

2002-00061

FINAL PARTITION PLAT
 FOR: CARL & LUCILLE DAWSON, CO-TRUSTEES
 FOR THE DAWSON FAMILY TRUST
 SECTION 24 & 25, T21S, R12W, W.M.
 DOUGLAS COUNTY, OREGON
 8/21/01

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARY OF A PARTITION LINE FOR A LAND PARTITION APPROVED BY DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-152. BECAUSE BOTH PARCELS BEING CREATED ARE IN EXCESS OF 10 ACRES, ONLY THE PARTITION LINE WAS MONUMENTED. THE PARENT PROPERTY WAS NOT SURVEYED AS PART OF THIS PARTITION.

THE EASTERLY BOUNDARY OF THE PARENT PARCEL IS DEFINED AS THE 50 FOOT ELEVATION OR WHEN THE GROUND SLOPE EXCEEDS 25%. THE DAWSONS AND THE US FOREST SERVICE NEED TO ADDRESS THIS ISSUE AS PART OF A FUTURE SURVEY.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE BEARING OF THE LINE FROM THE WITNESS CORNER TO THE MEANDER CORNER ON THE BOUNDARY BETWEEN SECTIONS 24 AND 25 AND THE WEST ONE-QUARTER CORNER OF SECTION 25 AS ESTABLISHED IN SURVEY NUMBER M84-24 A+B. ONLY THESE TWO EXISTING CORNERS WERE TIED AS PART OF THIS SURVEY.

SURVEY M84-24 A+B WAS HELD AS CONTROL FOR THIS SURVEY. SURVEYS M79-30, M118-62 AND M88-52 WERE THEN ROTATED TO ESTABLISH A COMMON BASIS OF BEARING BASED ON M84-24 A+B. THE SECTION BREAKDOWN OF SECTION 24 AND 25 ARE SHOWN AS A VISUAL REFERENCE ONLY.

THE PARTITION LINE IS MONUMENTED AS NOTED HEREON. THE WESTERLY TERMINATION OF THE PARTITION LINE IS THE MEAN HIGH WATERLINE OF THE EAST BANK OF THE SMITH RIVER. THIS POINT IS SHOWN AT AN APPROXIMATE LOCATION. THE EASTERLY TERMINATION OF THIS LINE IS WHERE THE LINE REACHES A GROUND ELEVATION OF 50 FEET AND IS SHOWN AT AN APPROXIMATE LOCATION.

THE TOTAL ACRES FOR THIS PROPERTY ARE REPORTED TO BE 100 ACRES PER DOUGLAS COUNTY. THIS PROPERTY HAS NOT BEEN SURVEYED AND THE ACRES WILL CHANGE AS A RESULT OF AN ACCURATE SURVEY. THIS PARTITION PLAT MAKES NO WARRANTY AS TO THE ACTUAL ACRES BEING PARTITIONED.

ELEVATIONS BASED ON OREGON STATE HIGHWAY CONTROL MONUMENT STATION L 612, SET IN 1967. ELEVATION ESTABLISHED BY DOUGLAS COUNTY SURVEYORS OFFICE IN 1989, ELEVATION IS 57.20, PRECISION: 3RD ORDER.

THIS SURVEY WAS PERFORMED WITH A PENTAX TOTAL STATION.

NOTE "B"
 MONUMENT ELEVATION
 9.11'

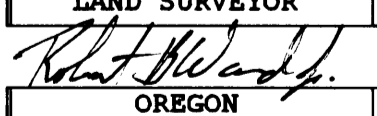
NOTE "A"
 WITNESS CORNER TO THE
 MEANDER CORNER BEARS
 S 33°44'48" E, 341.53
 FROM SET MONUMENT.

ELEVATION OF SET
 MONUMENT = 12.59'

1/4 CORNER S26|S25
 CORNER FALLS ON WEST SHOULDER
 OF SMITH RIVER COUNTY ROAD,
 CORNER NOT SET

FND: 2" ALUMINUM PIPE WITH
 ALUMINUM CAP BEARS N0°13'10"E,
 30.00FT, REFERENCE MONUMENT

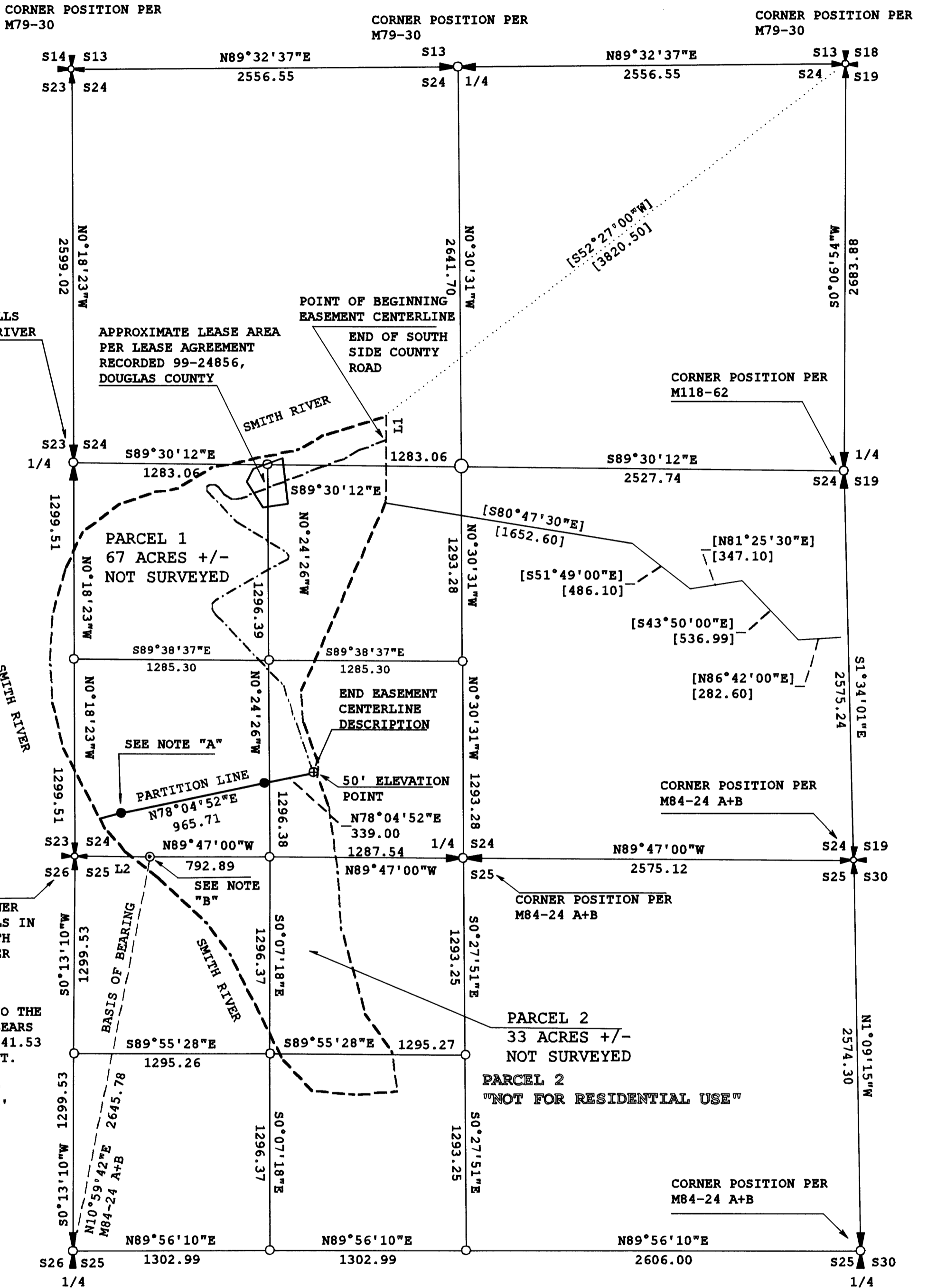
FND: 2" ALUMINUM PIPE WITH
 ALUMINUM CAP BEARS
 N89°46'50"W, 30.00FT,
 REFERENCE MONUMENT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 ROBERT B. WARD JR.
 JULY 30, 1976
 LS 1091

EXPIRES: 6/30/02

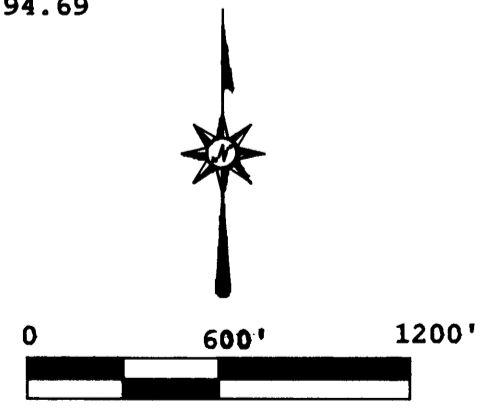


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- LEGEND**
- COMPUTED POSITION ONLY
NO MONUMENT SET
 - ⊕ APPROXIMATE 50 FOOT ELEVATION POINT
NO MONUMENT SET
 - CORNER SET THIS SURVEY AS POINT ON LINE
5/8" X 30" REBAR WITH YELLOW
PLASTIC CAP STAMPED "LS 1091"
 - ⊙ WITNESS CORNER TO THE MEANDER CORNER
FND: 3-1/2" ALUMINUM CAP DATED 1980, SET BY
RICHARD HINTZ, LS 497, REFER TO M84-24 A+B
 - ⊕ QUARTER CORNER NOT TIED UNLESS
NOTED HEREON
 - ⊕ SECTION CORNER NOT TIED UNLESS
NOTED HEREON
 - - - APPROXIMATE BOUNDARY
NOT SURVEYED
 - - - EASEMENT CENTERLINE
WIDTH = 20' LEFT AND RIGHT
OF CENTERLINE
 - [] RECORD DATA PER DEED

LINE	BEARING	HORIZ DIST
L1	S0°31'00"W	572.79
L2	N89°47'00"W	494.69



FILE NAME	DATE	DRAWN BY
01-41.TRV	8-21-2001	RBW
SCALE	REVISION	SHEET
600 Ft/In		1 OF 2
JOB		
01-41		

This map drawn with TRAVERSE PC, Software

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