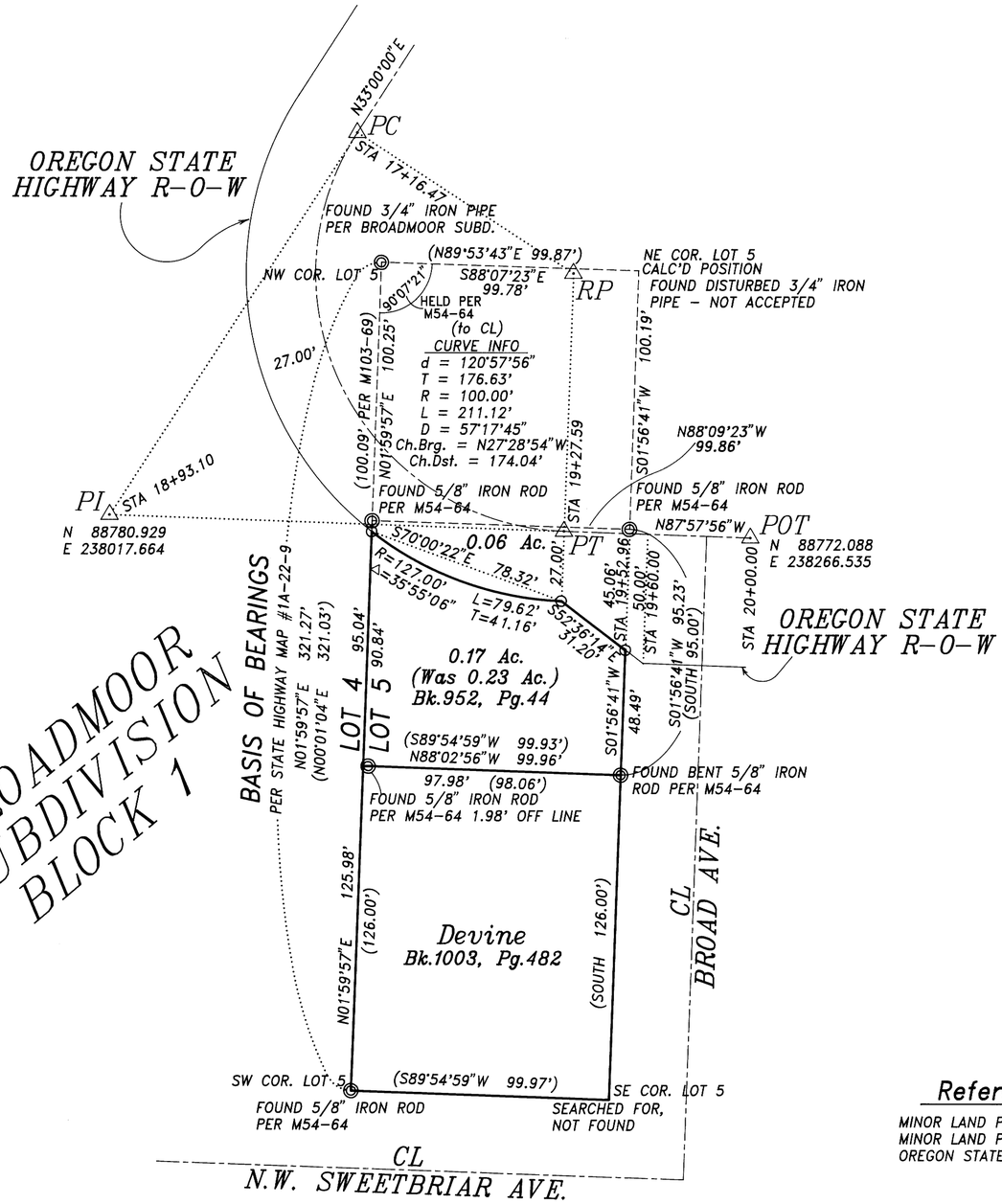
Property Survey

Located in the SW1/4 of Section 1, Township 27 South, Range 6 West of the Willamette Meridian, also in Lot 5, Block 1, Broadmoor Subdivision, all in Douglas County, Oregon

FILED
Date: 10-20-94 By: JP
This survey consists of:
Map: M120-73
Narrative: ____
Corner Rpt: ____
DOUGLAS COUNTY SURVEYOR

MAP FILE M120-73

Prepared For
ODOT
RIGHT-OF-WAY OFFICE
1299 NW ELLAN
ROSEBURG, OREGON 97470



Narrative

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE NEW NORTH PROPERTY LINE OF THAT PARCEL DESCRIBED PER BOOK 952, PAGE 44, DOUGLAS COUNTY DEED RECORDS, WHICH RESULTED FROM THE NEW ALIGNMENT OF THE OREGON STATE HIGHWAY RIGHT-OF-WAY PER STATE HIGHWAY MAP #1A-22-9. I USED THE SW AND NW CORNERS OF LOT 5, BLOCK 1, BROADMOOR SUBDIVISION, WHICH WERE TIED PER SAID STATE HIGHWAY MAP AS THE BASIS FOR MY SURVEY. ONCE THE WEST LINE OF LOT 5 WAS ESTABLISHED, I USED DOUGLAS COUNTY SURVEY MAP #M54-64, ALONG WITH THE TWO IRON RODS LOCATED ON THE EAST LINE OF LOT 5, TO CALCULATE THE NORTHEAST CORNER OF LOT 5 (A 3/4" IRON PIPE WAS FOUND NEAR THE NE CORNER OF LOT 5, BUT IT WAS BENT AND VERY LOOSE, SO I DID NOT ACCEPT IT). ONCE I HAD THESE POSITIONS ESTABLISHED, I WAS ABLE TO CALCULATE THE NEW STATE HIGHWAY ALIGNMENT BASED ON THE COORDINATES PROVIDED ON THE STATE HIGHWAY MAP. WITH THE ALIGNMENT CALCULATED, I WAS ABLE TO INTERSECT IT WITH THE EAST AND WEST LINES OF LOT 5, WHICH GAVE ME THE NEW NE AND NW CORNERS OF SAID PARCEL PER BOOK 952, PAGE 44. A MONUMENT WAS SET AT STA 19+52.96, 45.06 FEET SOUTHERLY OF THE CENTERLINE (NE CORNER). ANOTHER MONUMENT WAS SET AT THE PT AT STA 19+27.59, 27.00 FEET SOUTHERLY OF THE CENTERLINE. AND THE LAST MONUMENT WAS SET ON THE RIGHT-OF-WAY CURVE WHICH INTERSECTS THE WEST LINE OF SAID LOT 5, 27.00 FEET SOUTHWESTERLY OF THE CENTERLINE. EQUIPMENT USED IN THE SURVEY WAS A LIETZ SET 2C TOTAL STATION THEODOLITE. ASSISTING IN THE SURVEY WAS DENNIS GOUDE.

Legend

- ◎ FOUND MONUMENT AS NOTED
- ○ SET MONUMENT - 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENGR."
- ( ) RECORD INFORMATION PER M54-64, UNLESS OTHERWISE NOTED
- △ REFERENCE TO HIGHWAY ALIGNMENT

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER STATE HIGHWAY MAP #1A-22-9, BETWEEN THE SW & NW CORNER OF LOT 5, BLOCK 1, BROADMOOR SUBDIVISION

SCALE 1" = 40 Feet

40 0 16 24 32 40

Reference Surveys & Deeds

MINOR LAND PARTITION M54-64, R. WARE, OCT. 1974
MINOR LAND PARTITION M103-69, H. NORTHCRAFT, MAR. 1987
OREGON STATE HIGHWAY MAP #1A-22-9

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED PROFESSIONAL LAND SURVEYOR
Anthony C. Benthin
OREGON
JULY 19, 1994
ANTHONY C. BENTHIN
2655
EXPIRES 12/31/95

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Drawn By: Tony Benthin	Date: September 23, 1994
Checked By: Tony Benthin	Drawing No.: 94-307
Designed By:	Revised:
Job Name: ODOT - Devine Property Survey	Sheet 1 of 1

MAP FILE M120-73