

# RECORD OF SURVEY

LOCATED IN  
SE1/4 SECTION 4, T.27S., R.7W., W.M.  
LOTS 62, 63 & 64, EDEN ORCHARDS

FILED

Date: 8-23-94 By: JP  
This survey consists of:  
Map: M 120-53  
Narrative: \_\_\_\_\_  
Corner Rpt: \_\_\_\_\_

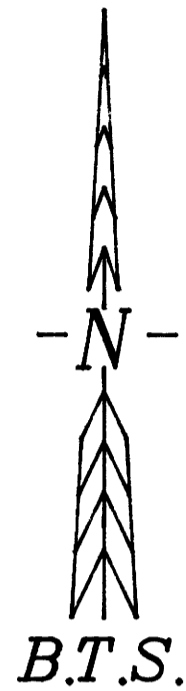
DOUGLAS COUNTY  
SURVEYOR

SCALE: 1" = 200'

JULY, 1994

SURVEYED FOR:  
ROBERT WANDELL  
1181 CALAHAN ROAD  
ROSEBURG, OR 97470

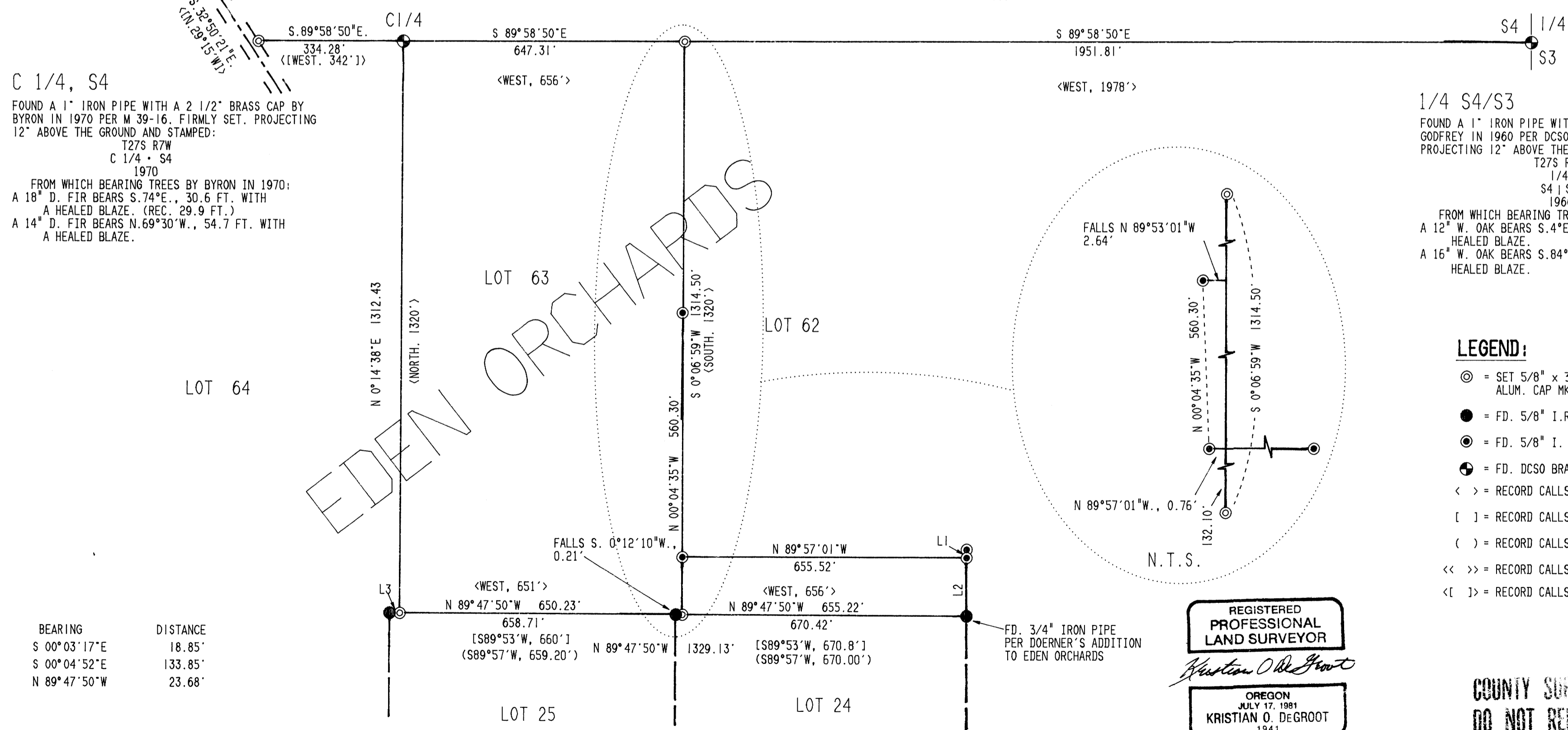
SURVEYED BY:  
BTS ENGINEERING AND SURVEYING, INC.  
431 SE MAIN  
ROSEBURG, OR 97470



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT LOT 63, EDEN ORCHARDS, AND A PORTION OF THE NORTH LINE OF LOT 64 TO THE BOUNDARY OF COUNTY ROAD # 174 - CALLAHAN ROAD. THE E-W CENTERLINE OF SECTION 4 AS MONUMENTED BY BYRON IN 1964 PER M 39-16 WAS THE BASIS OF BEARINGS AND CONTROLLED THE NORTH LINE. THE NE CORNER OF LOT 63 WAS SET AT PROPORTIONATE DISTANCE ON THE E-W CENTERLINE. THE EDEN ORCHARDS RECORD PLAT DISTANCES ALONG THE ALONG THE NORTH LINE OF LOT 63, 62 AND 71 WERE COMPUTED FROM ACREAGE BASED ON THE PLAT DISTANCES LISTED AND USGLO RECORD COURSES FOR SECTION 4. THE E-W CENTERLINE WAS ALSO EXTENDED WESTERLY TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF CO. RD. NO. 174 AT 20 FEET FROM THE AS BUILT CENTERLINE. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS PER M 52-16 AND THE SE AND SW CORNERS OF LOT 63 WERE MONUMENTED AT PROPORTIONATE DISTANCE ALONG THE NORTH LINE OF M 52-16. MONUMENTS FOUND PER M 68-71 WERE NOT ACCEPTED AS MARKING THE EAST LINE OF LOT 63.

THIS SURVEY WAS PERFORMED BY KIRK COPSEY AND VINCE HALL USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATION BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.



C 1/4, S4  
FOUND A 1" IRON PIPE WITH A 2 1/2" BRASS CAP BY BYRON IN 1970 PER M 39-16. FIRMLY SET. PROJECTING 12" ABOVE THE GROUND AND STAMPED:  
T27S R7W  
C 1/4 - S4  
1970  
FROM WHICH BEARING TREES BY BYRON IN 1970:  
A 18" D. FIR BEARS S.74°E., 30.6 FT. WITH A HEALED BLAZE. (REC. 29.9 FT.)  
A 14" D. FIR BEARS N.69°30'W., 54.7 FT. WITH A HEALED BLAZE.

1/4 S4/S3  
FOUND A 1" IRON PIPE WITH A 2 1/2" BRASS CAP BY GODFREY IN 1960 PER DCSO #400600. FIRMLY SET. PROJECTING 12" ABOVE THE GROUND AND STAMPED:  
T27S R7W  
1/4  
S4 | S3  
1960  
FROM WHICH BEARING TREES BY GODFREY IN 1960:  
A 12" W. OAK BEARS S.4°E., 47.5 FT. WITH A HEALED BLAZE.  
A 16" W. OAK BEARS S.84°30'E., 90.3 FT. WITH A HEALED BLAZE.

- LEGEND:**
- ⊙ = SET 5/8" x 30" I. ROD w/ ALUM. CAP MK'D. "BTS ENG-SURV"
  - = FD. 5/8" I. R., PER M52-26 OR AS NOTED
  - ⊙ = FD. 5/8" I. R., PER M68-71
  - ⊕ = FD. DCSO BRASS CAP
  - < > = RECORD CALLS PER EDEN ORCHARDS
  - [ ] = RECORD CALLS PER DOERNER ADDITION
  - ( ) = RECORD CALLS PER M52-26
  - << >> = RECORD CALLS PER M39-16
  - < [ ] > = RECORD CALLS PER 1933 PLANS, CO. RD. NO. 174

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kristian O. DeGroot*

OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941

EXPIRES 12/31/95

COUNTY SURVEYORS PREPARED  
DO NOT REMOVE FROM OFFICE

MAP FILE M120-53

MAP FILE M120-53