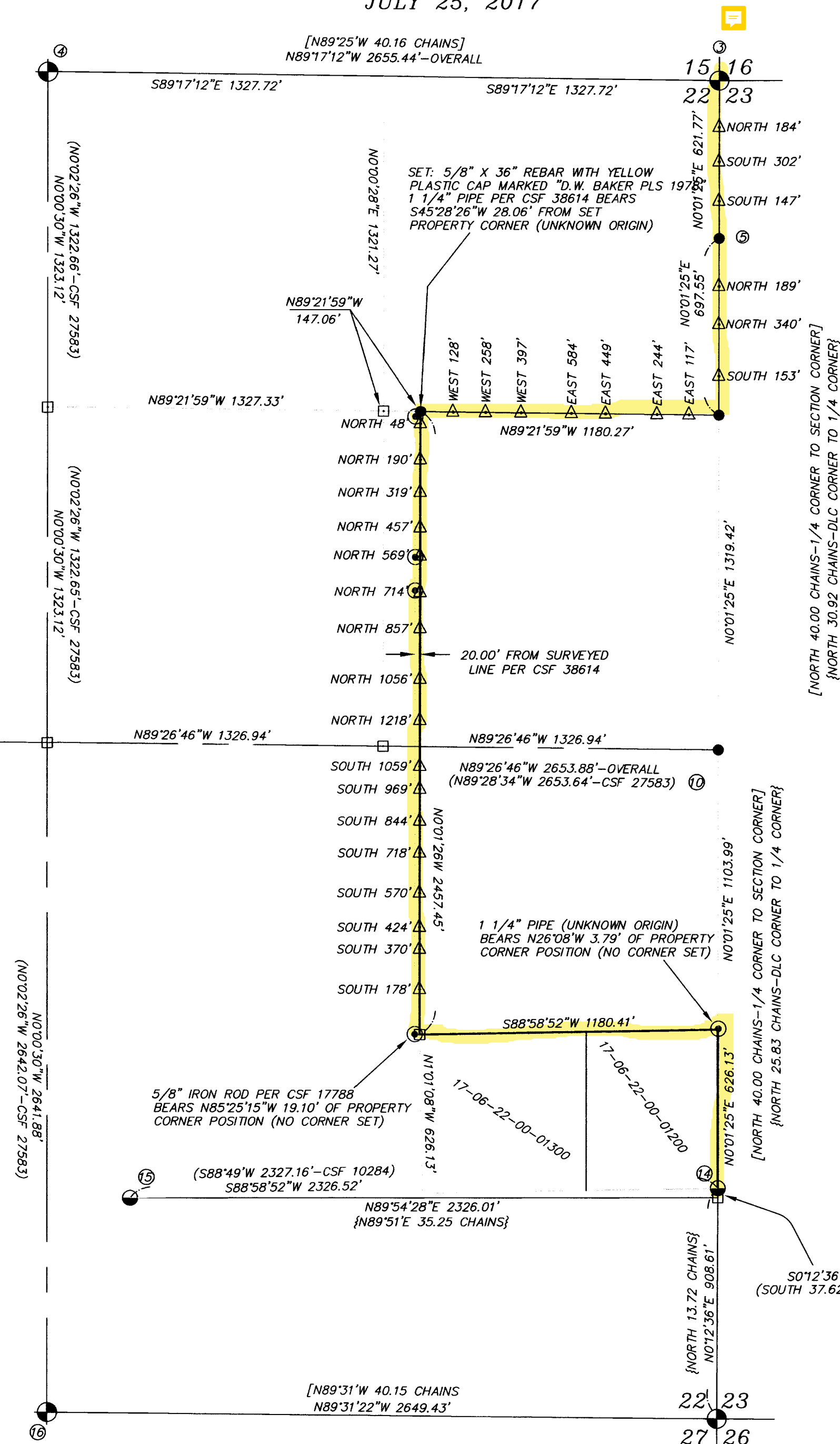
EXPIRES 12/31/17

I CERTIFY THAT THIS MAP WAS PREPARED
USING A HP51645A INK CARTRIDGE ON
36# BOND RIJD 24-36 PAPER

SCALE 1"=400'

BOUNDARY SURVEY IN
NE 1/4 AND SE 1/4 OF SECTION 22, T17S, R6W, W.M. AND
NW 1/4 AND SW 1/4 OF SECTION 23, T17S, R6W, W.M.
LANE COUNTY, OREGON
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REGISTERED
PROFESSIONAL
LAND SURVEYOR
Daniel W. Baker
OREGON
JULY 16, 1982
DANIEL W. BAKER
1978

EXPIRES 12/31/17

I CERTIFY THAT THIS MAP WAS PREPARED
USING A HP51645A INK CARTRIDGE ON
36# BOND RIJD 24-36 PAPER

BASIS OF BEARING: EAST LINE OF DLC NO. 43
PER COUNTY SURVEY FILE NO. 43074

LEGEND

- - CORNERS FOUND - 5/8" IRON ROD AND YELLOW CAP MARKED "GULE PLS 472" PER CSF 38614 OR AS NOTED
- ⊙ - GOVERNMENT CORNER - LANE COUNTY BRASS CAP - AS NOTED
- - GOVERNMENT CORNER - LANE COUNTY MAG NAIL AND ALUMINUM WASHER, MARKED AS NOTED
- - CORNERS SET - 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP MARKED AS SHOWN, UNLESS NOTED
- - CALCULATED POINT (NOT SET)
- △ - 5 1/2 FOOT METAL "T" FENCE POSTS SET ON PROPERTY LINE (DISTANCES AND CARDINAL DIRECTION ARE FROM THE NEAREST CORNER I.E. = SOUTH 123')
- - PROPERTY LINE
- () - RECORD DATA - AS NOTED
- CSF - COUNTY SURVEY FILE NO.

SHEET 2 OF 3

BOUNDARY SURVEY IN NE 1/4 AND SE 1/4 OF SECTION 22 AND NW 1/4 AND SW 1/4 OF SECTION 23, T17S, R6W, WM LANE COUNTY, OREGON		
CLIENT: HEIDI N. SAUSE TRUST AND PHILLIP DAVIDSON		
DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS	
DATE: 7/25/17	1347 MARKET STREET	
FILE: RIVER_RANCH_LLC	SPRINGFIELD, OREGON 94777 (541) 343-7243	

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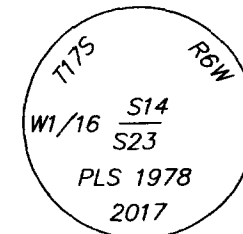
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① 1/4 CORNER 14 & 23

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
30" OAK, S 8° W, 139.0' TO CENTER—ORIGINAL BEARING TREE
34" OAK, N 6 1/2° W, 97.0' TO CENTER—ORIGINAL BEARING TREE
MARKED: 17" FIR, N 83° E, 21.0' TO SPIKE SIDE/CENTER—SCRIBED "1/4S14 BT"
15" FIR, S 7° E, 4.0' TO SPIKE SIDE/CENTER—SCRIBED "1/4S23 BT"

② WEST 1/16 CORNER 14 & 23

SET: 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP
MARKED: 18" FIR, N 45° E, 32.8' TO SPIKE SIDE/CENTER—SCRIBED "W1/16S14 BT"
24" FIR, S 45° E, 9.5' TO SPIKE SIDE/CENTER—SCRIBED "W1/16S23 BT"



③ SECTION CORNER 14, 15, 22, 23

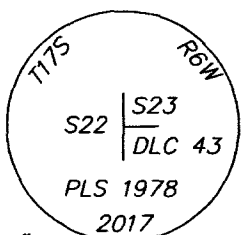
FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
24" OAK, S 5° W, 72.5' TO CENTER—ORIGINAL BEARING TREE
24" FIR, S 85° W, 27.8' TO CENTER—1972 LANE COUNTY BEARING TREE
MARKED: 21" FIR, N 46° E, 25.4' TO SPIKE SIDE/CENTER—SCRIBED "T17SR6WS14 BT"
17" FIR, S 30° E, 9.5' TO SPIKE SIDE/CENTER—SCRIBED "T17SR6WS23 BT"
18" FIR, N 45° W, 24.7' TO SPIKE SIDE/CENTER—SCRIBED "T17SR6WS15 BT"

④ 1/4 CORNER 15 & 22

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
27" OAK, N 48° E, 130.4'—ORIGINAL BEARING TREE
23" OAK, N 80° W, 32.6'—1972 LANE COUNTY BEARING TREE
18" DOUBLE OAK, N 7° W, 48.9'—1972 LANE COUNTY BEARING TREE

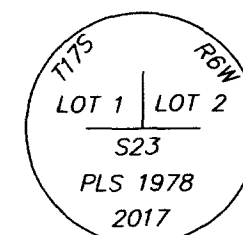
⑤ NORTHWEST CORNER DLC NO. 43

SET: 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP
MARKED: 25" FIR, N 48° E, 21.3' TO SPIKE SIDE/CENTER—SCRIBED "DLC43 BT"
26" FIR, S 55° E, 13.9' TO SPIKE SIDE/CENTER—SCRIBED "DLC43 BT"
7" FIR, S 5° W, 17.1' TO SPIKE SIDE/CENTER—SCRIBED "DLC43 BT"
11" CHINQUAPIN, N 19° W, 6.1' TO SPIKE SIDE/CENTER—SCRIBED "DLC43 BT"



⑥ SOUTHEAST CORNER GOVERNMENT LOT 1

SET: 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP
MARKED: 10" FIR, N 52° E, 24.1' TO SPIKE SIDE/CENTER—SCRIBED "LOT 2 BT"
11" FIR, N 14° W, 22.5' TO SPIKE SIDE/CENTER—SCRIBED "LOT 1 BT"

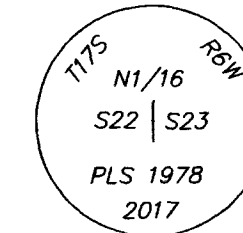


⑦ NORTHEAST CORNER DLC NO. 43

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1989"
16" FIR STUMP, S 55° W, 57.3' TO CENTER—1989 LANE COUNTY BEARING TREE
18" FIR STUMP, N 67° W, 49.2' TO CENTER—1989 LANE COUNTY BEARING TREE

⑧ NORTH 1/16 CORNER 22 & 23

SET: 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP
MARKED: 12" FIR, N 63° E, 36.2' TO SPIKE SIDE/CENTER—SCRIBED "N1/16S23 BT"
15" FIR, N 20° W, 13.3' TO SPIKE SIDE/CENTER—SCRIBED "N1/16S22 BT"

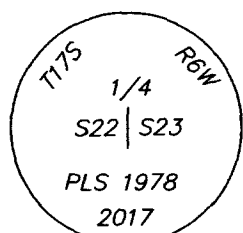


⑨ 1/4 CORNER 21 & 22

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
23" FIR, N 24° E, 16.7' TO CENTER—1964 BEARING TREE (#3581)
21" MADRONE, S 29° E, 58.1' TO CENTER—1995 LANE COUNTY BEARING TREE
26" FIR, S 10° W, 23.6' TO CENTER—1995 LANE COUNTY BEARING TREE
27" FIR, N 36° W, 8.9' TO CENTER—1964 BEARING TREE (#3581)
17" OAK, N 15° W, 61.4' TO CENTER—ORIGINAL BEARING TREE

⑩ 1/4 CORNER 22 & 23

SET: 5/8" X 36" REBAR WITH 2 1/2" ALUMINUM CAP
MARKED: 10" FIR, N 65° E, 72.2' TO SPIKE SIDE/CENTER—SCRIBED "1/4S23 BT"
10" FIR, S 10° E, 64.0' TO SPIKE SIDE/CENTER—SCRIBED "1/4S23 BT"
10" FIR, S 89° W, 42.9' TO SPIKE SIDE/CENTER—SCRIBED "1/4S22 BT"
11" FIR, N 21° W, 49.8' TO SPIKE SIDE/CENTER—SCRIBED "1/4S22 BT"



⑪ 1/4 CORNER 23 & 24

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
19" FIR, S 89° E, 12.4' TO CENTER—1972 LANE COUNTY BEARING TREE
13" OAK, S 25° W, 30.3' TO CENTER—1972 LANE COUNTY BEARING TREE
21" FIR, N 8° W, 5.8' TO CENTER—1972 LANE COUNTY BEARING TREE

⑫ SOUTHEAST CORNER DLC NO. 43

FOUND: MAG NAIL AND LCO WASHER PER RE-ESTAB 14953

⑬ NORTHEAST CORNER DLC NO. 44

FOUND: MAG NAIL AND LCO WASHER PER RE-ESTAB 15706

⑭ SOUTHWEST CORNER DLC NO. 43

FOUND: MAG NAIL AND LCO WASHER PER RE-ESTAB 15705

⑮ WEST-NORTHWEST CORNER DLC NO. 44

FOUND: 2 3/8" LANE COUNTY BRASS CAP "1973"
IN MONUMENT CASE PER RE-ESTAB 15707

⑯ 1/4 CORNER 22 & 27

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
36" FIR, S 81° W, 26.9' TO CENTER—1972 LANE COUNTY BEARING TREE

⑰ SECTION CORNER 22, 23, 26, 27

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
10" FIR, N 2° E, 3.5' TO CENTER—CSF 8414 BEARING TREE
24" FIR, S 85° W, 27.8' TO CENTER—1972 LANE COUNTY BEARING TREE

⑱ 1/4 CORNER 23 & 26

FOUND: 2 3/8" LANE COUNTY BRASS CAP ON 2" IRON PIPE "1972"
25" OAK, N 75° W, 67.9' TO CENTER—1972 LANE COUNTY BEARING TREE
23" OAK, N 27° W, 23.7' TO CENTER—1972 LANE COUNTY BEARING TREE

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LAND SURVEYOR

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OREGON
JULY 16, 1982
DANIEL W. BAKER
1978

EXPIRES 12/31/17

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SHEET 3 OF 3

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CLIENT: HEIDI N. SAUSE TRUST AND PHILLIP DAVIDSON

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