

Survey in Lot 17, Block 2, Suksdorf-Coos Junction Orchard Tracts
In the S.E. 1/4 of Section 21, T28S, R6W, W.M.

COUNTY SURVEYORS FIELD DATA
 NOT REMOVE FROM OFFICE

FILED
 JAN 14 1987 TF
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
 TF

For : The City of Winston January, 1987

Scale : 1" = 50'

NARRATIVE * All references to lot or block are in this subdivision.

By : A. A. Surveying Service, Inc.
 2566 N.E. Stephens St.
 Roseburg, Oregon 97470
 Telephone (503) 672-2096

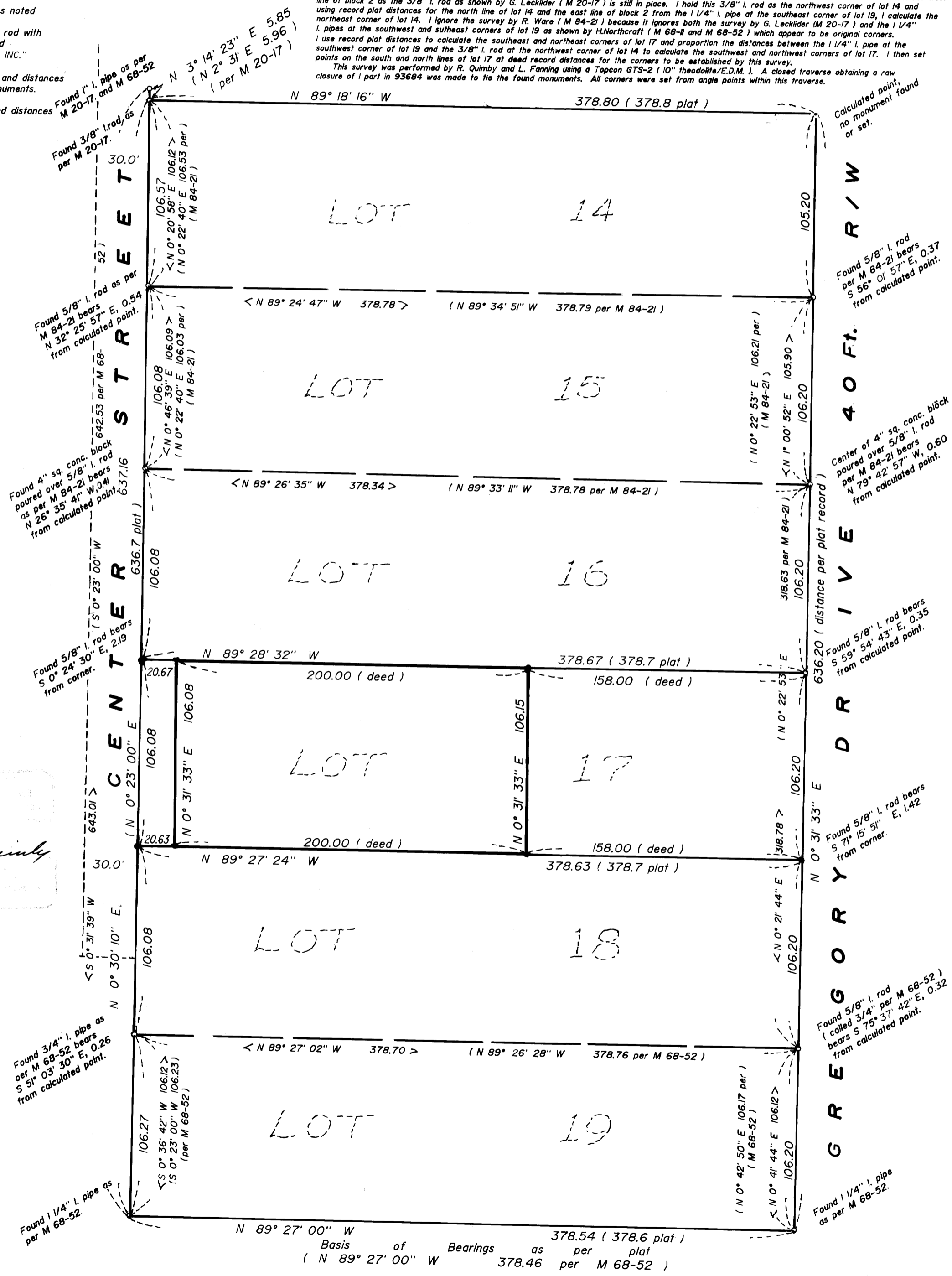
The purpose of this survey was to monument the boundaries of that portion of lot 17, block 2, Suksdorf-Coos Junction Orchard Tracts as described in reference no. 75-00556 excepting that land deeded to the City of Winston by Douglas County as described in reference no. 86-01921, deed records of Douglas County, Oregon.

Record surveys in the area include M 5-72 by H.L. Epstein in 1924, the plat of Suksdorf-Coos Junction Orchard Tracts by A. Boyer in 1947, the plat of Edward's Subdivision by A. Boyer in 1948, C.S. 42/381 and C.S. 51/113 by J. Daugherty in 1958, 1960, and 1961, M 20-17 by G.R. Lecklider in 1961, M 68-11 and M 68-52 by H. Northcraft in 1977 and 1978, and M 84-21 by R. Ware in 1980. I have found monuments from some of these surveys as shown on the annexed map. I find that the surveys by H. Northcraft (M 68-11 and M 68-52) have ignored the survey by G. Lecklider (M 20-17) which clearly shows the 3/8" I. rod at northwest corner of lot 14, block 2, Suksdorf-Coos Junction Orchard Tracts and the 1" I. pipe (5.96 per M 20-17) to the north of it. This 1" I. pipe is shown as found by J. Daugherty (called a 3/4" pipe on C.S. 42/381 and C.S. 51/113) and might have been set by H. Epstein (M 5-72) in 1924. However, this 1" I. pipe was used as a corner for property to the west of block 2 and should not be used to control the west line of block 2 as the 3/8" I. rod as shown by G. Lecklider (M 20-17) is still in place. I hold this 3/8" I. rod as the northwest corner of lot 14 and using record plat distances for the north line of lot 14 and the east line of block 2 from the 1/4" I. pipe at the southeast corner of lot 19, I calculate the northeast corner of lot 14. I ignore the survey by R. Ware (M 84-21) because it ignores both the survey by G. Lecklider (M 20-17) and the 1/4" I. pipes at the southwest and southeast corners of lot 19 as shown by H. Northcraft (M 68-11 and M 68-52) which appear to be original corners. I use record plat distances to calculate the southeast and northeast corners of lot 17 and proportion the distances between the 1/4" I. pipe at the southwest corner of lot 19 and the 3/8" I. rod at the northwest corner of lot 14 to calculate the southwest and northwest corners of lot 17. I then set points on the south and north lines of lot 17 at deed record distances for the corners to be established by this survey.

This survey was performed by R. Quimby and L. Fanning using a Topcon GTS-2 (10" theodolite/E.D.M.). A closed traverse obtaining a raw closure of 1 part in 93684 was made to tie the found monuments. All corners were set from angle points within this traverse.

LEGEND

- - Found monument as noted
- - Set 5/8" X 24" I. rod with plastic cap stamped "A.A. SURVEYING INC."
- <-> - Measured bearings and distances between found monuments.
- () - Record bearings and distances and/or references.



Ronald A. Quimby

Basis of Bearings as per plat
 (N 89° 27' 00" W 378.46 per M 68-52)