

COUNTY SURVEYORS FILE DATA
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SURVEY OF LOT 76 MELROSE ORCHARDS

IN THE SW 1/4 OF SECTION 25, T.26 S. R.7 W. W.M.

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BY: BAUGHMAN TECHNICAL SERVICES
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ROSEBURG, ORE. 97470

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October, 1981

NARRATIVE

The purpose of this survey was to locate and monument the property boundaries of Lot 76 Melrose Orchards. A closed loop, random line traverse was run around the perimeter of Lot 76, tying all found corner monuments and fence lines, and to the Southwest Section Corner and the South 1/4 Section Corner of Section 25. Equipment used was a Leitz TM 20-C theodolite and a Precision International Beetle 1000 EDM.

The position of the West Line of Lot 76 was controlled by the West 1/4 Section Corner and the Southwest Section Corner of Section 25. These corners were renewed by James Byron, Deputy Douglas County Surveyor, in 1959 as per CS 441108. The Southwest Corner of Lot 76 was proportioned between these corners using original plot distances. At a position 0.15' South and 0.05' west of the proportioned position for this corner a 5/8" iron rod, not of record, was found and therefore the true Southwest Corner of Lot 76 was not monumented. The West 1/4 Section Corner of Section 25 was accepted as the Northwest Corner of Lot 76. Previous surveys which have retraced all or part of the South 1/2 of the West Line of Section 25 that were used as references are a survey on file as M 20-22 by James W. Byron in February, 1961; a survey on file as M 34-59 by Bruce R. Rodgers in September, 1967; two surveys by R.H. Gee on file as M 37-76 in May, 1969 and as M 46-12 in June, 1972; and two Minor Land Partitions by Victor M. McInd of file as M 66-50 in June, 1977 and as M 72-59 in July, 1978.

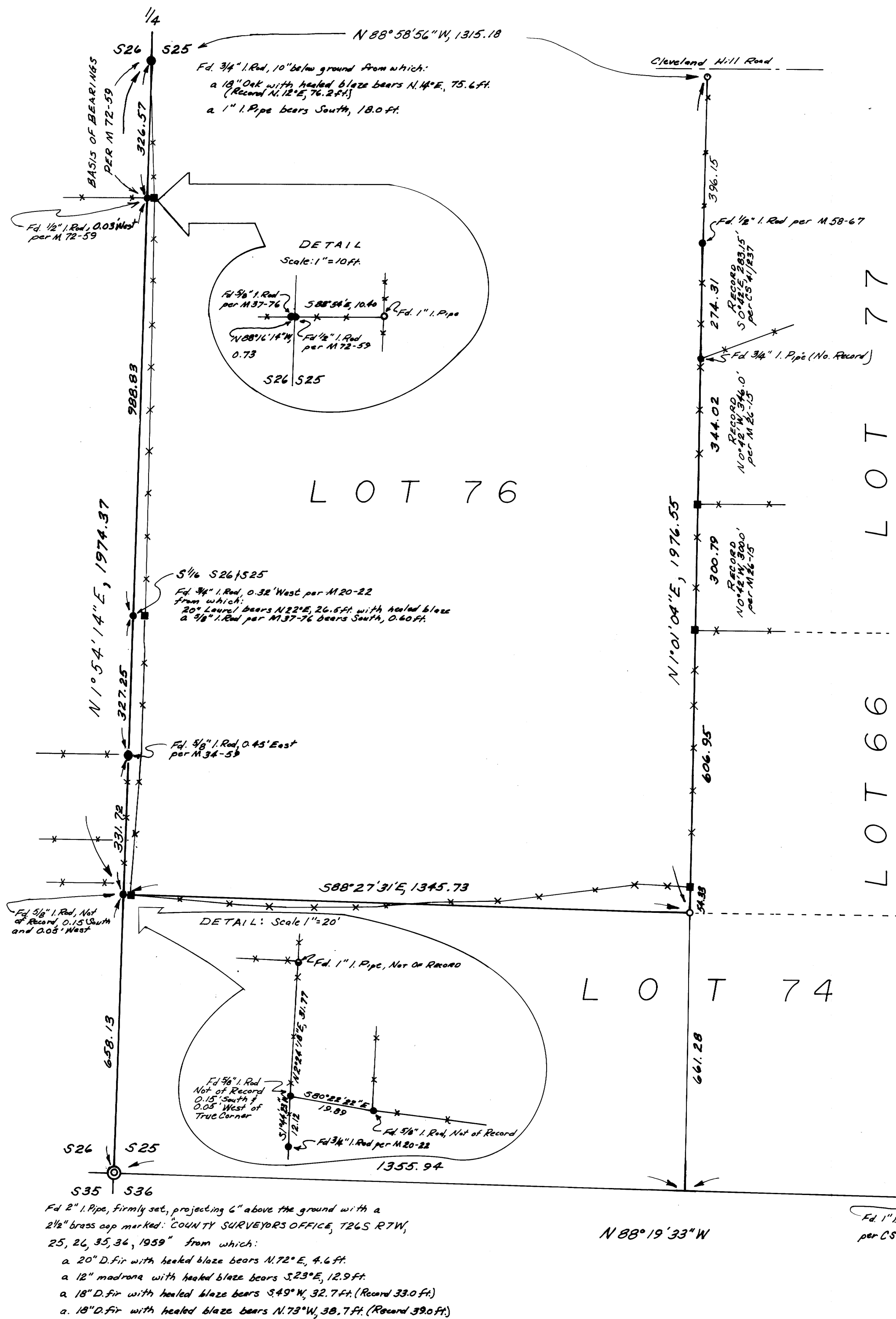
Survey references for the East Line of Lot 76 are a survey by A. Boyer in October, 1939 on file as CS 16-44 which called a found original hub at the Northeast Corner of Lot 76 and a fence line along the East Line; a survey on file as M 26-15 by N.E. Richardson in July, 1947 of part of Lot 77 which did not indicate the nature of monuments found or set along this line; a survey on file as CS 41/237 by Edwin S. Woodford in December, 1953 which also did not indicate whether monuments were found or set; and a survey on file as M 58-67 by Glenn S. Baughman in November, 1975 under which two iron rods on the East Line of Lot 76. Evidence found along the East Line of Lot 76 include a 1/2" iron rod at the Southwest Corner of Baughman's Survey (the Northwest Corner of this survey was destroyed during the reconstruction of Cleveland Hill Road), a 3/4" iron pipe in a fence corner at the Northwest Corner of Tract 3 of Richardson's Survey, and fence corners at the Northwest and Southwest Corners of Tract 1 of Richardson's Survey. The latter fence corner was accepted as the Southwest Corner of Lot 77 because distances measured to corners north of it nearly match Richardson's Record and also by adding the measured distances to the 1/2" iron rod at the Southwest Corner of Baughman's Survey to his record distance to the Southerly Right of Way of Cleveland Hill Road equal 1318.83', very near the record plot distance of 1320' for this line. The corner found are on line with each other and with a fence corner near the Southeast Corner of Lot 76 and establish the East Line of Lot 76. This fence corner was not accepted as the Southeast Corner of Lot 76 because meandering nature of the fence line along the South Line of Lot 76 leading into it. The Southeast Corner of Lot 76 was proportioned between the Southwest Corner of Lot 77 and the South Line of Section 25 and placed on the line established as the East Line of Lot 76. The Northeast Corner of Lot 76 was placed on the East Line of Lot 76 at a distance of 20' south of the as-built centerline of Cleveland Hill Road.

The South Line of Lot 76 was inverted between the Southeast and Southwest Corners. The North Line follows the Southerly Right of Way of Cleveland Hill Road and was not surveyed. The dimension shown along the North Line is for informational purposes only.

Scale: 1" = 200'

LEGEND

- ⊙ Fd. Brass Cap
- Fd. Iron Rod (as noted)
- Fd. Iron Pipe (as noted)
- Fd. Fence Corner
- ✕ Fence Line
- Set 1/2" x 2 1/4" Iron Rod



LOT 77
LOT 76
LOT 74

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. DeShoot
OREGON
JULY 27, 1978
KRISTIAN O. DESHOOT

MAP FILE M89-51