

COUNTY SURVEYORS FILE DATA  
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# PLAT of LAND SURVEY

in the  
NW 1/4, SW 1/4, Sec. 27, T. 31 S., R. 4 W., W.M.  
Douglas County, Ore.

July 20, 1974

FOR - Gerald Brady and Charles Peterson  
Cow Cr. Rd.  
Azalea, Ore.

BY - Ronald A. Brandt, P.E. 6803  
P.O. Box 427  
Glendale, Ore.

FILED ✓  
RECEIVED ✓  
JUL 30 1974

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
✓

EC 1/16, Sec. 27, intact

from which bears a -  
1" I.P., S 17° E, 2.97' at  
fence corner.

### MONUMENTS:

found - ◊ = brass cap, 1972 Cadastral Surv., not yet recorded.  
set - ○ = 3/4" x 42" I.rod, 6" high, threaded at ends.

BASIS - of - BEARING: solar observation under partial cloudiness.

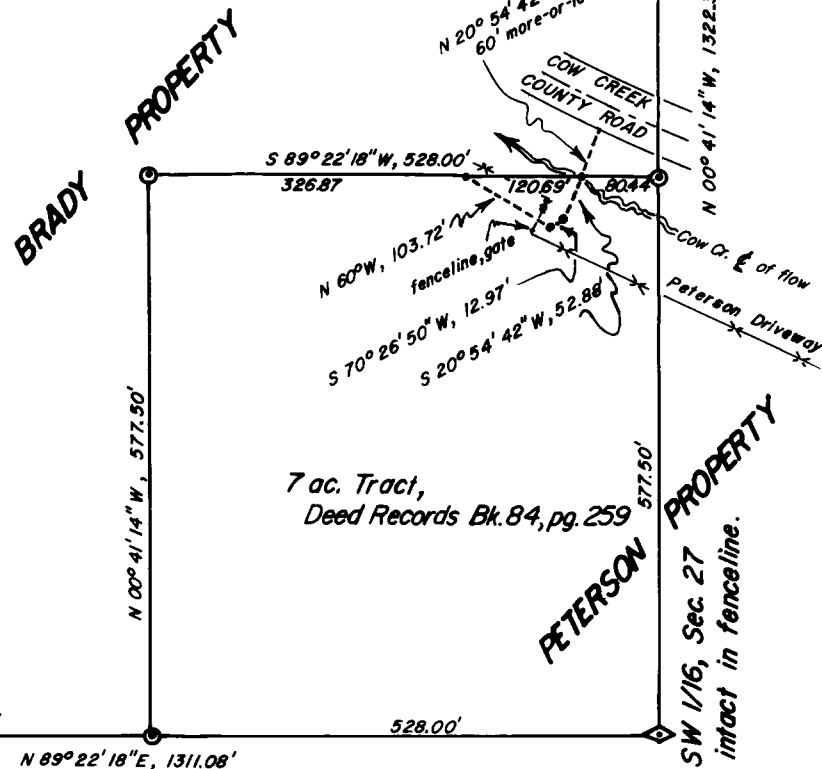
CENTERLINE ACCESS EASEMENTS: -----

SCALE: 1 in. = 200 ft.



S 1/16, Sec. 27-28,  
intact, 4' North of fence.

from which bears a -  
67" D.F. N 63° W, 8.58'  
11.3" H.K. S 29° 20' E, 27.72'



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Ronald A. Brandt, P.E. 6803  
P.O. Box 427,  
Glendale, Oregon 97442

July 20, 1974

NARRATIVE OF LAND SURVEY in the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 27, T. 31 S., R. 4 W., W.M.,  
Douglas County, Oregon.

Survey for- Gerald Brady and Charles Peterson  
Cow Creek Road,  
Azalea, Oregon

PURPOSE: to establish the SW, NW, and the NE corners of the 7 acre tract described in Douglas County Deed Records, Book 84, page 259 by using the 1/16 th corners established in a 1972 Department of the Interior, Cadastral Survey, not yet of record at the County Land Surveyor's Office but acceptable as true corners by the two owners involved and in conjunction prepare descriptions for access easements;

METHOD AND PROCEDURE: closed-random traverse about the 7 acre tract with open-traverse ties to the S 1/16 th Corner, Sec. 27-28, and the SW 1/16 th, Sec. 27 and the WC 1/16 th Corner, Sec. 27, T. 31 S., R. 4 W., W.M.; initial error-of-closure in the closed-traverse was 1 in 8816; after balancing the traverse, corner points were calculated and monumented with  $\frac{3}{4}$ " x 42" iron rods threaded on both ends and set 6 inches high; bearing points were not taken;

BASIS-OF-BEARING: by solar observation the afternoon of July 17, 1974 under conditions of partial cloudiness;

EQUIPMENT: a 30 second Gurley Transit and a 1974 Lufkin 300 ft. steel tape with divisions in 100 th's;

INDIVIDUALS and DATES: the survey began July 12 th and was completed on July 18, 1974 with witnesses being Charles Dehn and the landowners;

REFERENCES: the following of record or to be of record in the Douglas County Courthouse, Roseburg, Oregon as follows-

- 1) Recorder's Office, Deed Records Book 84, page 259;
- 2) Land Surveyor's Office, Survey Records
  - a) survey by George Wenderoth of NW $\frac{1}{4}$ , Sec. 27 in 1947 and
  - b) survey to be of record likely in 1974 by the Dept. of Interior (1972) monumenting the 1/16 th corners used in this survey as well as other corners in Sections 27 and 28;

DESCRIPTIONS:

Access Easements-

I. Peterson to Brady, as follows

BEGINNING at a point located N 00° 41' 14" W, 577.50 ft. and S 89° 22' 18" W, 80.44 ft. from the SW 1/16 Corner (SE Corner of the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ ), Section 27, T. 31 S., R. 4 W., W.M., Douglas County, Oregon, said point lying on the north line of a 7 acre tract situate in the SE Corner of the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , said Section 27, said point lying on the centerline of a log stringer bridge extending across Cow Creek;

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JULY 20, 1974

I. (continuation of description)

thence S 20° 54' 42" W, 52.88 ft. following the extended bridge centerline to a point;

thence S 70° 26' 50" W, 12.97 ft. to a point;

thence N 60° W, 103.72 ft. to a point on the north line of said 7 acre tract, said point located S 89° 22' 18" W, 120.69 ft. from the point of beginning;

above description being that of centerline for a 20 ft. access easement with the side boundaries lying at right angles and distance of 10 feet from the described centerline; side boundaries extended and shortened to provide continuous side boundaries from beginning to end of easement and intersecting the north line of said 7 acre tract at four points.

II. Brady to Peterson, as follows

BEGINNING at a point located N 00° 41' 14" W, 577.50 ft. and S 89° 22' 18" W, 80.44 ft. from the SW 1/16 Corner (SE Corner of the NW 1/4, SW 1/4), Section 27, T. 31 S., R. 4 W., W.M., Douglas County, Oregon, said point lying on the north line of a 7 acre tract situate in the SE Corner of the NW 1/4, SW 1/4, said Section 27, said point lying on the centerline of a log stringer bridge extending across Cow Creek;

thence N 20° 54' 42" E, 60 ft. more-or-less to a point on the southerly boundary of the Cow Creek County Road;

above description being that of a centerline for a 20 ft. access easement with the side boundaries lying at right angles and distance of 10 feet from the described centerline; side boundaries extended and shortened to meet the north boundary of the 7 acre tract at two points and to meet the southerly boundary of County Road at two points.

