

# LAND SURVEY of MINOR LAND PARTITION

in the SE 1/4, NE 1/4 and NE 1/4, SE 1/4, Sec. 30, T. 32 S., R. 5 W., W.M.

Partition creating 1 Lot by the owner:  
David Young, New Education Foundation  
Barton Road  
Glendale, Ore. 97442 Ph. 832-2211

Survey by:  
Ronald A. Brandt, P.E. 6803  
P.O. Box 427  
Glendale, Ore. Ph. 832-2729

DATE: Feb. 2-23, 1974

COUNTY SURVEYORS FILE IN  
DO NOT REMOVE FROM OFFICE

DATUM:

Monuments-  
found — o  
set — ● 1" x 34" I. Rods, 4" high  
Unmonumented Points — ●  
Basis-of-Bearing — by Solar Observation,  
Feb. 9, 1974

References-

Douglas County Land Surveyor's Office

- C.S. 40/3 by Baker, 1947
- M 32-2 by Wenderoth, 1966
- M 44-37 by Thompson, 1969
- C.S. 55/164 by Riley, 1970

Recorder's Office, Deed Records

- Vol. 152, page 81
- " 422, " 68 and 66
- " 402, " 946

Parenthesis ( ) means of RECORD.

SCALE: 1 in. = 100 ft.

## APPROVALS:

*[Signature]*  
Planning Commission

March 5 1974  
date

*[Signature]*  
County Land Surveyor

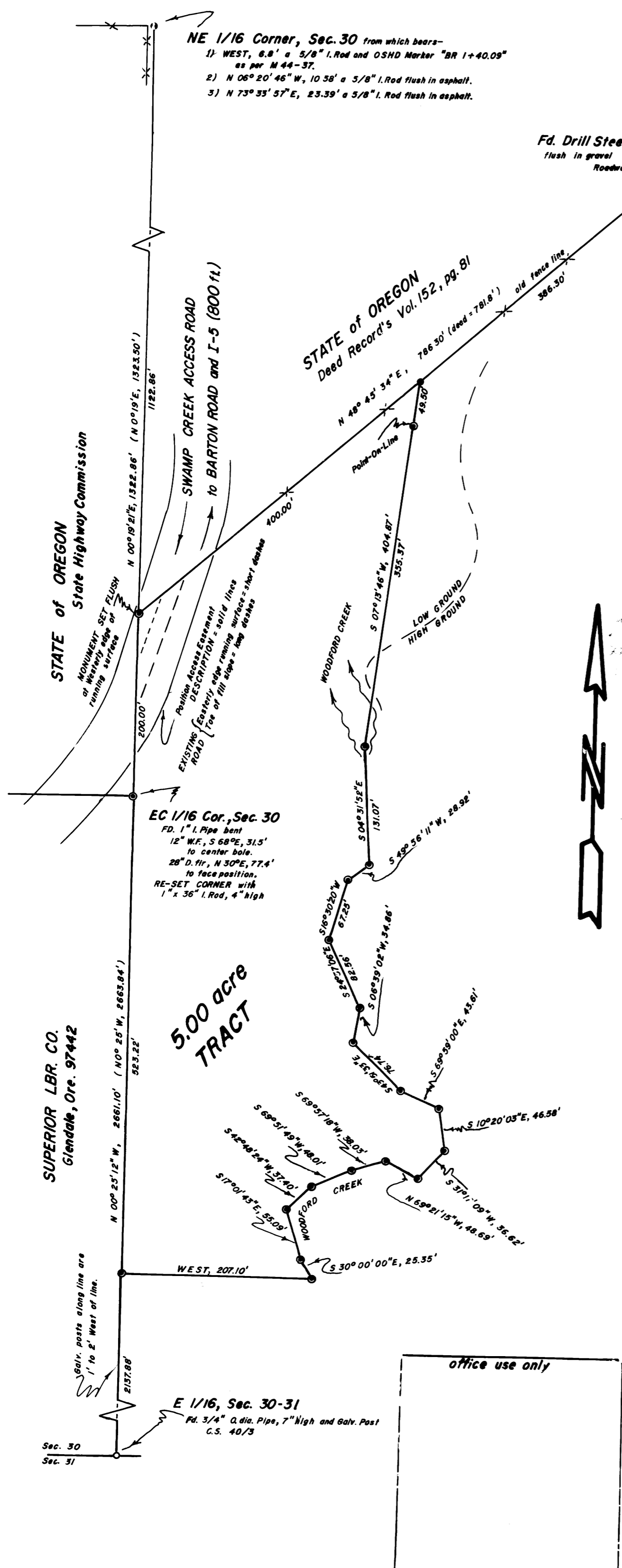
18 Mar 74  
date

## Legal Description:

A tract of land in the SE 1/4, NE 1/4 and the NE 1/4, SE 1/4, Sec. 30, T. 32 S., R. 5 W., W.M., Douglas County, Oregon;

BEGINNING at the EC 1/16th Corner, said Sec. 30;  
thence N 00° 19' 21" E, 200.00 ft. to a 1 in. I. Rod on the North-South Centerline of the NE 1/4, said Sec. 30;  
thence N 48° 45' 34" E, 400.00 ft. following remaining portions of an old fence line on the southerly boundary  
of described property in Douglas County Deed Records, Vol. 152, page 81 to a point;  
thence S 07° 13' 46" W, 404.87 ft. to a 1 in. I. Rod;  
thence S 04° 3' 38" E, 131.07 ft. to a 1 in. I. Rod;  
thence S 49° 56' 11" W, 28.92 ft. to a 1 in. I. Rod;  
thence S 16° 30' 20" W, 67.25 ft. to a 1 in. I. Rod;  
thence S 24° 37' 06" E, 82.56 ft. to a 1 in. I. Rod;  
thence S 06° 39' 02" W, 34.86 ft. to a 1 in. I. Rod;  
thence S 43° 51' 33" E, 76.74 ft. to a 1 in. I. Rod;  
thence S 69° 59' 00" E, 43.61 ft. to a 1 in. I. Rod;  
thence S 10° 20' 03" E, 46.58 ft. to a 1 in. I. Rod;  
thence S 3° 17' 09" W, 36.62 ft. to a 1 in. I. Rod;  
thence N 69° 21' 15" W, 48.69 ft. to a 1 in. I. Rod;  
thence S 69° 57' 18" W, 38.03 ft. to a 1 in. I. Rod;  
thence S 69° 51' 49" W, 48.01 ft. to a 1 in. I. Rod;  
thence S 42° 48' 24" W, 37.40 ft. to a 1 in. I. Rod;  
thence S 17° 01' 43" E, 53.09 ft. to a 1 in. I. Rod;  
thence S 30° 00' 00" E, 25.35 ft. to a 1 in. I. Rod;  
thence WEST, 207.10 ft. to a 1 in. I. Rod on the North-South Centerline of the SE 1/4, said Sec. 30;  
thence N 00° 25' 12" W, 523.22 ft. to the POINT OF BEGINNING;  
containing more-or-less 5.00 acres.

NOTE: this tract lies in the NW Corner of the New Education Foundation ownership; 1 lot only is created since remaining ownership is large; Woodford Cr. is adjacent to the easterly tract boundary until shown splitting around a monument and spreading on low ground.



NE 1/16 Corner, Sec. 30 from which bears-

- 1) WEST, 6.8' a 5/8" I. Rod and OSHD Marker "BR 1+40.09" as per M 44-37.
- 2) N 06° 20' 46" W, 10.38' a 5/8" I. Rod flush in asphalt.
- 3) N 73° 33' 57" E, 23.39' a 5/8" I. Rod flush in asphalt.

N 1/16 Cor., Sec. 29-30  
Fd. 1/2" I. Pipe; M 32-2

EC 1/16 Cor., Sec. 30  
FD. 1" I. Pipe bent  
12" W.F., S 68° E, 31.5'  
to center bore.  
28" D. fir, N 30° E, 77.4'  
to face position.  
RE-SET CORNER with  
1" x 36" I. Rod, 4" high

5.00 acre TRACT

office use only

SUPERIOR LBR. CO.  
Glendale, Ore. 97442

FILED 2  
RECORDED 24  
MAY 1974

# PAGE II MINOR PARTITION ACCESS EASEMENT

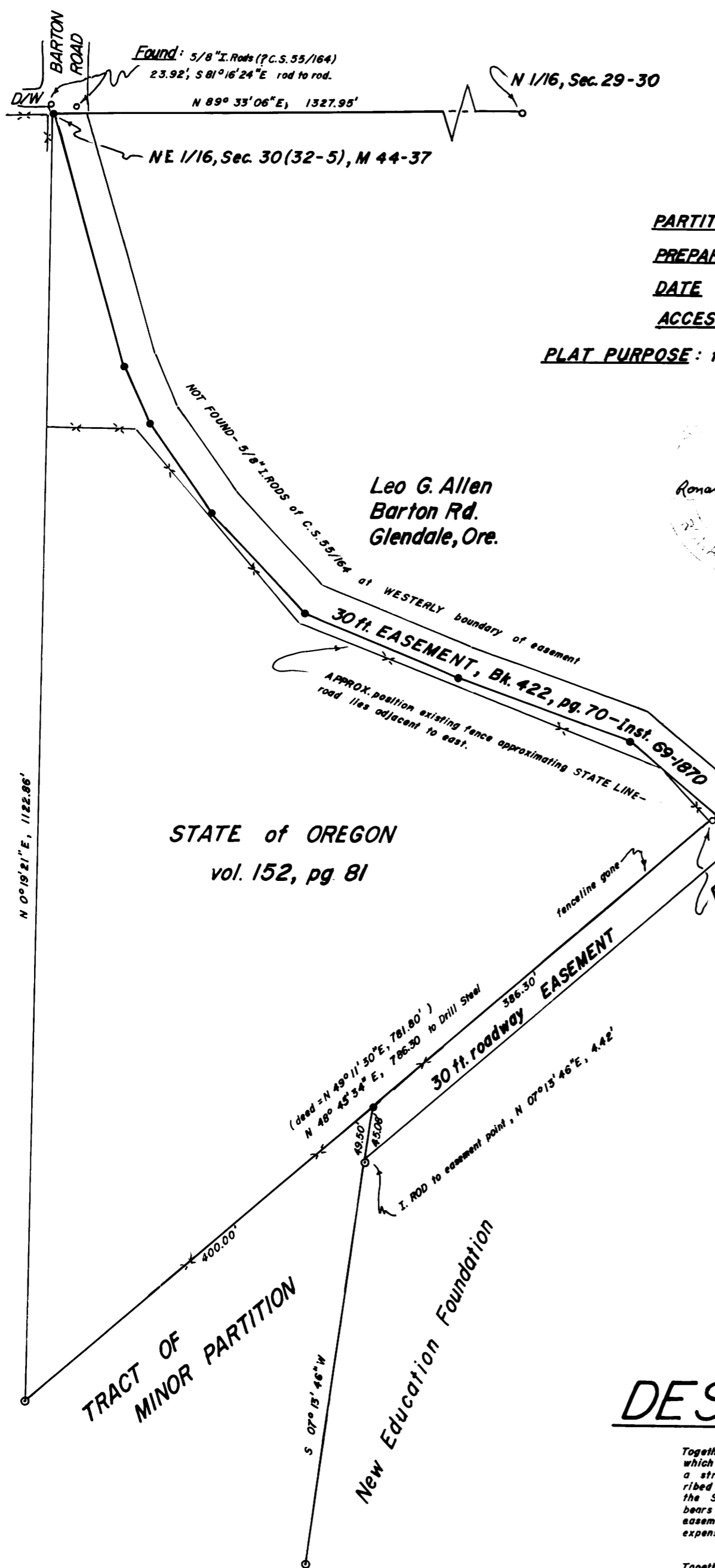
**PARTITIONER:** David Young, New Education Foundation

**PREPARED BY:** Ronald A. Brandt, P.E. 6803

**DATE:** Feb. 23, 1974

**ACCESS LOCATION:** SE 1/4, NE 1/4, Sec. 30, T. 32 S., R. 5 W., W.M.

**PLAT PURPOSE:** to show easement location relative to existing monuments.



Ronald A. Brandt  
P.E. 6803

STATE of OREGON  
vol. 152, pg 81

## DATUM:

- Monuments-
- found ----- ○
  - set ----- ⊙ 1 in. x 34 in. Iron Rods
- Unmonumented Points or  
Monuments not found --- ○

Scale: 1 in. = 100 ft.

## DESCRIPTION:

Together with a permanent roadway easement over the remaining adjoining property of Grantor for purposes of ingress and egress, which easement shall be exclusive except for equal use (rights) in Grantor, its assigns and successors, said easement being a strip of land 30 ft. in width, of which the Westerly boundary coincides with the most north of the east lines of the prior described 5 ac. tract and of which the Northerly boundary coincides with the Southerly boundary of that tract of land conveyed to the State of Oregon, recorded as Inst. No. 14283 in Vol. 152, page 81, Douglas County Deed Records, Roseburg, Ore., which boundary bears S 49° 11' 30" W by deed from the most easterly point of said State of Oregon property. However, the said permanent roadway easement at both Northerly and Southerly boundaries shall be extended to the extended East line of the easement mentioned below. The expense of construction and maintenance shall be borne by the Grantee.

Together with the right and interest equal to that of Grantor in and to that certain easement described in Inst. No. 69-1870 in Book 422, page 70 of said Deed Records, provided, however, that during the time of Grantee use for ingress and egress, the Grantee shall share the maintenance of said roadway.

**APPROVALS:**

<i>Ronald A. Brandt</i> Planning Commission	<i>Feb 23 1974</i> Date
<i>Francis L. Ingram</i> County Land Surveyor	<i>18 Mar 74</i> Date