

1996-0001A

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1/4 S21 & S28

FD 2 1/2" BC FLUSH IN FENCE LINE ON E. SIDE GRAVEL ROAD
FD BT: 33" OAK W/ HEALED FACE & TAG BRS S31°E 46.0'
(P.L.S.#340300)

60' WIDE EASEMENT CENTERED ON EXISTING ROAD (DEED 94-07508, 76-16040, 78-14014, AND 78-14015)

DEED S21°55'23"W 131.09'
DEED S28°07'30"W 206.50'
DEED S03°35'45"W 104.00'

PROP. COR. (M67-14 & DEED)
M67-14 & DEED (N55°21'15"E 396.92')

PROP. COR. (M67-14)
FD YEW FNC POST (M67-14)
M67-14 & DEED (N55°21'15"E 396.92')

DEED M67-14 & DEED (S22°29'16"E 453.43')

DEED M67-14 & DEED (S22°29'16"E 453.43')

PROP. COR. (RECORD 5/8" I. ROD M67-14)
FD NAIL W/ FLAGGING ALONGSIDE YEW FNC POST

1/4 S28 & S33

FD 3 1/2" BC ON 1 1/4" ODIP 15" TALL
FD BT'S: 7" OAK W/ HEALED FACE & TAG BRS N53°E 23.3'
& TAG BRS S30°E 24.2'
(P.L.S.340200)

5" OAK W/ TAG BRS S49°W 4.5' (BY HAINES, NO RECORD)

DCBM 8

FD 4" BRASS CAP IN CONC. FILLED PLASTIC PIPE NEAR THE FENCE ON THE EAST SIDE OF OLD GOODRICH HWY.
X=4,178,897.32
Y= 666,976.82
DCBM 3 BRS N01°34'42"E 2681.65'
(GRID RECORD N3°54'14"E 2681.36)

(N89°53'57"E) (317.15' DEED)
(S00°26'19"E) (323.95' DEED)
(N89°53'57"E) (317.15' DEED)
(S00°26'19"E) (323.95' DEED)

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF PARCEL 2 CREATED BY THIS PARTITION. I TIED AND ACCEPTED THE BRASS CAPS AT THE N1/4 AND S1/4 OF SECTION 28. THIS N-S CENTERLINE ESTABLISHED THE EAST LINE OF PARCEL 2. I THEN FOUND AND ACCEPTED THE I. ROD AND YEW WOOD POSTS CALLED IN DEED BK 1288 PG 657 NECESSARY TO ESTABLISH THE SOUTH AND WEST LINES OF PARCEL 2. I THEN ESTABLISHED THE NORTH LINE AS AN EAST-WEST LINE THAT GAVE PARCEL 2 FIVE ACRES.

BASIS OF BEARINGS
BASIS OF BEARINGS IS BETWEEN THE N1/4 AND S1/4 OF SECTION 28 AS SHOWN ON SURVEY MAP M67-14. APPARENTLY ASSUMED.

DESCRIPTION OF PARENT PARCEL
BEGINNING AT A 5/8" IRON ROD ON THE NORTH-SOUTH CENTERLINE OF SECTION 28, T24S, R5W, W.M. SAID POINT BEING S0°26'19"E 1974.29' FROM THE N1/4 OF SAID SECTION 28; THENCE S63°04'08"W (FORMERLY S63°00'16"W) 354.44' TO A YEW POST; THENCE N22°28'41"W 452.64' (FORMERLY N22°29'16"W 453.43') TO A YEW POST; THENCE N5°48'44"E 397.41' (FORMERLY N5°52'15"E 396.92') TO A YEW POST; THENCE ON THE FOLLOWING DEED CALLS, N3°35'45"E 104.00'; N28°07'30"E 206.50'; N21°55'23"E 131.09'; N14°01'53"E 942.04'; N89°53'57"E 317.15' TO AN IRON ROD; N0°26'19"W 323.96' TO AN IRON ROD; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 28 TO THE NE CORNER OF SECTION 28; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 27 TO THE N1/4 OF SAID SECTION 27; THENCE SOUTHERLY ALONG THE N-S CENTERLINE OF SECTION 27 TO THE CN1/16 OF SECTION 27; THENCE WESTERLY ALONG THE E-W CENTERLINE OF THE NW1/4 OF SECTION 27 TO THE N1/16 BETWEEN SECTION 27 AND 28; THENCE WESTERLY ALONG THE E-W CENTERLINE OF THE NE1/4 OF SECTION 28 TO A 5/8" IRON ROD SET IN SURVEY M67-14; THENCE S31°20'W 436.75' AS PER DEED; THENCE S63°04'08"W (FORMERLY S63°00'16"W) 615.97' TO THE POINT OF BEGINNING.

APPROXIMATE CN1/16

PARCEL 1
174 ACRES +/- UNSURVEYED

NOT TIED

PROP. COR. FD 5/8" I. ROD AT FNC COR (M67-14)

PARCEL 2
5.00 ACRES SURVEYED

WELL
SHOP W/ APT.

60' WIDE EASEMENT CENTERED ON EXISTING PAVED ROAD



FINAL LAND PARTITION PLAT
LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 27, T24S, R5W, W.M. AND ALSO IN THE NE1/4 AND NW1/4 OF SECTION 28, T24S, R5W, W.M. DOUGLAS COUNTY, OREGON

S21 S22
S28 S27
S22 S27 1/4 COR.

N1/16

CN1/16

SCALE 1" = 200'
DATE AUG., 1995

- LEGEND
- ⊙ FOUND CORNER AS SHOWN
 - SET 5/8"X30" I. ROD W/ PLASTIC CAP MKD "WILCOX LS2244"
 - () RECORD INFORMATION

REFERENCE SURVEYS AND DEEDS
M67-14 BY WILLIAM S. BARNES DATED AUG. 1977
DEED BOOK 1288 PAGE 657

FOR:
MICHAEL L. HORTON
1169 LINCOLN ST.
EUGENE, OR 97401

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED PROFESSIONAL LAND SURVEYOR

Harvey Wilcox

OREGON
JULY 17, 1986
HARVEY WILCOX
2244

EXPIRES 6/30/96

96-00271

Wilcox Land & Forestry Services

SHEET 1 OF 2

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