

1994 - 0043B

# LAND PARTITION OF LAND DESCRIBED BY DEED 65-9185 IN THE S 1/2 SECTION 5 TOWNSHIP 30 SOUTH, RANGE 5 WEST. W.M.

GAY FIELDS, County Clerk

FILED THIS DAY 11 OF MAY 1994, BY Carol Engler, deputy  
DOUGLAS COUNTY CLERK' OFFICE

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF  
CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
INSTRUMENT WAS RECORDED  
MAY 11 PM 12:14  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Carol Engler  
DEPUTY  
94-11080 FEE JP



### SURVEY NARRATIVE

PURPOSE: TO PARTITION THE LAND DESCRIBED IN INSTRUMENT No. 65-9185 INTO TWO PARCELS.

BOUNDARY CONTROL: I HELD 3/4" IRON PIPES PER M 19-21 WHICH SHOW THE BOUNDARY DESCRIBED IN THE PARENT DEED. THERE ARE SOME DISCREPANCIES BETWEEN THE RECORD POSITION AND ACTUAL POSITION OF THESE PIPES; HOWEVER THESE 3/4" IRON PIPES APPEAR TO BE ACCEPTED AS EVIDENCED BY POSSESSION LINES.

OTHER SURVEYS IN THE AREA WERE TIED TO HELP DETERMINE THE LOCATION OF AKER DRIVE PER DEED INSTRUMENT No. 281203. ALTHOUGH I FOUND GOOD AGREEMENT WITH OTHER SURVEYS, THERE IS NO COMMON SOLUTION TO THE LOCATION OF AKER DRIVE, SO A BEST FIT WAS MADE. I DID NOT MONUMENT THE RIGHT OF WAY OF AKER DRIVE BECAUSE A COMPREHENSIVE RESURVEY OF THE ROAD IS NEEDED TO CORRECT RIGHT OF WAY PROBLEMS.

I BACKED IN THE RIGHT OF WAY OF AKER DRIVE FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY TO THE END OF THE SECOND CURVE. THEN I ROTATED THE NEXT TWO CURVES OFF TANGENT BEARING TO MEET THE NORTH WEST CORNER OF THE SUBJECT PROPERTY. THIS SOLUTION MORE OR LESS FITS EITZEN'S FENCE AND IN MOST CASES LEAVES MORE THAN 60 FEET RIGHT OF WAY TO OTHER PROPERTY CORNERS.

I HAVE NOT MANY LISTED RECORD COURSES IN ORDER TO AVOID CONFUSION. DEEDS AND OTHER SURVEYS ARE REFERENCED ON THE PLAT.

EQUIPMENT: LIETZ T60D THEODOLITE, MAC II EDM, AND 100 FT. STEEL TAPE.

### SURVEYOR'S CERTIFICATE:

I, WILLIAM J. RUPPERT, SAY THAT THE ACCOMPANYING LAND PARTITION MAP HAS BEEN CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THE LAND DESCRIPTION FOR THE ACCOMPANYING PLAT IS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE WHICH IS NORTH 87° 32' 25" EAST 157.07 FEET FROM THE SOUTH WEST CORNER OF JAMES WEAVER D.L.C. 37 IN TOWNSHIP 30 SOUTH RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 2° 55' 12" EAST 319.80 FEET TO A 3/4" IRON PIPE; THENCE NORTH 41° 05' 14" EAST 271.84 FEET TO A 3/4" IRON PIPE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF AKER DRIVE 42.09 FEET ON THE ARC OF A 528.08 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING SOUTH 35° 26' 53" EAST 42.08 FEET; THENCE 293.66 FEET ON THE ARC OF A 259.18 FOOT RADIUS CURVE LEFT HAVING A CHORD BEARING SOUTH 66° 24' 25" EAST 278.20 FEET; THENCE 89.73 FEET ON THE ARC OF A 143.62 FOOT CURVE RIGHT HAVING A CHORD BEARING SOUTH 79° 50' 00" EAST 88.28 FEET; THENCE SOUTH 61° 50' 00" EAST 521.00 FEET; THENCE 34.78 FEET ON THE ARC OF A 27.30 CURVE RIGHT HAVING A CHORD BEARING SOUTH 25° 20' 00" EAST 32.48 FEET; THENCE SOUTH 11° 10' 00" WEST 53.00 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 88° 00' 00" WEST 1024.74 FEET TO THE POINT OF BEGINNING.

REGISTERED  
OREGON  
LAND SURVEYOR

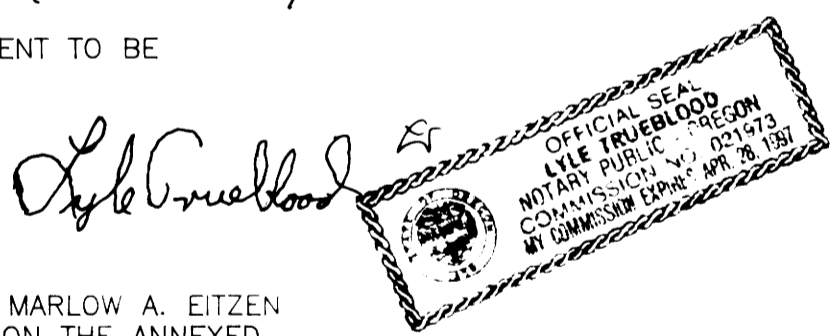
William J. Ruppert  
JULY 12, 1968  
WILLIAM J. RUPPERT  
866

MY REGISTRATION  
EXPIRES 12/31/1994

### ACKNOWLEDGEMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

PERSONALLY APPEARED BEFORE ME ON THIS 26<sup>th</sup> DAY OF April, 1994, IN SAID STATE AND COUNTY, MARLOW A. EITZEN WHO ACKNOWLEDGED THE ANNEXED INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



### DECLARATION:

KNOWN ALL MEN BY THESE PRESENTS THAT MARLOW A. EITZEN IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED MAP.

Marlow A. Eitzen  
MARLOW A. EITZEN DATE

### APPROVALS:

Larry E. Monahan DEPUTY 5-11-94  
COUNTY SURVEYOR DATE

Keith L. Cubie 5/5/94  
PLANNING DEPT. DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Vickey Janjirani, deputy 5-11-94  
DOUGLAS COUNTY TAX COLLECTOR DATE

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PARTITIONER & OWNER	PLANNING FILE 94-056
MARLOW A. EITZEN 172 AKER DRIVE MYRTLE CREEK, OR 97457	
ZONE: R-1 COMP. PLAN DESIG.: RMD WATER SUPPLY: TRI-CITY WATER DISTRICT SEWAGE DISPOSAL: TRI-CITY SANITARY DISTRICT WATER RIGHTS: NONE APPURTENANT	
SURVEYED BY:	WILLIAM J. RUPPERT P.O. BOX 1564 MYRTLE CREEK, OR 97457 APRIL 1994

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