

M 91-27

SURVEY TO ESTABLISH PROPERTY BOUNDARIES

in the NW 1/4 and SW 1/4, Sec. 29, T 24 S, R 7 W W M.

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For: Patricia Cagle  
(See accompanying map)

By: Baughman Tech. Serv.

P.O. Box 222

Roseburg, Or

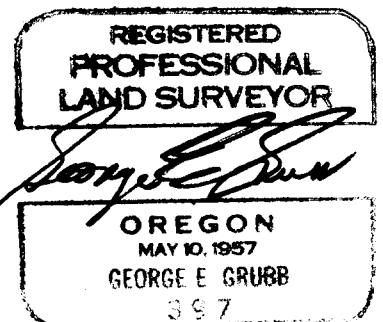
MAR 3 1982

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

NARRATIVE

The purpose of this survey was to monument that property described on Vol. 383, Pg. 734, Deed Records of Douglas County, Oregon. Field work commenced on Feb. 5, 1982 and monuments were set on Feb. 17, 1982. The nature, wording and qualifications of the deed description required it to be treated as a metes and bounds and further necessitated a subdivision of the SW 1/4 of Sec. 29, T.24S., R.7W.,W.M. Although earlier surveys had been made in the vicinity, no true subdivision of the section had been made previous to this time.

Monuments set by Don Garrett in 1971 for H. Whitted as part of a survey on file as M44-18 with the County Surveyors office and monuments set by Garrett in 1973 for Serafin as part of a survey on file as M47-52 with the County Surveyors office were traversed and are shown in their exact relation to true line on the map face itself. Monuments set by Bloom in 1980 for Serafin as part of a survey on file as M83-38 were traversed and used as a basis of bearing. In the course of the survey, certain overlaps and gaps were found between deed descriptions in the area. Those pertaining to the subject property are shown on the map face as are fences and other encroachments found in the field. Work in the field was performed by L. Fanning and K. DeGroot. Instruments used include a Wild T-1, Lietz TM-20C, and Hewlitt Packard 3805. Calculations were made by L. Fanning on a Wang floppy disk computer.



C.S. File No. 58/223-7 A

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CORNER DESCRIPTIONS

At the Section Corner common to sections 19,20, 29 and 30 of T 24 S, R 7 W, I found a 1" axle as set by H. L. Eppstein in 1926, from bearing trees by Eppstein: A 30" Douglas Fir stump with scribe marks "BT" visible, with windfallen snag alongside with James Byrons scribe marks "T 24 S, R 7 W, S 29" visible. Stump bears S 89° E, 28.4 ft.

A 22" badly rotted D. Fir stump with scribe mark "9" visible bears N 44° W, 40.9 ft.

and bearing trees by James Byron in 1958-a 30" double White Oak with healed blaze bears N 86° E, 68.0 ft.

a 15" windfallen and rotted D. Fir with scribe mark "T 24 S, R 7 W, S 19 CS BT" visible bears N 29° W, 100.3 ft.

and bearing trees marked by Powell in 1970-a 24" D Fir with healed blaze bears N 15° E, 87.5 ft.

and a 24" D Fir, 20 ft. high broken top, alive, with healed blaze bears N 44° W, 91.0 ft. Ren. #8, #36, and #115.

At the 1/4 corner common to Sections 28 and 29 of T 24 S, R 7 W, I found a 1" iron pipe, firmly set, projecting 12" above the ground with a 2½ inch brass cap marked:

COUNTY SURVEYORS OFFICE

T24S R7W

¼ S29 | S28

1960

Also found rusted ½" IP alongside (note: Corner falls under 60" downed fir) from which an original bearing tree: The rotted remains of a 24" W. Oak bears N 1° E, 126.7 ft.

A 22" windfallen and rotted D. Fir bears S 81° E, 21.0 ft.

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And bearing trees marked by James Byron in 1960 -- a 20" D. fir snag with scribe marks "¼ S29 CS BT" visible on an unhealed blaze bears N 57½° W, 110.0 ft.

a 20" windfallen D. fir with scribe marks "¼ S28 CS BT" visible on rotted blaze bears N 58½° E, 78.7 ft.

and new bearing trees:

a 9" W. fir bears N 24° E, 27.0 ft., scribed "¼ S 28 BT on double blaze.

a 11" D. fir bears N 44° W, 36.3 ft., scribed "¼ S29 BT on double blaze.

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At the Section Corner common to Sections 20, 21, 28 and 29 of T 24 S, R 7 W W M, I found a 1" iron pipe firmly set, projecting 12" above the ground with a 2½ inch brass cap marked: **FILED**

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T24S R7W  
S20 | S21  
S29 | S28  
1960

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from which an original bearing tree, a 48" windfallen D. fir with healed blaze bears N 22° E, 17.0 ft.

and bearing trees marked by Eppstein in 1928 - a 54" D fir with healed blaze bears S 51° E, 17.8 ft.

an 18" D. fir with healed blaze bears S 60° W, 35.6 ft.

and bearing trees by James Byron in 1960 - a 40" windfallen D. fir with no bark scribe marks visible, bears N 39° W, 101.0 ft.

At the ¼ Section Corner common to Sections 29 and 30 of T 24 S, R 7 W W M I found a 1 inch iron pipe, firmly set, projecting 6" above the ground with a 2½ inch Brass Cap marked:

COUNTY SURVEYORS OFFICE  
T24S R7W  
¼ S30 † S29  
1971

From which the original bearing trees: a 30" W. Oak with scribe marks "¼" visible on an opened blaze bears S 32° E, 18.5 ft.

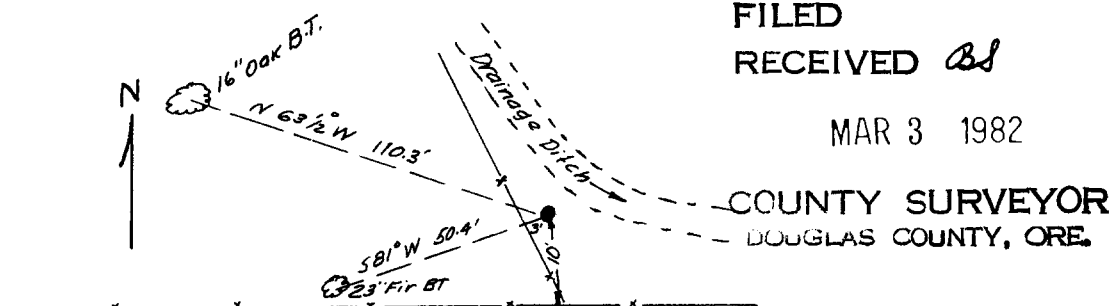
(Rec. S 26° E)

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A 40" White Oak with healed blaze bears S 76° W, 137.3 ft. and a bearing tree by Tracy in 1971 - a 26" White Oak with healed blaze bears N 78° E, 58.8 ft.

At the  $\frac{1}{4}$  Section Corner common to Sections 29 and 32, T24S, R7 WWM, I could not find the brass-cap set by Larry D. Bishop, LS 896 in 1970 (Re. M40-58). I set a 5/8" x 30" iron rod, 29" in the ground with a yellow plastic cap stamped "BAUGHMAN TECH SERV" from two (2) found bearing trees set by Bishop - a 13" now 23" D. Fir bears S 81° W, 50.4 ft. with a healed blaze and a 16" Oak bears N 63 $\frac{1}{2}$ ° W, 110.3 ft. with a healed blaze. Both trees are in good condition.

#117 The corner lies 3 ft. East of fence on West bank of drainage ditch and 10 ft. North of E-W fence. See sketch below. Ren. #110.



At the Section Corner common to Sections 29, 30, 31 and 32, T24S, R7WWM, I found a 2" sq. iron pipe set flush with the ground at a fence corner with fences to the North and East, from which - a 14", now 21", Black Oak bears N 41° W, 27.7 ft. with good scars.

a 12", now 14" White Oak bears S 22° E, 33.7 ft, with open face but no scribe marks visible.

a 15", now 20", White Oak bears S 52° W, 41.5 ft. with healed blaze.

an 8", now 9", D. Fir bears N 50° E, 8.3 ft. with healed blaze.

a 9", now 11", D. Fir bears S 37° E, 14.8 ft. with healed blaze.

Ren. # 116.

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At the  $\frac{1}{4}$  corner common to Section 20 and 29 of T24S, R7WWM, I set a 5/8" x 30" iron rod with a yellow plastic cap stamped "BAUGHMAN TECH SERV" 26" in the ground, from which new bearing trees - an 8" D. Fir bears S38° W, 17.1 ft. scribed " $\frac{1}{4}$  S29 BT"

a 6" D. Fir bears N 3° W, 50.6 ft scribed " $\frac{1}{4}$  S20 BT"

NOTE: Lying next to the tree in Section 20, I found the root wad and 20' of trunk of an 8" fir tree down and badly rotted. Inspection revealed a double face and scribe marks "S  $\frac{1}{4}$  BT" visible. Impossible to determine where this tree originally stood. A thorough search was made for the  $\frac{1}{2}$ " buggy axle, but it was not found,

#148

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