

FINAL PARTITION PLAT

NW 1/4, SW 1/4, SE 1/4 SECTION 33, T21S, R4W, W.M.
NE 1/4 SECTION 4, T22S, R4W, W.M.
DOUGLAS COUNTY, OREGON
MARCH 2, 2000

SCALE 1"=200'

NORTHWEST 1/16 CORNER

FOUND: 2-1/2" O.D. IRON PIPE WITH 2-1/2" BRASS CAP
0.6 FT. ABOVE GROUND AND REFERENCES PER M132-12

CENTER WEST 1/16 CORNER

FOUND: 2-1/2" O.D. IRON PIPE WITH 2-1/2" BRASS CAP
0.8 FT. ABOVE GROUND AND REFERENCES PER M132-12

CENTER NORTH 1/16 CORNER

FOUND: 2-1/2" O.D. IRON PIPE WITH 2-1/2" BRASS CAP
0.8 FT. ABOVE GROUND AND REFERENCES PER M132-12

= BASIS OF BEARING =
S 89°59'53" E 2634.29'

CENTER 1/4 CORNER

FOUND: 2-1/2" O.D. IRON PIPE WITH 2-1/2" BRASS CAP
0.7 FT. ABOVE GROUND AND REFERENCES PER M132-12

1/4 CORNER SEC. 33 & 34

FOUND: 2-1/2" BRASS CAP DATED 1988 PER M106-48
0.4 FT. ABOVE GROUND, AND NEW REFERENCES
PER M132-12

1/4 CORNER SEC. 32 & 33

FOUND: DOUGLAS COUNTY BRASS
CAP DATED 1964
1.2 FT. ABOVE GROUND
AND REFERENCES PER
M132-12

UNSPECIFIED POWERLINE
EASEMENT PER DEED RECORDS
OF DOUGLAS COUNTY, OREGON
VOLUME 308, PAGE 539
DATED NOVEMBER 2, 1961
BOOK 1346, PAGE 886
DATED APRIL 7, 1995

SOUTHWEST 1/16 CORNER

FOUND: 2-1/2" O.D. IRON PIPE
WITH 2-1/2" BRASS CAP
0.5 FT. ABOVE GROUND
AND REFERENCES PER M132-12

CENTER SOUTH 1/16 CORNER

FOUND: 2-1/2" O.D. IRON PIPE WITH 2-1/2" BRASS CAP
0.5 FT. ABOVE GROUND AND REFERENCES PER M132-12

OWNER & PARTITIONER: SUMMERWOOD, INC.

WATER: PRIVATE WELL

SANITARY: PRIVATE SEPTIC

COMPREHENSIVE PLAN: TL - FFT

PLANNING FILE: 97-159

ZONING: TR, FF

FLOOD ZONE: NO STUDY AREA

**BASIS OF BEARING: EAST / WEST CENTERLINE
SECTION 33, T21S, R4W, W.M. PER M132-12**

LEGEND

- - CORNERS FOUND - AS NOTED
- - CORNERS SET - NOTED IN NARRATIVE
- - CALCULATED POINT (NOT SET)
- ⊕ - POWER POLE
- - STREAM FLOW DIRECTION
- - REMAINS OF BARBED WIRE FENCE
- { } - RECORD DATA - BLM RE-R-678
- () - RECORD DATA - M124-4
- (()) - RECORD DATA - M106-48
- [] - RECORD DATA - M86-56
- ↔ - LINE NOT TO SCALE

REFERENCE SURVEYS

1855 GLO
1980 U.S.B.L.M.
M86-56
M106-48
M124-4
M132-12
BLM ROAD EASEMENT RE-R-678

2000-16185

CURVE TABLE - SOUTH ROW CO. ROAD #61					
CURVE	DELTA	RADIUS	LENGTH	LC BEARING	LC DIST.
C1	03°10'31"	1305.00'	72.32'	S 73°45'56" E	72.31'
C2	22°41'33"	735.00'	291.10'	S 64°00'25" E	289.21'
C3	24°49'22"	1060.00'	459.23'	S 65°04'19" E	455.65'
C4	11°36'51"	865.00'	175.34'	S 71°40'34" E	175.04'
C5	23°03'37"	490.00'	197.21'	S 77°23'57" E	195.88'
C6	20°04'32"	280.00'	98.11'	S 78°53'29" E	97.61'
CURVE TABLE - BLM ROW RE-R-678					
C7	06°32'00"	134.59'	15.35'	S 56°04'26" E	15.34'
{C7}	{06°32'00"}		{13.1' AT CL}	{D=50' CL}	

2000-16185

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY, 1985
DAVID H. WELLMAN
2163

RENEWAL 6/30/00

1/4 CORNER SEC. 3 & 4

SHEET 1 OF 2

SURVEY IN
NW 1/4, SW 1/4, SE 1/4 SEC. 33, T21S, R4W & NE 1/4 SEC. 4, T22S, R4W, W.M.
DOUGLAS COUNTY, OREGON

CLIENT: **SUMMERWOOD, INC.**

DRAWN BY: DHW
DATE: 3/8/00
FILE: DWS\SUMMERP

D. WELLMAN SURVEYING L.L.C.
570 LAWRENCE STREET #116
EUGENE, OR 97401 (541) 984-1442

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	255.00	S 75°21'12" E	L20	49.43	N 72°26'18" W
L2	180.00	S 52°39'38" E	L21	48.73	N 16°10'27" E
L3	108.00	S 77°29'00" E	L22	27.57	N 61°50'48" W
L4	50.00	S 65°52'09" E	L23	34.41	S 55°44'28" W
L5	96.14	S 68°51'13" E	L24	56.76	S 39°41'43" W
L6	54.97	S 52°48'26" E	L25	80.02	N 85°06'39" W
L7	135.34	S 59°20'26" E	L26	48.05	N 43°31'37" W
L8	124.45	S 31°46'58" W	L27	38.12	N 16°20'55" E
L9	128.12	S 00°31'40" E	L28	39.46	N 59°11'50" W
L10	202.78	N 74°14'39" W	L29	57.79	S 53°45'11" W
L11	108.93	N 87°03'47" W	L30	79.90	N 66°16'16" W
L12	126.82	N 73°06'05" W	L31	73.22	N 26°10'00" W
L13	117.39	N 21°53'52" W	L32	42.73	N 74°31'46" W
L14	42.20	N 21°53'52" W	L33	102.32	S 86°21'40" W
L15	43.10	N 87°57'14" W	L34	50.26	N 74°17'03" W
L16	52.76	N 63°28'19" W	L35	62.18	N 21°15'57" W
L17	23.63	N 75°40'29" W	L36	78.12	N 63°21'25" W
L18	90.67	N 88°30'44" W	L37	42.44	S 67°16'39" W
L19	60.98	N 50°20'50" W	L38	49.52	S 29°25'13" W

(S 00°07'43" W 2625.72') (N 00°08'15" E 2625.15')
(S 00°07'37" E 2625.33' (CALC.)

1/4 CORNER SEC. 33 & 4

FOUND: U.S.B.L.M. BRASS CAP DATED 1980
0.1 FT. ABOVE GROUND, AND NEW REFERENCES
PER M132-12

NE 1/4 SECTION 4

[N 89°51'04" W 2678.38']

[N 3°24'13" W 2563.45']

[N 2°38'33" W 2548.68']

C 1/4 SEC. 4