

PROPERTY SURVEY
SECTION 25, T28S, R14W, W.M.
COOS COUNTY, OREGON
AUGUST 2016

SURVEY BY:
HOSTETTER LAND SURVEYING
 63538 PINTAIL DR.
 COOS BAY, OREGON 97420

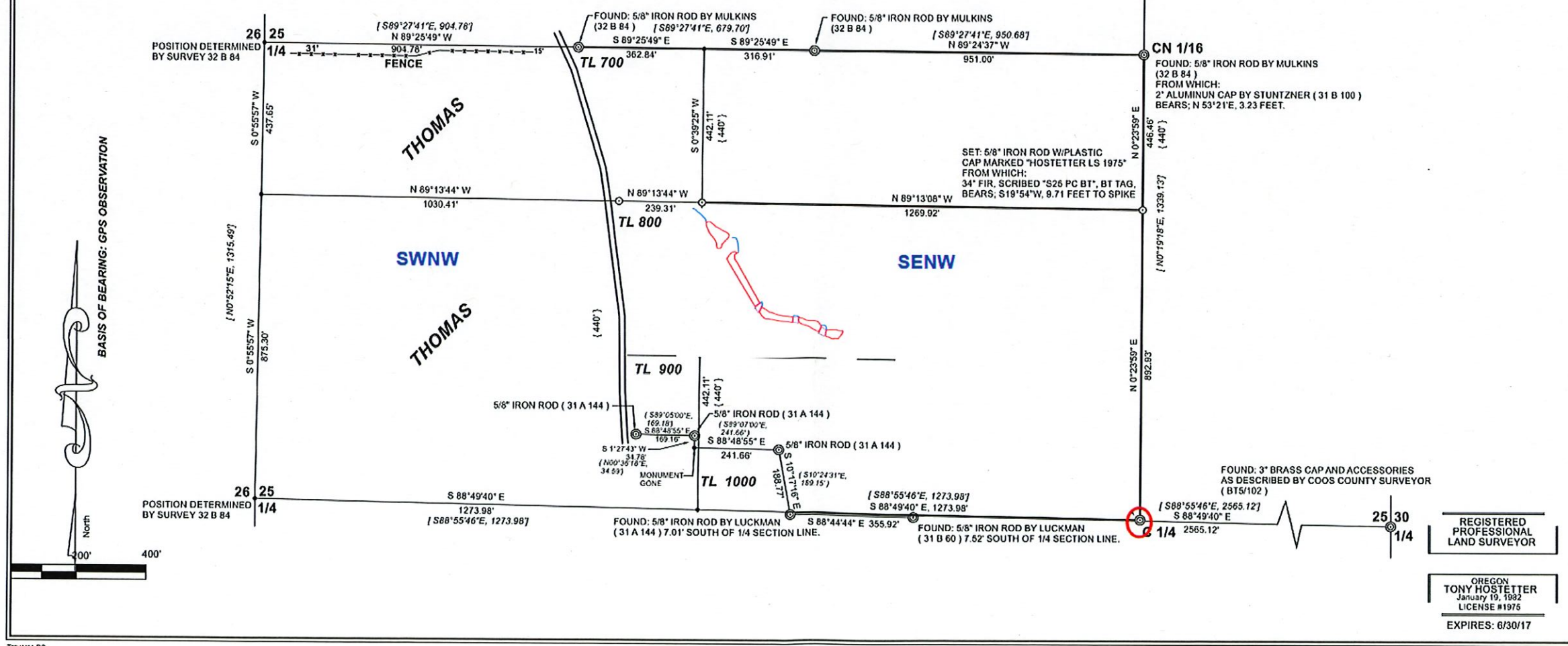
SURVEY FOR:
NICK THOMAS
 86895 NORTH BANK LN.
 COQUILLE, OREGON 97423

GREG WARF
 868190 NORTH BANK LN.
 COQUILLE, OREGON 97420

LEGEND

•	CALCULATED POINT NOT FOUND OR SET
○	CORNER SET
⊙	CORNER FOUND
⊙ [S89°27'41"E, 950.68']	SURVEY RECORD 32 B 84
⊙ (S10°24'31"E, 189.15')	SURVEY RECORD 31 A 144
—	LINE MARKED
{ 440' }	DEED RECORD

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES OF OF PARCELS IN THE S 1/2 OF THE NW 1/4 OF SECTION 25, T28S, R14W, AS SHOWN. THE SUBDIVISION OF SECTION 25 IS BASED ON A 2004 SURVEY BY CLYDE MULKINS (32 B 84). THE C 1/4 WAS ESTABLISHED BASED ON MULKIN'S POSITION BY TIES TO THE N 1/4 AN E 1/4. THIS SECTION WAS ALSO SUBDIVIDED BY LUCKMAN IN 1978 AND STUNTZNER IN 1993 (31B100). THE LUCKMAN SURVEY USED A MONUMENT FOR THE SE CORNER OF SECTION 25 THAT WAS LATER DETERMINED NOT TO BE THE ACTUAL SECTION CORNER. THE MONUMENTS SET BY LUCKMAN ON SURVEY 31A144 ARE BASED ON HIS 1978 SECTION SUBDIVISION AND AS SUCH MAY OR MAY NOT BE THE ACTUAL PROPERTY CORNERS BETWEEN TL 900 AND TL 1000. THE MONUMENTS SHOWN ON THIS PLAT WHICH WERE SET LUCKMAN (31 A 144) WERE NOT USED AS CONTROL FOR THIS SURVEY. THE C 1/4 ESTABLISHED BY STUNTZNER IN 1993 (31B100) DETERMINED BY MULKINS TO BE OUT OF POSITION WAS ALSO NOT USED BY THIS SURVEY.
 BEARINGS ARE BASED ON GPS OBSERVATION. LINE WAS MARKED WITH RED FLAGGING ON BOTH SIDES OF LINE HAVE BEEN BLAZED AND PAINTED. BT TAGS PLACED ON NEW BTS. LIST THE MEASUREMENT FROM A 6" SPIKE, PLACED IN THE ROOT COLLAR BELOW THE FACE, TO THE CORNER MONUMENT.
 EQUIPMENT: NIKON NIVO 6C TOTAL STATION AN ASHTECH 'LOCUS' GPS RECEIVERS.



COOS COUNTY
 DATE RECEIVED
 DATE RECEIVED
 COOS COUNTY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 TONY HOSTETTER
 January 19, 1982
 LICENSE #1976
 EXPIRES: 6/30/17

RECEIVED
 JUL 10 2023
 OWRD