

M 85-42

UMPQUA SURVEYING COMPANY

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SURVEY NARRATIVE & DESCRIPTION

FOR: EARL OSBORN IN SW $\frac{1}{4}$, SECTION 34, T28S, R4W, W.M.

PURPOSE: TO PREPARE AN EASEMENT DESCRIPTION AND TO DIVIDE LANDS DESCRIBED IN INSTRUMENT #73-6768 INTO TWO PARCELS OF 14 $\frac{1}{2}$ ACRES MORE OR LESS.

EVIDENCE: FOUND $\frac{1}{4}$ CORNER & 1/16 CORNER AS SHOWN ON PLAT. BLM EASEMENT IS RECORDED IN VOL.337 PAGES 689 & 690 DOUGLAS COUNTY CLERK'S BOOK OF RECORDS. INSTRUMENT #73-6768 (OSBORN PROPERTY) CALLS LAND "LYING SOUTH OF COUNTY ROAD" WHEREAS THE ROAD IS ACTUALLY A BLM ROAD.

PROCEDURE: OCCUPANCY OF THE 29 ACRE PARCEL WAS DETERMINED FOR THE DIVISION INTO 2 APPROXIMATELY EQUAL PARCELS. BEARINGS WERE BASED ON M43-41 & CHECKED $\pm 2'$ BY SOLAR. THE BLM EASEMENT DESCRIPTION WAS ROTATED 37'45" COUNTER CLOCK WISE TO MORE OR LESS FIT THE EXISTING ROADWAY FOR ACREAGE DETERMINATION ONLY.

THE BLM EASEMENT HAS NOT BEEN LOCATED ON THIS SURVEY. DESCRIPTIONS WRITTEN TO THE BLM ROAD SHOULD BE WORDED MORE OR LESS ON THE CLOSING COURSE.

THE WEST LINE OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ S34 WAS NOT LOCATED. IT IS INTENDED THAT THE CENTER LINE EASEMENT BEING CREATED SHOULD RUN PARALLEL TO AND 12.5 FT. EASTERLY OF THE WEST LINE OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ S34. THE EASEMENT BEING CREATED RUNS

TO THE END OF COUNTY ROAD #149 DEEDED TO DOUGLAS COUNTY BY
STIMSON, INSTRUMENT #65-940.

PARCEL 1.

WESTERLY PARCEL

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$)
OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, LYING
SOUTH OF THE BLM ROAD (PREVIOUSLY DESCRIBED AS COUNTY ROAD) AND WEST OF A
LINE PROJECTING NORTH FROM A POINT ON THE SOUTH LINE OF SAID SECTION 34, SAID
POINT BEING NORTH 89⁰-47'-30" WEST 378.40 FEET FROM THE SOUTH QUARTER CORNER
OF SAID SECTION 34. ALL SITUATED IN SECTION 34, TOWNSHIP 28 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARCEL 2.

EASTERLY PARCEL

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$)
OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, LYING
SOUTH OF THE BLM ROAD (PREVIOUSLY DESCRIBED AS COUNTY ROAD) AND EAST OF A LINE
PROJECTING NORTH FROM A POINT ON THE SOUTH LINE OF SAID SECTION 34, SAID POINT
BEING NORTH 89⁰-47'-30" WEST 378.40 FEET FROM THE SOUTH QUARTER CORNER OF SAID
SECTION 34. ALSO THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER (SW $\frac{1}{4}$ SE $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 4 WEST, WILLAMETTE
MERIDIAN, LYING SOUTH OF THE BLM ROAD (PREVIOUSLY DESCRIBED AS COUNTY ROAD).
ALL SITUATED IN SECTION 34, TOWNSHIP 28 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON.

ROAD EASEMENT DESCRIPTION

A STRIP OF LAND LYING 12.5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED
CENTER LINE:

BEGINNING AT A POINT WHICH IS NORTH 89⁰-47'-30" WEST 378.40 FEET, AND NORTH-

