

# RECORD OF SURVEY

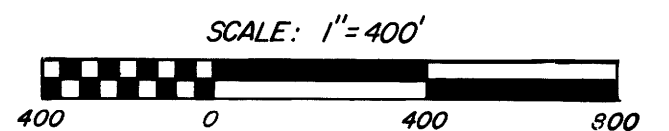
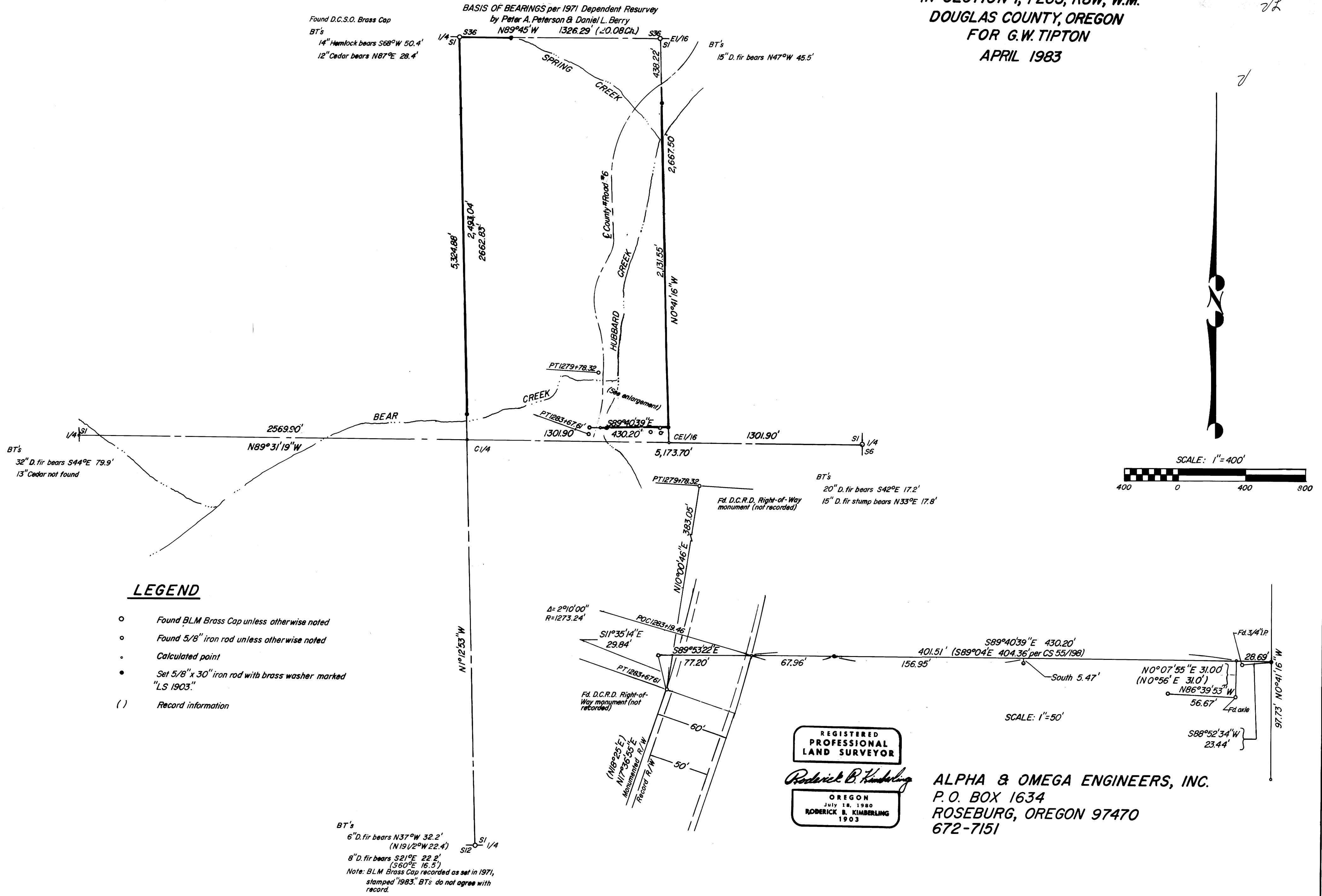
IN SECTION 1, T26S, R8W, W.M.  
DOUGLAS COUNTY, OREGON  
FOR G.W. TIPTON  
APRIL 1983

58/259M  
M 94-3

Found D.C.S.O. Brass Cap  
BT's  
14" Hemlock bears S68°W 50.4'  
12" Cedar bears N87°E 28.4'

BASIS OF BEARINGS per 1971 Dependent Resurvey  
by Peter A. Peterson & Daniel L. Berry

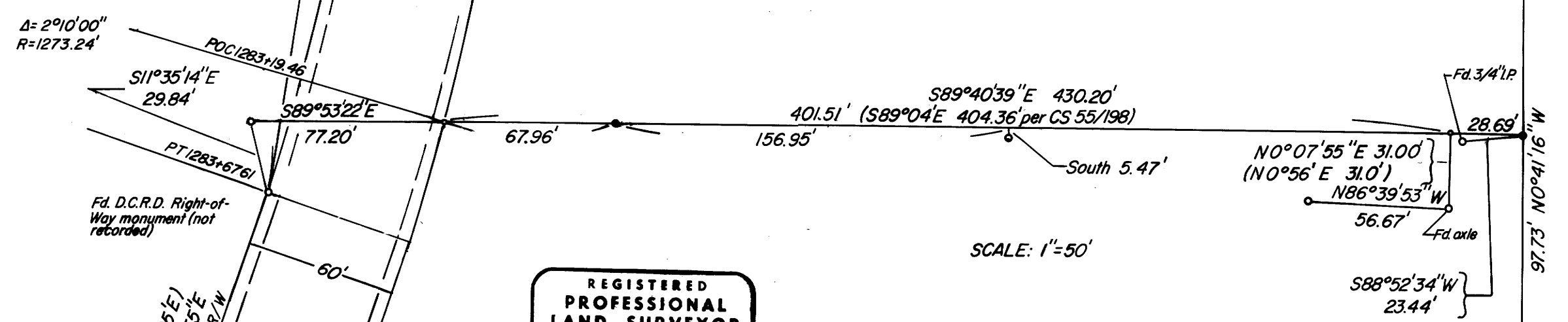
BT's  
15" D. fir bears N47°W 45.5'



### LEGEND

- Found BLM Brass Cap unless otherwise noted
- Found 5/8" iron rod unless otherwise noted
- Calculated point
- Set 5/8" x 30" iron rod with brass washer marked "LS 1903"
- ( ) Record information

PT1279+78.32  
 PT1283+67.61  
 PT1279+78.32  
 Fd. D.C.R.D. Right-of-Way monument (not recorded)  
 BT's  
 20" D. fir bears S42°E 17.2'  
 15" D. fir stump bears N33°E 17.8'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

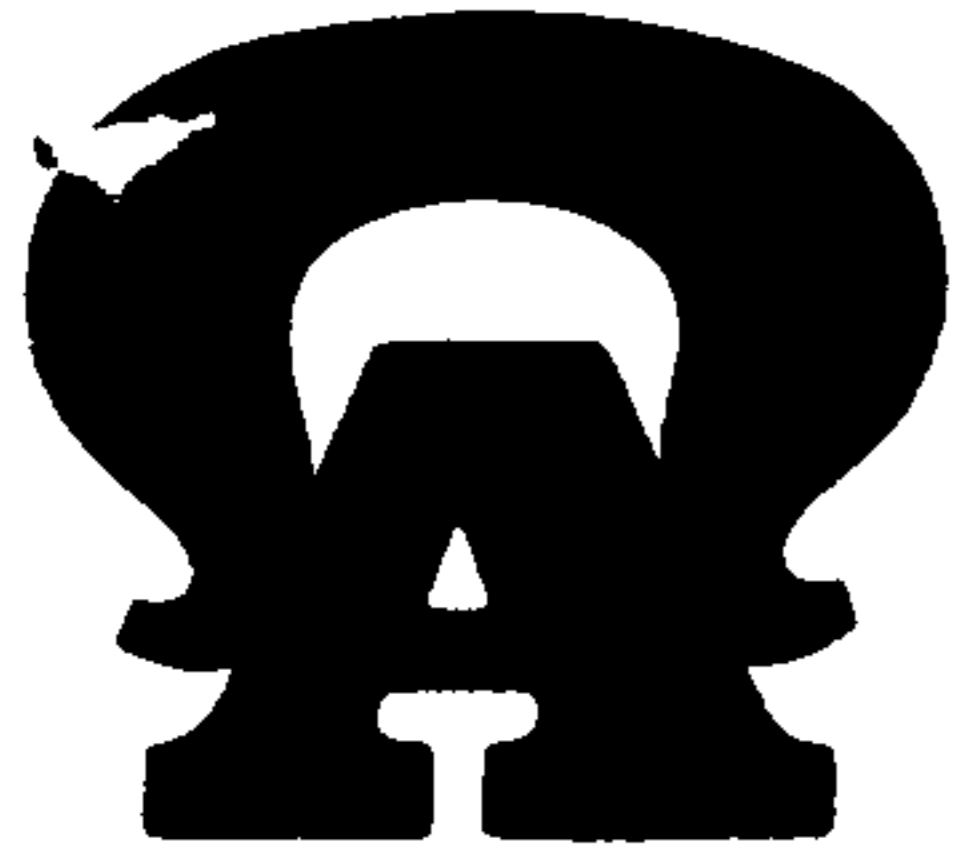
*Roderick B. Kimberling*

OREGON  
JULY 18, 1980  
RODERICK B. KIMBERLING  
1903

ALPHA & OMEGA ENGINEERS, INC.  
P.O. BOX 1634  
ROSEBURG, OREGON 97470  
672-7151

BT's  
 6" D. fir bears N37°W 32.2'  
 (N19°29'W 22.4')  
 8" D. fir bears S21°E 22.2'  
 (S60°E 16.5')  
 Note: BLM Brass Cap recorded as set in 1971,  
 stamped '1983'. BT's do not agree with record.

Map File M 94-3  
58/259M



**ALPHA  
AND  
OMEGA  
ENGINEERS  
INC.**

M 9 4 - 3

FILED ✓  
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MAY 2 1983

Subdivisions-Planning-Studies  
Design-Inspection  
Estimating-Surveying

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

● Roseburg, Oregon 97470

● Phone (503) 672-7151

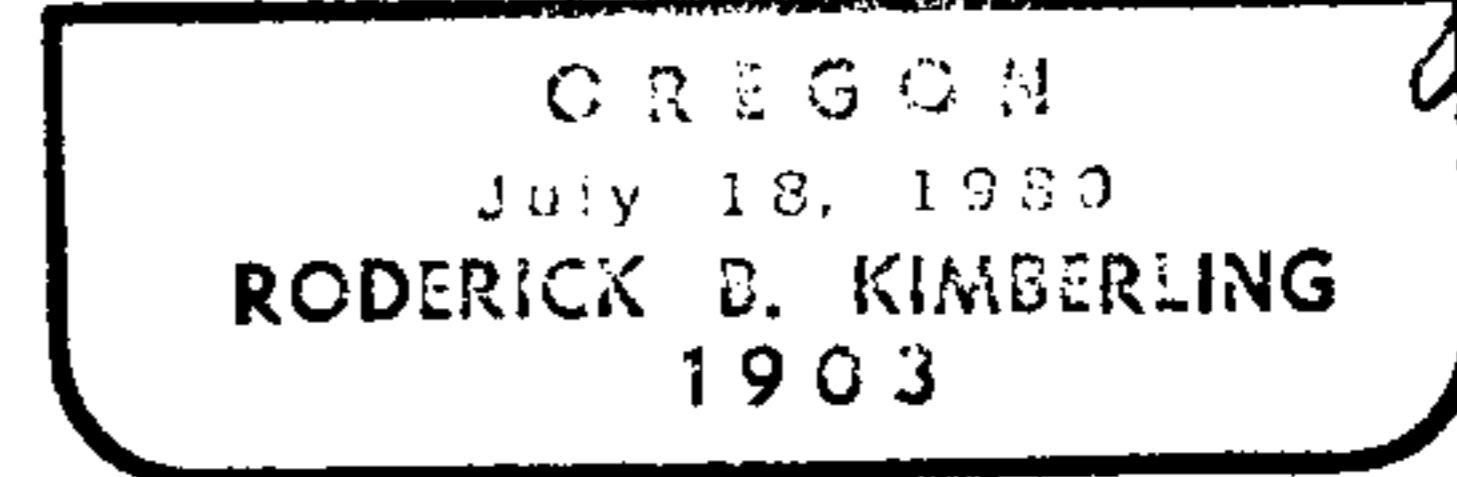
April 29, 1983

NARRATIVE

for Bill Tipton Property Survey- See separate plat  
in N.E. ¼ Sec 1, T26S, R8W, W.M.



*Roderick B. Kimberling*



PURPOSE: To monument and mark lines of the G.W. Tipton property, described  
in Deed Ref. Number 78-00898, Deed Records of Douglas County, Oregon.

RESEARCH OBSERVATIONS:

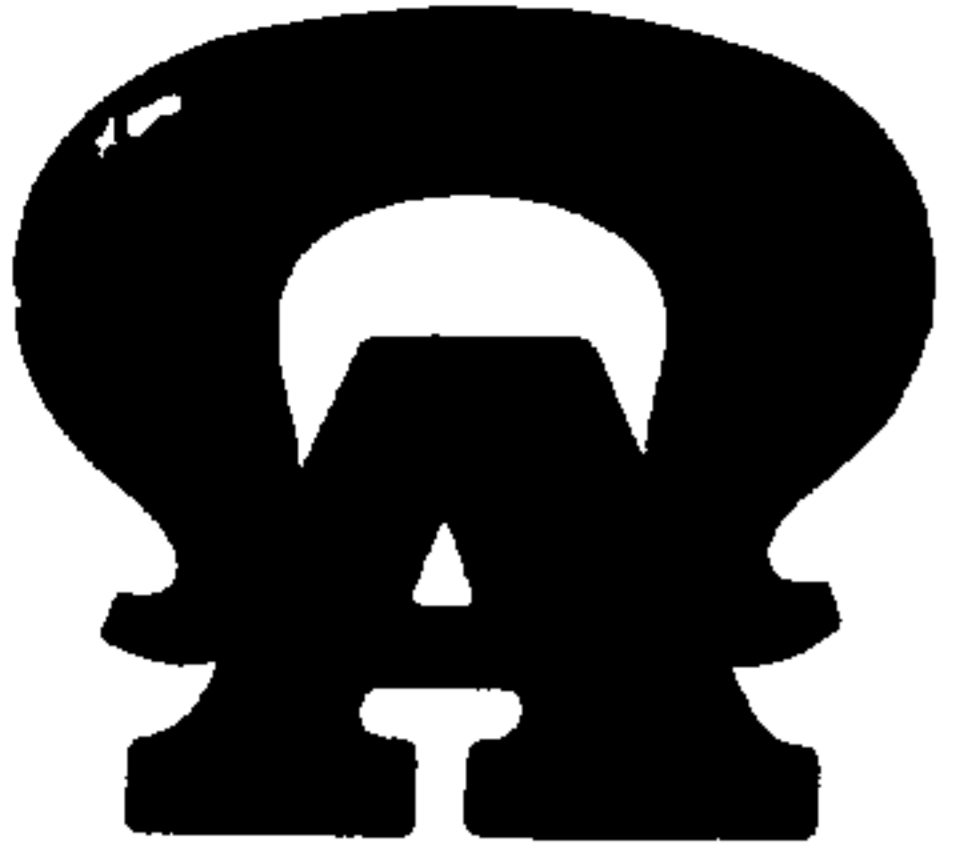
1. Right-of-way - Douglas County Road #6 - Station 1266+95.37 to 1283+67.61  
Douglas County Road #6 (Hubbard Creek Road) right-of-way is described  
in Landowner's Petition, 1950, Docket 772 as being 25 feet each side  
of centerline from Engineer's Station 1266+95.37 to the southerly  
boundary of the (Tipton) property. Unrecorded 5/8" iron rods with  
right-of-way posts marked "DCRW" were found monumenting a 60' wide  
right-of-way. Stationing and curve information were established from  
a preliminary design of Hubbard Creek Road furnished by the Douglas  
County Engineering Department.
2. Quitclaim Deeds 71-7395 and 71-7856 were not referred to in the  
Tipton Deed.
3. The survey recorded in CS 55/198, Douglas County Surveyor's Office  
by Bruce Rogers shows three set monuments on the line described in  
Deeds 71-7395 and 71-7856, and an apparent reference monument. It  
also shows a found axle referencing the Northeast Corner of that survey.

PROCEDURE:

1. Our Basis of Bearings is N89°45'W between the Quarter Corner and E1/16  
Corner common to Section 1, T26S, R8W, W.M. and Section 36, T25S, R8W,  
W.M., per 1971 Dependent Resurvey by Peter A. Peterson and Daniel L.  
Berry. We subdivided Section 1 according to the BLM Manual of Instruc-  
tions, as shown on the attached plat. The heavier property lines on  
our plat indicate blazed lines.

G & E No. 58/259-9A

M 94-3



ALPHA AND OMEGA ENGINEERS INC.

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Handwritten initials

MAY 2 1983

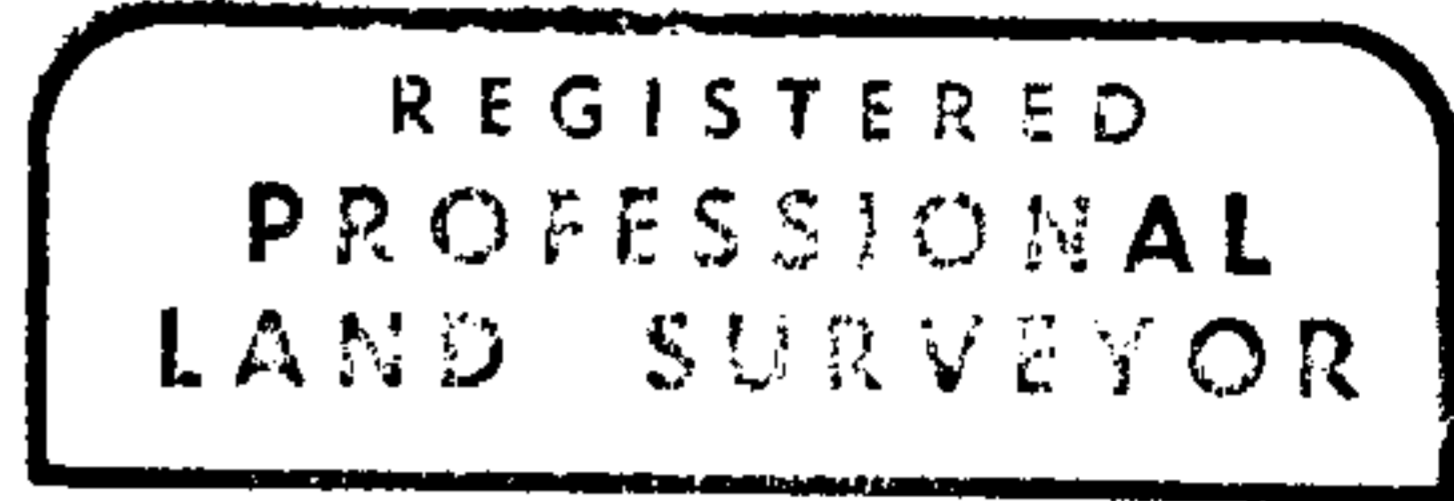
Subdivisions-Planning-Studies Design-Inspection Estimating-Surveying

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

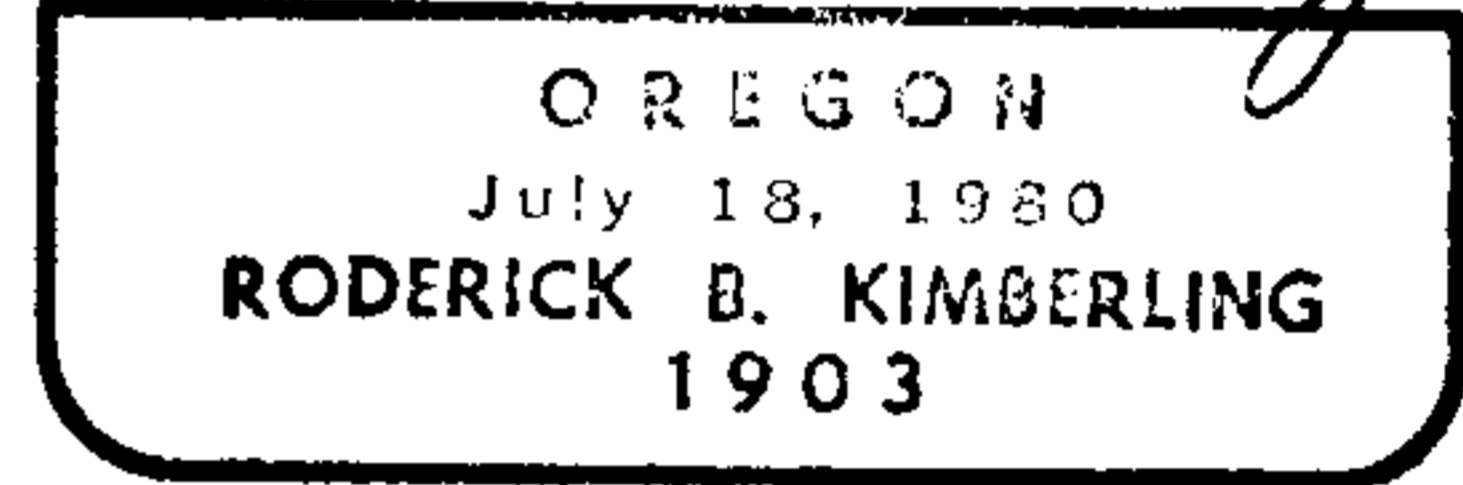
Roseburg, Oregon 97470

Phone (503) 672-7151

Narrative - Bill Tipton Property Survey - (cont.)



Roderick B. Kimberling signature



2. POC 1283+19.46 - 30' Left was calculated from unrecorded 5/8" iron rods at PT1279+78.32 - 30' Right and PT 1283+67.61 - 30' Right. The Preliminary Design bearings of County Road #6 were rotated to our bearings. The same rotation was used to rotate the bearing of the line shown on CS 55/198 from an axle to the easterly point of the line described in Deed Recorder's Numbers 71-7395 and 71-7856. The rotated bearing and record distance from the axle were used to establish a point on that line. The 3/4" iron pipe, and the 5/8" iron rods at the southeasterly area of our survey did not conform to record, so they were not used. The calculated point 30 feet left of Engineer's Station 1283+19.46 and the point calculated N0°07'55"E 31.00 feet from the found axle established the line described in the above mentioned Quitclaim Deeds. This line was then projected to the east line of the West 1/2 of the N.E. 1/4, Section 1, T26S, R8W, W.M. to establish the Southeast Property Corner.

STATION	REC. BRG.	ROT. BRG.	RECORD DIST.	MEAS. DIST.
PT 1279+78.32-30'Rt.	S82°38'E		30.00'	
PT 1279+78.32 - C	S 7°22'W		144.33'	
PC 1281+22.65 - C	S12°53'30"W		245.18'	
PT 1283+67.61 - C	N71°35'W		30.00'	
PT 1283+67.61-30'Rt.	N10°48'51"E	N10°00'46"E	383.31'	383.05'

ROTATED RIGHT-OF-WAY AND CS 55/198 BEARINGS 0°48'05" LEFT