

**LAND PARTITION**  
 LOCATED IN THE NW1/4 OF SECTION 31, T.22S., R.12W., W.M.,  
 DOUGLAS COUNTY, OREGON

Douglas County Official Records  
 Patricia K. Hitt, County Clerk

2017-018632



NO FEE

00452388201700186320020023 11/21/2017 09:45:43 AM  
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
 This is a no fee document

PLANNING DEPT. FILE 00-120  
 PROPERTY ZONING: RURAL RESIDENTIAL 2 ACRE  
 COMPREHENSIVE PLAN DESIGNATION: COMMITTED RESIDENTIAL 2 ACRE

SURVEY FOR: DARON & ALICE WEATHERS  
 73495 US HWY 101  
 NORTH BEND, OR 97459  
 SURVEY BY: ESTABROOK LAND SURVEYING INC.  
 PO BOX 574  
 LAKESIDE, OR 97449

SEC 25 SEC 30  
 SEC 36 SEC 31  
 FND. 3 1/4" ALUMINUM  
 CAP ON 2 1/2" ALUMINUM  
 AND BT'S PER VOL. 44  
 PAGES 17060-17061

**LEGEND**

- ⊙ FOUND RECORD MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "ESTABROOK LS2703"
- CALCULATED POINT, NO MONUMENT SET
- ① HIGHWAY CONTROL AND CALCULATED CENTER LINE POINT IDENTIFICATION
- ( )1 RECORD PER M124-77, ST. HWY. 101-002 A-C
- ( )2 RECORD PER M7-12
- ( )3 RECORD PER M136-58
- ( )4 RECORD PER M52-36
- ( )5 RECORD PER DEED INSTRUMENT #86-16525
- ( )6 RECORD PER OSHD DRAWING 7B-11-0017
- ( )7 RECORD PER OSHD DRAWING 10B-12-26

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N28°29'21"W	53.81'
L2	N83°33'39"W	111.46'
L3	N33°54'20"W	11.61'
L4	N41°36'17"W	105.48'
L5	N31°13'17"W	37.24'
L6	N68°11'20"W	209.17'
L7	S68°11'20"E	210.72'
L8	S31°13'17"E	42.11'
L9	S41°36'17"E	103.67'
L10	S33°54'20"E	29.44'
L11	N86°30'12"W	24.95'
L12	N09°11'46"W	48.76'
L13	S09°11'46"E	38.10'
L14	N09°11'46"W	38.11'
L15	N81°54'15"E	30.01'
L16	N62°03'13"E	49.77'
L17	S62°03'13"W	49.77'
L18	S86°30'12"E	159.15'
L19	S86°30'12"E	34.57'

**ACCESS & UTILITY EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD
C4	165.00'	91.84'	31°53'27"	N46°06'29"E 90.66'
C5	55.00'	14.41'	15°00'48"	N54°32'49"E 14.37'
C6	55.00'	20.77'	21°38'24"	N36°13'13"E 20.65'
C7	55.00'	33.21'	34°35'47"	N08°06'08"E 32.71'
C8	85.00'	105.70'	71°14'59"	S26°25'43"W 99.02'
C9	135.00'	59.59'	25°17'29"	S49°24'28"W 59.11'

**BASIS OF BEARING**

THE BASIS OF BEARING IS ASSUMED FROM M124-77

WATER: PRIVATE WELL  
 SEWER: PRIVATE SEPTIC SYSTEM

SCALE 1" = 100'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jerry Lee Estabrook*

OREGON  
 JUNE 30, 1995  
 JERRY LEE ESTABROOK  
 2703

EXPIRES 12/31/17

**HIGHWAY CONTROL POINTS AND CENTER LINE CALCULATIONS**

POINT#	NORTHING	EASTING	(NORTHING)1	(EASTING)1	POINT DESCRIPTION
①	736420.147	3946698.210	(736420.263)1	(3946698.412)1	FND. 5/8" IRON ROD WITH 1" ALUMINUM CAP MARKED "ODOT CONTROL 11" PER M124-77
②	734962.346	3947081.565	(734962.346)1	(3947081.565)1	FND. 3/4" IRON ROD AS SHOWN PER M124-77
③	731849.199	3947041.992	(731849.436)1	(3947042.185)1	FND. 5/8" IRON ROD WITH 1" ALUMINUM CAP MARKED "ODOT CONTROL 102" PER M124-77
④	734943.278	3946963.888	(734943.278)1	(3946963.888)1	CALCULATED CENTER LINE STATION 11+983.261 TS PER M124-77
⑤	734547.723	3947023.212	(734547.723)1	(3947023.212)1	CALCULATED CENTER LINE STATION 12+105.181 SC PER M124-77
⑥	734066.221	3947063.471	(734066.221)1	(3947063.471)1	CALCULATED CENTER LINE STATION 12+525.499 CS PER M124-77

**SPIRAL TABLE**

SP1, CENTER LINE SPIRAL, LENGTH 400.00' (400.00')6, S = 2'00" (2'00")6, α = 0.25 (0.25)6 CHORD N08°31'46"W 399.98'  
 SP2, 120' OFFSET SPIRAL, LENGTH 404.19', CHORD N08°32'11"W 404.17'  
 SP3, PORTION OF A 150' OFFSET SPIRAL, SPIRAL LENGTH 405.23', PORTION OF SPIRAL CHORD N08°50'11"W 299.58'

**HIGHWAY CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	5729.58'(5729.58')1&7	04°50'00" (04°50'00")1	483.33' (483.33')1	N04°46'46"W 483.18' (N04°46'46"W 483.18')1&7
C2	5849.58'	01°14'03"	126.01'	N06°34'41"W 126.01'
C3	5849.58'	03°35'57"	367.45'	N04°09'41"W 367.39'

DRAWN BY:	JLE	DATE:	2/17/17
CHECKED BY:	TJE	DRAWING NO.:	WEATHFP1
JOB NO.:	2011-15	SHEET	1 OF 2

2017-0027 A

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