

MINOR LAND PARTITION in

Sections 31-32, T. 32 S., R. 6 W., W.M.

SEPTEMBER 24, 1973

PARTITIONER:

James D. Chitwood
N. Reuben Rd.
Glendale, Ore. 97442
PH. 832-2586

LEGAL OWNER:

Eugene Troller
Louis Cr. Rd.
Myrtle Cr., Oregon

PREPARED BY:

Ronald A. Brandt, P.E. 6803
P.O. Box 427
Glendale, Ore. 97442
PH. 832-2729

NUMBER of LOTS: TWO (2)

SCALE: 1 in. = 100 ft.

MONUMENTS:

Set -----o, 1" x 36" I. Rods, 4" high
Found -----o
Unmonumented Points -----•

REFERENCE:

DOUGLAS COUNTY LAND SURVEYOR'S OFFICE
C.S. 55/314 and M49-37

PARENTHESIS () = of record.



APPROVALS:

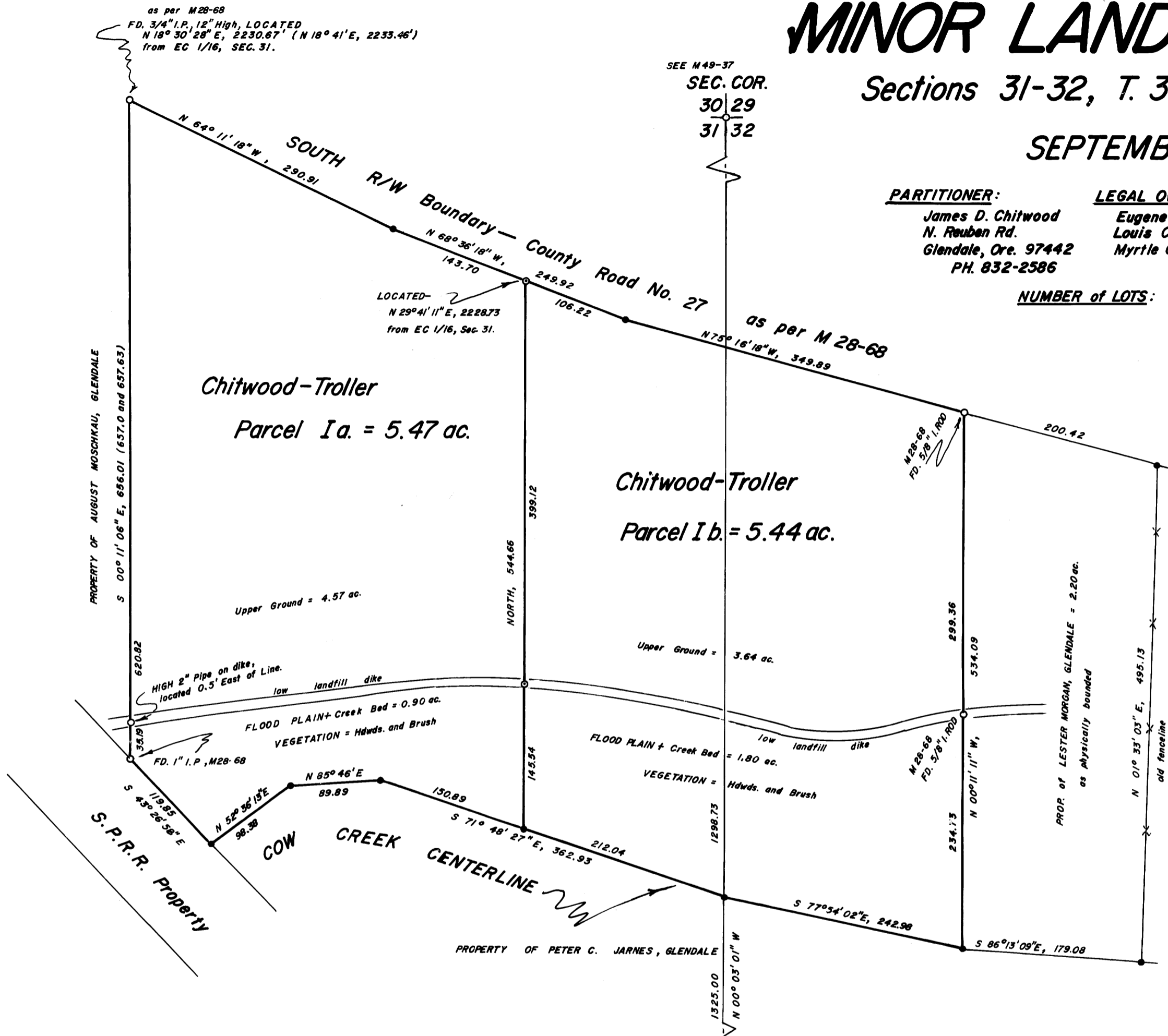
William B. ...
planning commission
Francis E. Ingram
county surveyor

mz
9-27-73 date
25 Sept 73 date

as per M28-68
FD. 3/4" I.P., 12" High, LOCATED
N 18° 30' 28" E, 2230.67' (N 18° 41' E, 2233.46')
from EC 1/16, SEC. 31.

SEE M49-37
SEC. COR.
30 29
31 32

SEE M49-37
31 32
1/4 COR.



DESCRIPTION-Parcel Ia.

BEGINNING at a 3/4 in. I.Pipe located N 18° 30' 28" E, 2230.67 ft. from the EC 1/16 COR., Section 31, T. 32 S., R. 6 W., W.M., said pipe on the south boundary of County Road No. 27 (No. Reuben Rd.);

thence S 00° 11' 06" E, 656.01 ft. to a 1 in. I. Pipe on the northeasterly boundary of Southern Pacific Railroad Property;
thence S 43° 26' 38" E, 119.85 ft. following said S.P.R.R. boundary to a point at the centerline of COW CR.;
thence N 52° 36' 13" E, 98.38 ft. to a point at the centerline of COW CR.;
thence N 85° 46' E, 89.89 ft. to a point at the centerline of COW CR.;
thence S 71° 48' 27" E, 150.89 ft. to a point at the centerline of COW CR.;
thence NORTH, 145.54 ft. to a 1 in. I. Rod in position on a low landfill dike;
thence NORTH, 399.12 ft. to a 1 in. I. Rod on the South boundary of County Road No. 27;
thence N 68° 36' 18" W, 143.70 ft. to a point on said south boundary of road;
thence N 64° 11' 18" W, 290.91 ft. to the POINT OF BEGINNING;

containing more-or-less 5.47 ac. all in the NE 1/4, said Section 31, Douglas County, Oregon.

DESCRIPTION-Parcel Ib.

BEGINNING at a 1 in. I. Rod located N 29° 41' 11" E, 2228.73 ft. from the EC 1/16 COR., Sec. 31, T. 32 S., R. 6 W., W.M., said rod on the south boundary of County Road No. 27 (No. Reuben Rd.);

thence SOUTH, 399.12 ft. to a 1 in. I. Rod in position on a low landfill dike;
thence SOUTH, 145.54 ft. to a point at the centerline of COW CR.;
thence S 71° 48' 27" E, 212.04 ft. to a point at the centerline of COW CR., said point on the section line of Sec. 31-32;
thence S 77° 54' 02" E, 242.98 ft. to a point at the centerline of COW CR.;
thence N 00° 11' 11" W, 234.73 ft. to a 5/8" I. Rod in position on a low landfill dike;
thence N 00° 11' 11" W, 299.36 ft. to a 5/8" I. Rod on the south boundary of County Rd. No. 27;
thence N 75° 16' 18" W, 349.89 ft. to a point on said south road boundary;
thence N 68° 36' 18" W, 106.22 ft. to the POINT OF BEGINNING;

containing more-or-less 5.44 ac. located in Sec. 31-32, T. 32 S., R. 6 W., W.M., Douglas County, Oregon.

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

(OFFICE USE)

300 73-14414

STATE OF OREGON
COUNTY OF DOUGLAS

FILED 9-27-73 4:45 P.

156 Minor Land

Mary J. Seal

C.S. 55/326
M 50-77

M 50-77
C.S. 55/326

Ronald A. Brandt, P.E. 6803
P.O. Box 427,
Glendale, Oregon 97442

September 24, 1973

NARRATIVE OF LAND SURVEY

in the NE 1/4, Sec. 31 and the W 1/2, NW 1/4, Section 32, T. 32 S., R. 6 W., W.M.,
Douglas County, Oregon.

Survey for- Mr. and Mrs. James D. Chitwood
Glendale, Oregon 97442

PURPOSE: to minor partition Parcel 1 of the land survey of record in file
M 28-68 at the Douglas County Land Surveyor's Office into two parcels of
approximately equal size;

METHOD: done in conjunction with land survey of record found in file M 49-37
and c.s. 55/314 using closed-random transit traverse techniques about the
area;

EQUIPMENT: this work was conducted with a 30 second Gurley Transit and a
Lufkin 300 ft. steel tape with 100 th ft. divisions;

INDIVIDUALS AND DATES: this specific portion of survey was initiated Sept. 3
and completed Sept. 22, 1973 with witnesses being James Chitwood, Charles
Dehn, Joseph Larson, and occupants on properties adjacent;

REFERENCES: on record in Douglas County Land Surveyor's Office, Roseburg,
Oregon are surveys in files M 28-68, M 49-37 and c.s. 55/314 all containing
pertinent information; deed records of properties were also referred;

CORNERS FOUND:

1. SW Corner, found a 1" Iron pipe on the Southern Pacific Railroad boundary;
2. NW Corner, found a 3/4" Iron pipe 12" high located on County Road No. 27,
south boundary, said pipe in position N 18° 30' 28" E, 2230.67' from the
EC 1/16 Corner, Section 31;
3. NE Corner, found a 5/8" Iron rod, by Shaner, on the south boundary of
said county road;
4. East line point, found a 5/8" Iron rod, by Shaner, set on top of a
low landfill dike;

CORNERS SET:

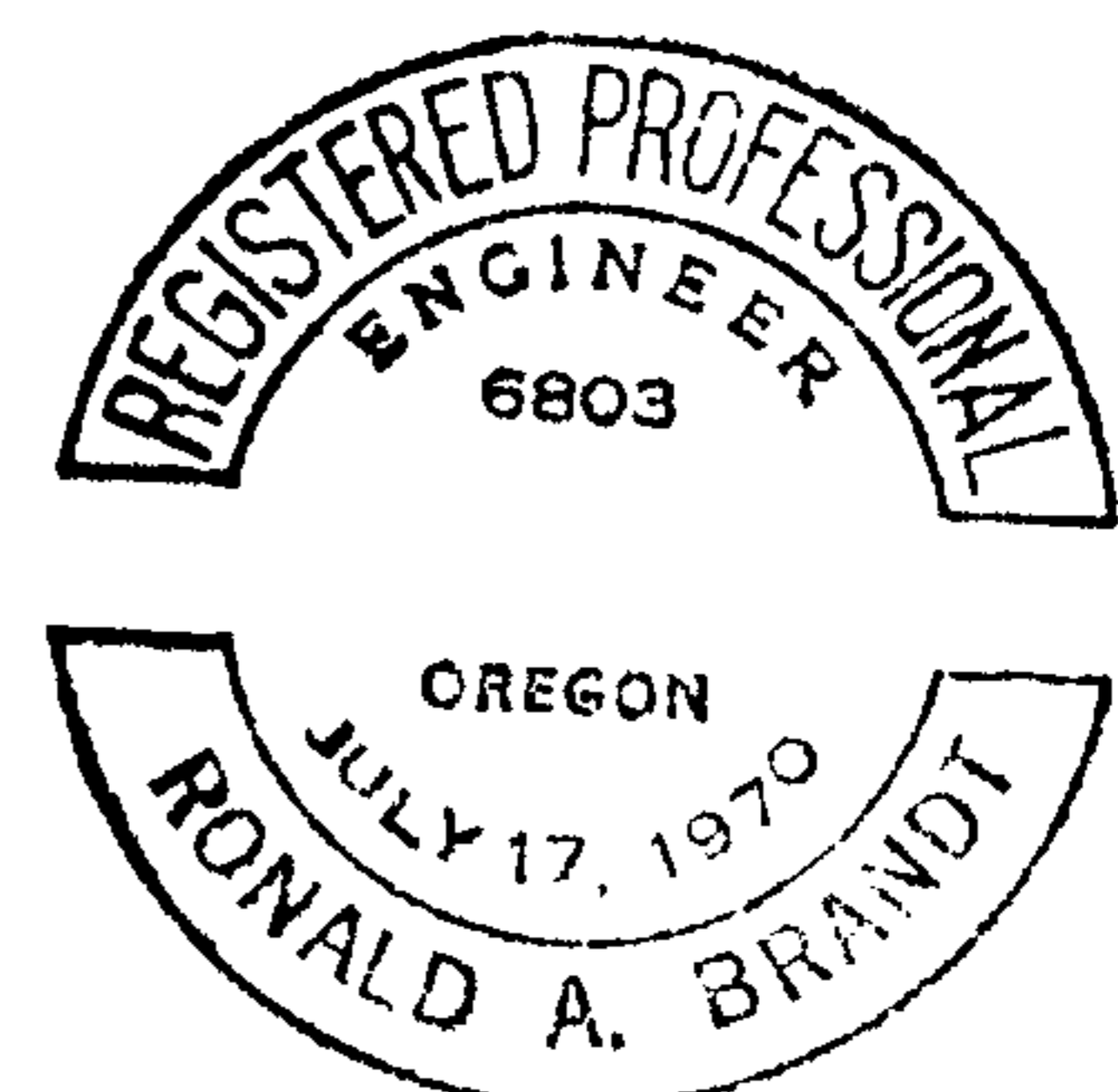
1. North Point on division line, set a 1" x 36" Iron rod, 4" high on the
south boundary of County Road No. 27, with boundary position determined
using angular and distance relationships of M 28-68, said point located
N 29° 41' 11" E, 2228.73' from the EC 1/16 Corner, Section 31;
2. Line point on the division line, set a 1" x 36" Iron rod, 4" high, in
position on the low landfill dike;

-DESCRIPTIONS ON PAGE II OF NARRATIVE-

FILED
RECEIVED

SEP 26 1973

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



C.S. File No. 55/326 A

Ronald A. Brandt, P.E. 6803
P.O. Box 427,
Glendale, Oregon 97442

Sept. 24, 1973

DESCRIPTIONS:

A. Parcel Ia.

BEGINNING at a 3/4" Iron pipe located N 18° 30' 28" E, 2230.67' from the EC 1/16 Corner, Section 31, T. 32 S., R. 6 W., W.M., said pipe on the south boundary of County Road No. 27 (No. Reuben Road);

thence S 00° 11' 06" E, 656.01' to a 1" Iron pipe on the northeasterly boundary of Southern Pacific Railroad Property;

thence S 43° 26' 58" E, 119.85' following said railroad boundary to a point at the centerline of Cow Cr.;

thence N 52° 36' 13" E, 98.38' to a point at the centerline of Cow Cr.;

thence N 85° 46' E, 89.89' to a point at the centerline of Cow Cr.;

thence S 71° 48' 27" E, 150.89' to a point at the centerline of Cow Cr.;

thence NORTH, 145.54' to a 1" Iron rod in position on a low landfill dike;

thence NORTH, 399.12' to a 1" Iron rod on the south boundary of County Road No. 27;

thence N 68° 36' 18" W, 143.70' to a point on said south boundary of road;

thence N 64° 11' 18" W, 290.91' to the POINT OF BEGINNING;

containing more-or-less 5.47 acres all in the NE 1/4, said Section 31, Douglas County, Oregon.

B. Parcel Ib.

BEGINNING at a 1" Iron rod located N 29° 41' 11" E, 2228.73' from the EC 1/16 Corner, Section 31, T. 32 S., R. 6 W., W.M., said point on the south boundary of County Road No. 27 (No. Reuben Road);

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thence SOUTH, 145.54' to a point at the centerline of Cow Cr.;

thence S 71° 48' 27" E, 212.04' to a point at the centerline of Cow Cr., said point on the section line of Sections 31 and 32;

thence S 77° 54' 02" E, 242.98' to a point at the centerline of Cow Cr.;

thence N 00° 11' 11" W, 234.73' to a 5/8" Iron rod in position on a low landfill dike;

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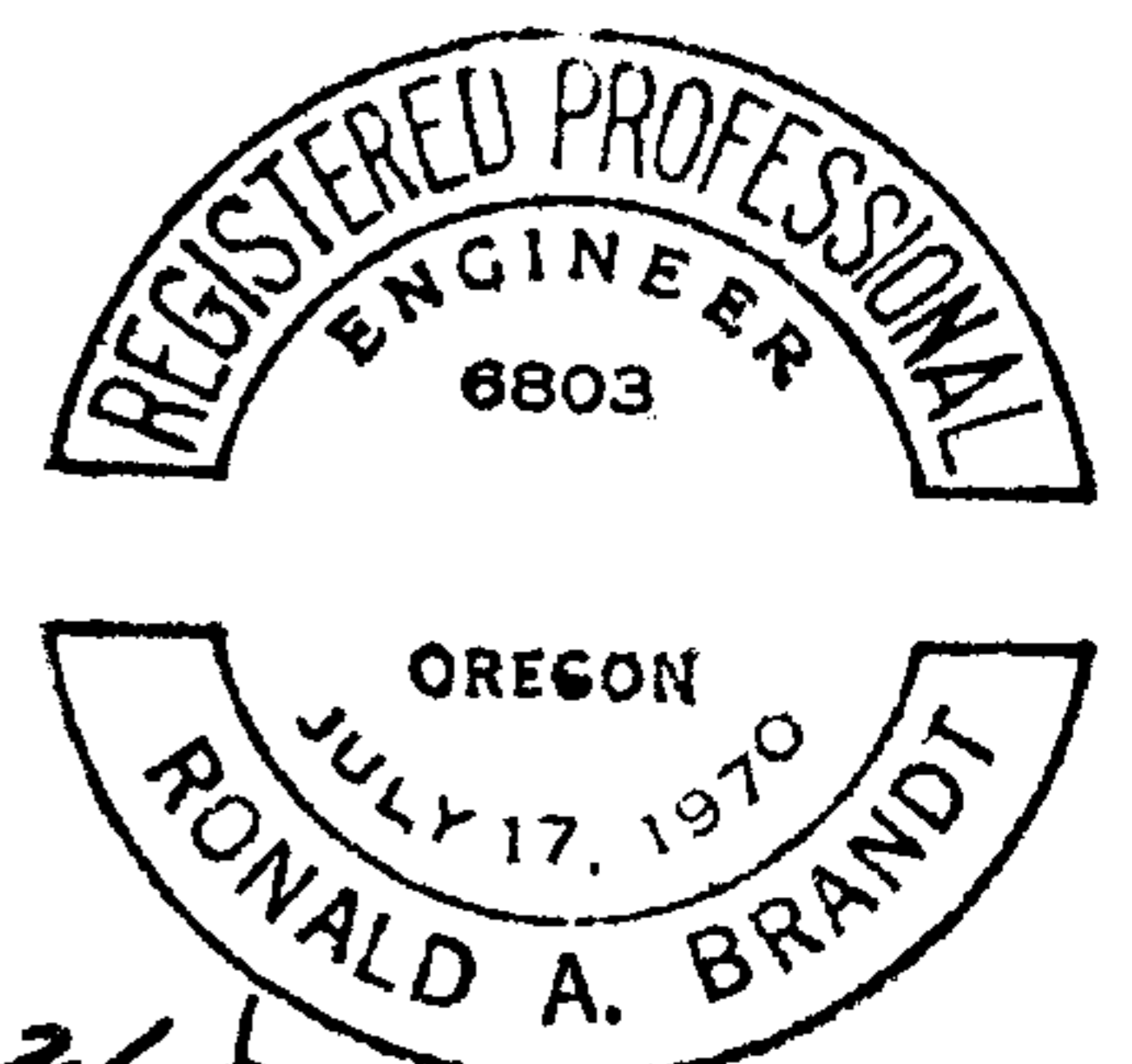
thence N 68° 36' 18" W, 106.22' to the POINT OF BEGINNING;

containing more-or-less 5.44 acres located in Sections 31 and 32, T. 32 S., R. 6 W., W.M., Douglas County, Oregon .

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SEP 26 1973

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



C. S. File No. 55/326b