

LAND PARTITION

PRELIMINARY FILE NUMBER 93-174

Located in the:
S. E. 1/4, SECTION 34,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PARTITIONERS AND LEGAL OWNERS OF RECORD:

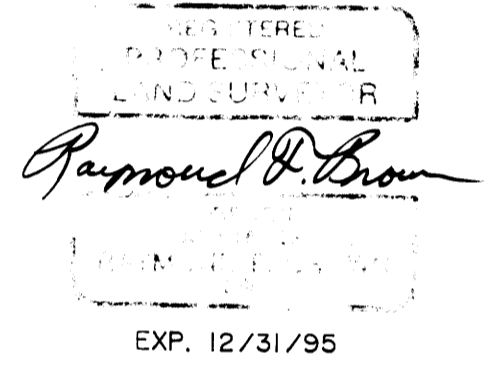
KENNETH J. AND
WINNIFRED A. CRIPPEN
2696 GLENBROOK LOOP ROAD
RIDDLE, OREGON 97469

J. C. AND
MATTIE JO HACKETT
P.O. BOX 326
RIDDLE, OREGON 97469

CHESTER ERWIN AND
DENORA K. HACKETT
482 HACKETT LANE
RIDDLE, OREGON 97469

TOTAL NUMBER OF PARCELS: TWO (2)
WATER SUPPLY: CITY OF RIDDLE
SEWER DISPOSAL: ON-SITE SEPTIC
TAX ACCOUNT NUMBERS: 13943.00, 13943.01, 13943.03, 13943.11
TAX LOT NUMBERS: 400, 600, 700, 8 800
ZONING: FG
COMPREHENSIVE PLAN DESIGNATION: AGRICULTURAL

PREPARED BY:
RAYMOND F. BROWN - P.L.S. #2391
P. O. BOX 539
CANYONVILLE, OREGON 97417
Phone: (503) 839-6185



LEGAL DESCRIPTIONS:

PARCEL 1

SEE DEED REFERENCE NUMBERS 75-3523, 75-16514, 77-14375, AND 77-20969, DOUGLAS COUNTY DEED RECORDS, LESS PARCELS SOLD AND LESS THE PARCEL DESCRIBED BELOW.

PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS DUE NORTH 839.70 FEET AND DUE EAST 994.11 FEET FROM THE EAST SIXTEENTH CORNER COMMON TO SECTION 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST AND SECTION 3, TOWNSHIP 31 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE DUE NORTH 654.43 FEET TO A POINT LOCATED IN THE CENTER OF RUSSELL CREEK; THENCE UP STREAM OF THE SAID CENTER OF RUSSELL CREEK, THE FOLLOWING COURSES AND DISTANCES; SOUTH 5° 41' 36" EAST 32.49 FEET TO A POINT, SOUTH 23° 28' 43" EAST 115.38 FEET TO A POINT, SOUTH 53° 22' 19" EAST 52.29 FEET TO A POINT, SOUTH 52° 33' 14" EAST 156.36 FEET TO A POINT, SOUTH 16° 16' 34" EAST 24.02 FEET TO A POINT, SOUTH 9° 56' 44" WEST 69.24 FEET TO A POINT, SOUTH 2° 58' 26" WEST 88.86 FEET TO A POINT, SOUTH 15° 24' 25" EAST 55.55 FEET TO A POINT, SOUTH 21° 44' 58" EAST 40.74 FEET TO A POINT, SOUTH 39° 49' 38" EAST 25.78 FEET TO A POINT, SOUTH 19° 16' 33" EAST 31.16 FEET TO A POINT, SOUTH 13° 37' 10" EAST 43.02 FEET TO A POINT, SOUTH 8° 46' 58" EAST 27.93 FEET TO A POINT; THENCE LEAVING SAID CENTER OF RUSSELL CREEK AND RUNNING DUE WEST 276.50 FEET TO THE POINT OF BEGINNING.

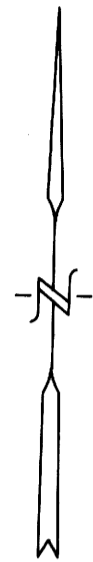
NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR THE SURVEY WAS DEED CALLS FROM DEED REFERENCE NUMBER 77-20969 ON THE SOUTH BOUNDARY, THE CENTER OF RUSSELL CREEK CONTROLLED THE EASTERLY BOUNDARY, AND THE DESIRED ACREAGE CONTROLLED THE WEST BOUNDARY. THE SOUTHERLY BOUNDARY OF PARCEL 1 OF A MAJOR LAND PARTITION FOR J. C. HACKETT, AS DEFINED BY M 87-48, WAS USED AS "BASIS OF BEARING".

94-05958

LEGEND:

- FD. 5/8" IRON ROD AS PER M 87-48 UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- () RECORD AS PER M 87-48, UNLESS OTHERWISE NOTED, (DEED) WHICH REFERS TO DEED REF. NUMBER 77-20969.



FEB. 1994
SCALE: 1" = 50'

PROPERTY LINE ALONG CENTER OF RUSSELL CREEK

- CR1 S 5° 41' 36" E (HELD) 32.49'
- CR2 S 23° 28' 43" E 115.38' (HELD)
- CR3 S 53° 22' 19" E 52.29' (HELD)
- CR4 S 52° 33' 14" E 156.36'
- CR5 S 16° 16' 34" E 24.02'
- CR6 S 9° 56' 44" W 69.24'
- CR7 S 2° 58' 26" W 88.86'
- CR8 S 15° 24' 25" E 55.55'
- CR9 S 21° 44' 58" E 40.74'
- CR10 S 39° 49' 38" E 25.78'
- CR11 S 19° 16' 33" E 31.16'
- CR12 S 13° 37' 10" E 43.02'
- CR13 S 8° 46' 58" E 27.93'

EXISTING CENTER LINE 25' ROAD EASEMENT.

- RD1 N 20° 33' 10" W 94.80'
- RD2 N 19° 16' 06" W 44.32'
- RD3 N 8° 56' 10" W 51.77'
- RD4 N 5° 52' 07" E 53.06'
- RD5 N 7° 43' 24" E 53.80'
- RD6 N 48° 08' 56" E 24.62'
L = 26.78', R = 18.98'
- RD7 N 88° 34' 28" E 47.68'
- RD8 S 85° 04' 38" E 48.09'
- RD9 S 76° 32' 34" E 24.31'
- RD10 S 60° 27' 48" E 42.53'
- RD11 S 37° 34' 49" E 81.85'
- RD12 N 56° 47' 04" E 106.58'
L = 134.95', R = 58.08'
- RD13 N 28° 51' 02" W 96.06'
- RD14 N 30° 41' 58" W 80.06'
- RD15 N 27° 34' 24" W 48.92'
- RD16 N 2° 50' 56" W 44.91'
L = 47.03', R = 45.00'

DRAINFIELD LOCATION

EXISTING CENTER LINE 25' ROAD EASEMENT SEE REF. # 94-1698.

OREGON COORDINATE SYSTEM
1927 SOUTH ZONE
" HUBBS " STATION - 1982
Y = 470,386.70
X = 1,227,228.36
FD. BRASS CAP

N 1° 42' 12" W 1650.35'

N 2° 14' 51" E 1337.01'
(N 2° 16' 21" E 1336.92')

SEC. S. 34 T. 30 S. R. 6 W.
S. 3 T. 31 S. R. 6 W.

FD. BRASS CAP AND BT'S AS PER RENEWAL # 235.

WEST BOUNDARY SHOESTRING RD. COUNTY RD. NO. 44, R/W VARIES.

WEST 231.64' (WEST 231.75')
" BASIS OF BEARING " AS PER M 87-48.

WEST 50.00'
(WEST 50.00' HELD)

EXISTING CENTER LINE 25' ROAD EASEMENT SEE REF. # 94-1698.

L.C. = N 38° 36' 44" W 130.47'
(N 38° 31' 50" W 130.54')
(R = 676.62', L = 130.75')

FD. 5/8" IRON ROD AS PER COUNTY RD. DEPT.

NORTH 654.43'

510.62'

EAST (DEED) 994.11'
NORTH 839.70' (DEED)

249.92'
199.53'

EAST (DEED) 276.50'

EAST 1/16 COR. SEC. 34, T. 30 S., R. 6 W., W.M.
SEC. 3, T. 31 S., R. 6 W., W.M.

FD. BRASS CAP AND BT'S.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE