

1992 - 0072 B

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OCT 29 1992 *js*

LAND PARTITION

PRELIMINARY FILE NUMBER 91-161

Located in the:
S.E. 1/4, SECTION 12, TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.
TAX LOT NO. 900, TAX ACCOUNT NO. 13707.02

PARTITIONER AND LEGAL OWNER OF RECORD:
GEORGE D. AND SHERYL R. DAWSON
P.O. BOX 618
RIDDLE, OREGON 97469

PREPARED BY:
RAYMOND F. BROWN - P.L.S. 2391
P.O. BOX 539
CANYONVILLE, OREGON 97417
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LEGAL DESCRIPTION:

PARCEL 1

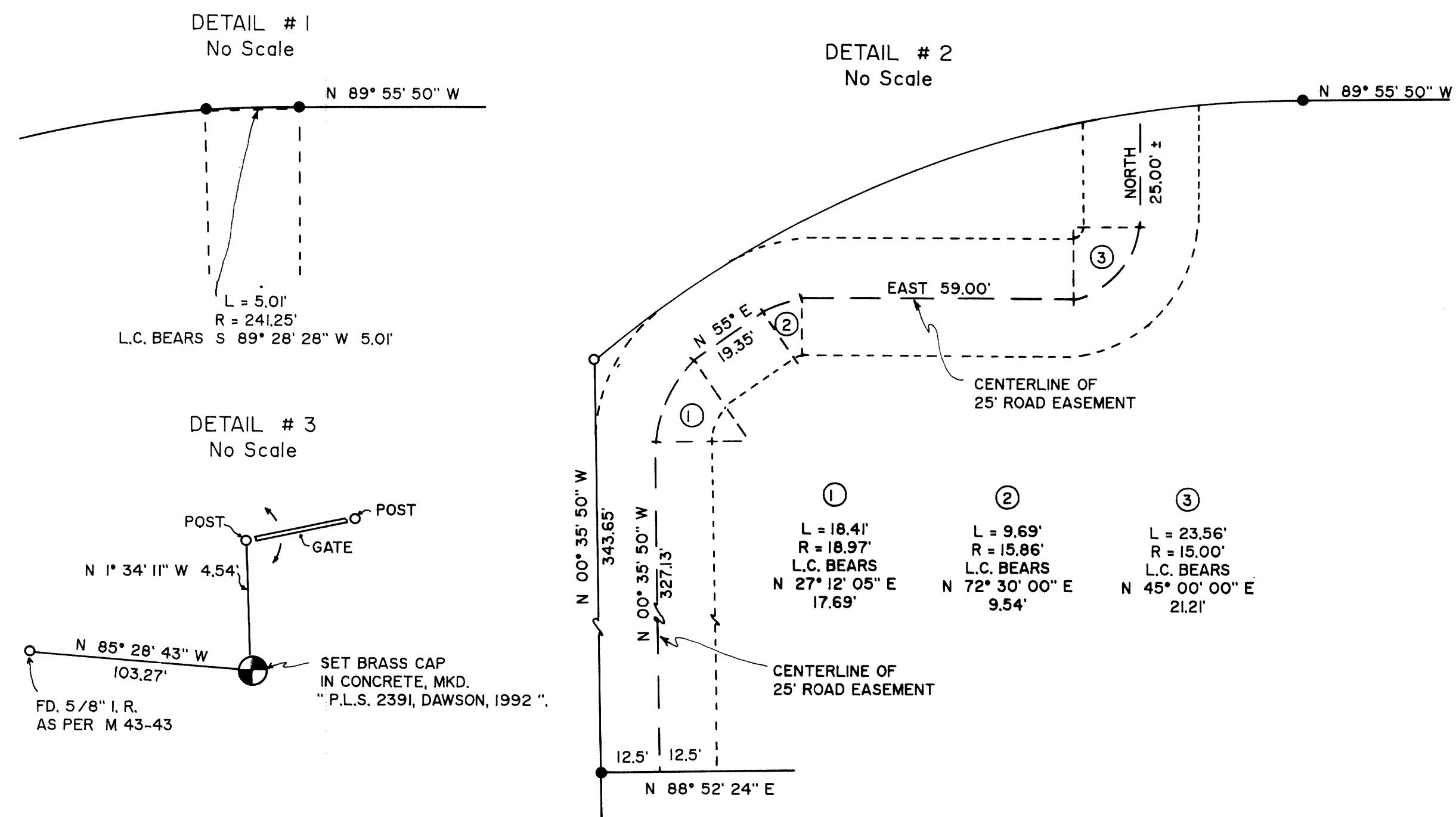
BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS N 46° 03' 22" W 1241.74 FEET FROM THE SOUTHEAST CORNER OF D.L.C. # 37, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE N 0° 35' 50" W 343.65 FEET TO A 3/4 INCH IRON ROD LOCATED ON THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 263; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, ALONG THE ARC OF A 39° 35' 51" CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 70° 02' 36" E 163.43 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY S 89° 55' 50" E 450.25 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY N 0° 00' 40" E 20.00 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY S 89° 55' 50" E 71.57 FEET TO A POINT AT THE HIGH WATER MARK ON THE WESTERLY SIDE OF THE SOUTH UMPQUA RIVER; THENCE ALONG SAID WESTERLY HIGH WATER MARK OF THE SOUTH UMPQUA RIVER S 21° 44' 05" E 128.04 FEET TO A POINT AT THE CENTER OF JUDD CREEK; THENCE ALONG THE CENTER OF SAID JUDD CREEK, UP STREAM THE FOLLOWING COURSES AND DISTANCES; N 81° 09' 38" W 20.78 FEET TO A POINT; N 86° 30' 18" W 38.12 FEET TO A POINT; N 85° 40' 23" W 92.86 FEET TO A POINT; N 77° 41' 02" W 47.50 FEET TO A POINT; S 71° 01' 42" W 40.06 FEET TO A POINT; S 30° 57' 54" W 27.87 FEET TO A POINT; S 8° 52' 23" E 78.13 FEET TO A POINT; S 2° 18' 14" W 110.08 FEET TO A POINT; S 39° 18' 34" W 32.03 FEET TO A POINT; S 52° 00' 32" W 44.04 FEET TO A POINT; S 67° 41' 50" W 31.95 FEET TO A POINT; S 28° 24' 56" W 71.24 FEET TO A POINT; S 63° 17' 22" W 85.74 FEET TO A POINT; N 42° 15' 09" W 89.08 FEET TO A POINT; N 75° 47' 45" W 70.30 FEET TO A POINT; S 78° 11' 35" W 25.24 FEET TO A POINT; S 74° 38' 17" W 35.21 FEET TO A POINT; THENCE LEAVING SAID CENTER OF JUDD CREEK AND RUNNING S 88° 52' 24" W 95.37 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM THE 25 FOOT WIDE ROAD EASEMENT DESCRIBED IN PARCEL 2.

PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS N 46° 03' 22" W 1241.74 FEET FROM THE SOUTHEAST CORNER OF D.L.C. # 37, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE S 0° 35' 50" E 490.14 FEET TO A 5/8 INCH IRON ROD; THENCE S 89° 52' 58" E 890.49 FEET TO A 5/8 INCH IRON ROD; THENCE N 0° 14' 11" E 345.92 FEET TO A POINT AT THE HIGH WATER MARK ON THE WESTERLY SIDE OF THE SOUTH UMPQUA RIVER; THENCE ALONG SAID WESTERLY HIGH WATER MARK OF THE SOUTH UMPQUA RIVER N 21° 44' 05" W 479.98 FEET TO A POINT AT THE CENTER OF JUDD CREEK; THENCE ALONG THE CENTER OF SAID JUDD CREEK, UP STREAM THE FOLLOWING COURSES AND DISTANCES; N 81° 09' 38" W 20.78 FEET TO A POINT; N 86° 30' 18" W 38.12 FEET TO A POINT; N 85° 40' 23" W 92.86 FEET TO A POINT; N 77° 41' 02" W 47.50 FEET TO A POINT; S 71° 01' 42" W 40.06 FEET TO A POINT; THENCE S 30° 57' 54" W 27.87 FEET TO A POINT; S 8° 52' 23" E 78.13 FEET TO A POINT; S 2° 18' 14" W 110.08 FEET TO A POINT; S 39° 18' 34" W 32.03 FEET TO A POINT; S 52° 00' 32" W 44.04 FEET TO A POINT; S 67° 41' 50" W 31.95 FEET TO A POINT; S 28° 24' 56" W 71.24 FEET TO A POINT; S 63° 17' 22" W 85.74 FEET TO A POINT; N 42° 15' 09" W 89.08 FEET TO A POINT; N 75° 47' 45" W 70.30 FEET TO A POINT; S 78° 11' 35" W 25.24 FEET TO A POINT; S 74° 38' 17" W 35.21 FEET TO A POINT; THENCE LEAVING SAID CENTER OF JUDD CREEK AND RUNNING S 88° 52' 24" W 95.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT WIDE ROAD EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT BEARS N 45° 38' 42" W 1232.94 FEET FROM THE SOUTHEAST CORNER OF D.L.C. # 37, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE N 0° 35' 50" W 327.13 FEET TO A POINT; THENCE ALONG THE ARC OF A 302° 02' 01" CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 27° 12' 05" E 17.69 FEET TO A POINT; THENCE N 55° 00' 00" E 19.35 FEET TO A POINT; THENCE ALONG THE ARC OF A 600° 35' 06" CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 72° 30' 00" E 9.54 FEET TO A POINT; THENCE EAST 59.00 FEET TO A POINT; THENCE ALONG THE ARC OF A 381° 58' 19" CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 45° 00' 00" E 21.21 FEET TO A POINT; THENCE NORTH 25.00 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 263.



APPROVALS:
Keith L. Cubic 10/15/92
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
Raymond F. Brown 10-29-92
DOUGLAS COUNTY SURVEYOR DATE

NARRATIVE:
PURPOSE OF THE SURVEY WAS TO DIVIDE THE PROPERTY AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR THE SURVEY WAS M 43-43, COUNTY ROAD NUMBER 263, AND THE WESTERLY HIGH WATER MARK OF THE SOUTH UMPQUA RIVER. THE WESTERLY SIDE OF THE PROPERTY AS DEFINED BY M 43-43 WAS USED AS " BASIS OF BEARING ". AT THE MOST EASTERLY CORNER MONUMENT OF THE PROPERTY (A POINT N 0° 14' 11" E 603.09 FEET FROM THE S.E. CORNER OF D.L.C. # 37) M 43-43 SET A 5/8 INCH IRON ROD WHICH I FOUND BADLY BENT. I SPUN THE MONUMENT, WHICH MADE A DEFINED POINT OF ENTRY INTO THE GROUND AND RESET A NEW MONUMENT IN THE SAME LOCATION. ELEVATION CONTROL FOR THE SAID SET " DAWSON " ELEVATION MARKER WAS ESTABLISHED BY RUNNING A CLOSE LEVEL LOOP FROM A BRASS CAP SET AS " D-499 ", SET AT THE N.E. INTERSECTION OF WEAVER ROAD AND THE RAILROAD (CROSSING), SEE " D-499 ". ELEVATION OF THE 100 YEAR FLOOD WAS TAKEN FROM FEDERAL FLOOD MAPS AND THIS ELEVATION WAS CONTROLLED BY USE OF THE SAID SET " DAWSON " ELEVATION MARKER.

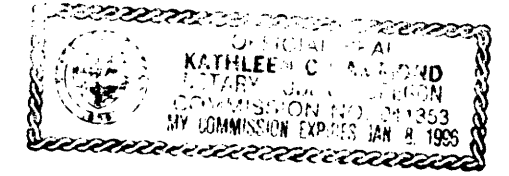
WATER RIGHTS:
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

DECLARATION:
WE, GEORGE D. AND SHERYL R. DAWSON, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AS SET FORTH, OF OUR OWN FREE WILL.

George D. Dawson 9/29/92
GEORGE D. DAWSON DATE
Sheryl R. Dawson 9-29-92
SHERYL R. DAWSON DATE

ACKNOWLEDGEMENT:
PERSONALLY APPEARED THE ABOVE NAMED GEORGE D. AND SHERYL R. DAWSON AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Kathleen C. Hammond
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-8-96



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