

M 109-73

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PAGE 1 OF 2

SURVEY NARRATIVE FOR MAP TO
REDEFINE PARCEL BOUNDARIES FOR
PATRICIA CHRISTOPHERSON and CINDY NICHOLS

LOCATION: NE 1/4 SECTION 12, T32S, R3W, WM

PURPOSE: THE SURVEY WAS PREPARED TO REDEFINE THE PARCEL BOUNDARIES OF MLP M 92-26; BOOK 7, PAGE 144 OF MINOR LAND PARTITION RECORDS. PARCEL ONE OF SAID PARTITION IS BEING REDUCED TO 2.56 ACRES AND THE REMAINING PARCEL IS BEING INCREASED BY 2.61 ACRES. ACREAGE IS CALCULATED FROM MEANDERING TO CENTER OF THE CREEK WHERE APPLICABLE.

BOUNDARY CONTROL: THIS SURVEY IS BASED ENTIRELY ON M 92-26. RECORD DISTANCE AND BEARINGS ARE RETAINED BETWEEN FOUND MONUMENTS. BEARINGS ARE BASED ON THE LINE S 77° 14' 00" W 380.27 FEET PER M 92-26.

INSTRUMENTS USED: LIETZ T60D THEODOLITE, MAC II EDM, & 100' TAPE.

DESCRIPTION OF PARCEL ONE

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 12 TOWNSHIP 32 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF A CREEK WHICH IS SOUTH 77° 14' 00" WEST 25.67 FEET AND NORTH 0° 21' 16" EAST 478.90 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 2; THENCE FROM THE POINT OF BEGINNING FOLLOWING SAID CREEK SOUTH 54° 03' 27" WEST 206.47 FEET, SOUTH 22° 11' 47" WEST 174.73 FEET, AND SOUTH 30° 20' 25" WEST 172.55 FEET TO A POINT ON THE ROAD DESCRIBED IN VOLUME 638, PAGE 429 OF DOUGLAS COUNTY CLERKS BOOK OF RECORDS; THENCE LEAVING SAID CREEK AND FOLLOWING SAID ROAD, NORTH 62° 18' 21" WEST 95.00 FEET TO A 5/8" IRON ROD, NORTH 43° 13' 21" WEST 222.60 FEET TO A 5/8" IRON ROD AND NORTH 35° 18' 21" WEST 43.57 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN VOLUME 771, PAGE 586 OF DOUGLAS COUNTY CLERKS BOOK OF RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 0° 35' 40" EAST 87.23 FEET TO A 5/8" IRON ROD IN THE SOUTHERLY RIGHT OF WAY OF DOUGLAS COUNTY ROAD No. 36; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 68° 31' 00" EAST 169.12 FEET TO A 1/2" IRON ROD, AND NORTH 55° 33' 10" EAST 514.88 FEET TO A 1/2" IRON ROD; THENCE SOUTH 0° 21' 16" WEST 126.56 FEET TO THE POINT OF BEGINNING.

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
WILLIAM J. RUPPERT
866

SURVEY NARRATIVE FOR CHRISTOPHERSON
AND NICHOLS IN NE 1\4 SECTION 12, T32S, R3W, WM

DESCRIPTION TO BE ADDED TO REMAINING PARCEL

A PARCEL OF LAND IN GOVERNMENT LOTS 2 AND 7, SECTION 12 TOWNSHIP 32
SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON,
DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WHICH IS SOUTH 77° 14' 00" WEST 25.67
FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 2; THENCE FROM THE
POINT OF BEGINNING SOUTH 77° 14' 00" WEST 380.27 FEET TO A 5/8"
IRON ROD; THENCE SOUTH 77° 14' 00" WEST 15.50 FEET TO THE CENTER OF
AN UNNAMED CREEK; THENCE DOWNSTREAM FOLLOWING THE CENTER OF THE
UNNAMED CREEK SOUTH 24° 22' 30" WEST 56.07 FEET TO THE CONFLUENCE
WITH COW CREEK; THENCE DOWNSTREAM ALONG COW CREEK NORTH 69° 19' 45"
WEST 45.09 FEET; THENCE NORTH 24° 22' 30" EAST 20.00 FEET TO A 5/8"
IRON ROD; THENCE LEAVING COW CREEK NORTH 24° 22' 30" EAST 61.35
FEET TO A 5/8" IRON ROD; THENCE NORTH 77° 14' 00" EAST 172.74 FEET
TO A 3/4" IRON ROD ON ROAD DESCRIBED IN VOLUME 638, PAGE 429 OF
DOUGLAS COUNTY CLERKS BOOK OF RECORDS; THENCE FOLLOWING SAID ROAD,
NORTH 37° 35' 20" WEST 45.74 FEET TO A 3\4" IRON ROD AND NORTH 62°
18' 21" WEST 45.40 FEET TO A POINT IN THE CENTER OF AN UNNAMED
CREEK; THENCE FOLLOWING SAID CREEK NORTH 30° 20' 25" EAST 172.55
FEET, NORTH 22° 11' 47" EAST 174.73 FEET, AND NORTH 54° 03' 27"
EAST 206.47 FEET; THENCE LEAVING SAID CREEK SOUTH 0° 21' 16" WEST
478.90 FEET TO THE POINT OF BEGINNING.

SURVEYED BY:
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