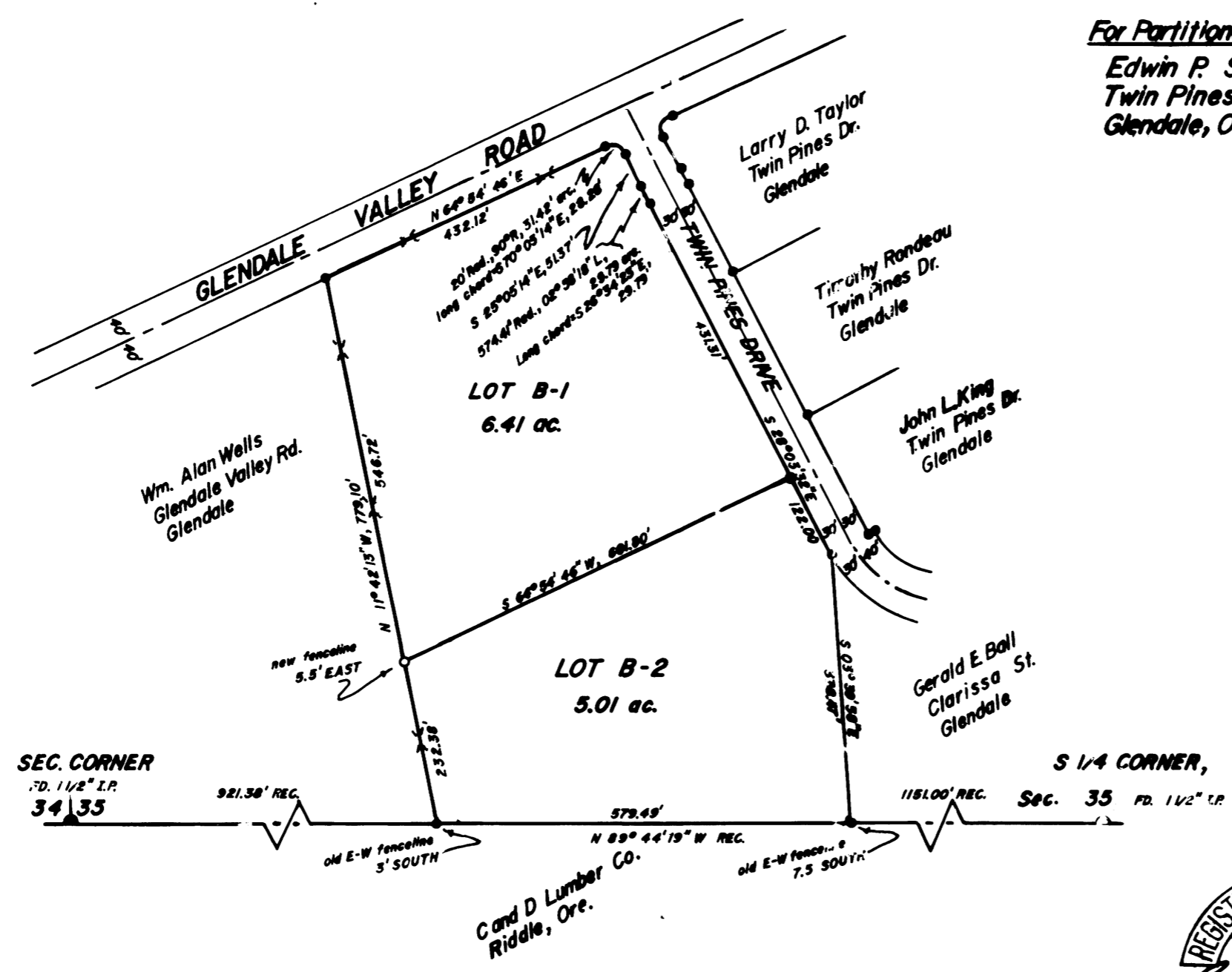


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# LAND SURVEY of Minor Land Partition in the

S 1/2, SW 1/4, Sec. 35, T. 32 S., R. 6 W., W.M., Douglas County, Ore.



For Partitioner creating 2 lots:  
Edwin P. Sutch  
Twin Pines Dr.  
Glendale, Ore. 97442

Owner of record:  
- the partitioner -  
See Deed Records Vol. 538, pg. 331

SURVEY by:  
Ronald A. Brandt, P.E. 6803  
P.O. Box 427  
Glendale, Ore. 97442

SCALE: 1 in. = 200 ft.  
DATE: Feb. 16 - Mar. 3, 1975  
DATUM:

MONUMENTS -  
Found = o, as per M 44-38  
Set = o, 3/4" x 42" I. Rods, 3" high  
FENCELINE -

REFERENCES -  
County Land Surveyor's Office  
map file M 44-38, Thompson 1971  
" " M 49-21, Brandt 1973 75- 5080



**DESCRIPTIONS:**

**LOT B-1** BEGINNING at a point located N 89° 44' 19" W, 1730.69' and N 11° 42' 15" W, 232.38' from the South 1/4 Corner, Sec. 35, Township 32 South, Range 6 West, Willamette Meridian, said point marked by a 3/4 in. I. Rod;  
thence N 11° 42' 15" W, 546.72' to a 1 in. I. Pipe on the southerly boundary of Glendale Valley Rd.;  
thence N 64° 54' 46" E, 432.12' to a 5/8 in. I. Rod on said southerly boundary;  
thence on the southwesterly boundary of Twin Pines Drive on a 20 ft. radius curve right, through a central angle of 90° for 31.62' to a 5/8 in. I. Rod;  
thence S 25° 05' 14" E, 51.37' to a point near a bent 5/8 in. I. Rod;  
thence on a 574.41 ft. radius curve left through a central angle of 02° 00' 16" for 28.75' to a 5/8 in. I. Rod;  
thence S 28° 03' 32" E, 431.31' to a 3/4 in. I. Rod;  
thence S 64° 54' 46" W, 601.60' to the POINT OF BEGINNING;  
containing more-or-less 6.41 acres.

**LOT B-2** BEGINNING at a point located N 89° 44' 19" W, 1181.00' from the South 1/4 Corner, Sec. 35, Township 32 South, Range 6 West, Willamette Meridian, said point on the south line of Sec. 35 and marked by a 5/8 in. I. Rod;  
thence N 89° 44' 19" W, 579.69' to a 5/8 in. I. Rod on the south line of Sec. 35;  
thence N 11° 42' 15" W, 232.38' to a 3/4 in. I. Rod;  
thence N 64° 54' 46" E, 601.60' to a 3/4 in. I. Rod on the southeast boundary of Twin Pines Drive;  
thence S 28° 03' 32" E, 122.00' to a 5/8 in. I. Rod on said boundary;  
thence S 05° 39' 59" E, 378.97' leaving Twin Pines Drive to the POINT OF BEGINNING;  
containing more-or-less 5.01 acres.

I, Doris L. Wadsworth, Recorder of Deeds for Douglas County, Oregon, do hereby certify that the within instrument was filed  
APR 22 1975 at 11:21 A  
and Recorded in Volume 2  
at Page 81 of Minor Land  
Records of Douglas County, Oregon.  
DORIS L. WADSWORTH

**APPROVALS:**

PLANNING COMMISSION DATE 21 April 1975

Francis L. Ingram COUNTY LAND SURVEYOR DATE 21 Apr. 75

C.S. 12558 / 46  
M55-72

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

March 8, 1975

NARRATIVE OF LAND SURVEY of Minor Land Partition in the S 1/2, SW 1/4, Section 35,  
Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

Survey For- Edwin P. Sutch  
Twin Pines Drive  
Glendale, Oregon 97442

PURPOSE: to divide Tract B created in land survey by Thompson, 1971, for Wells  
and Mohr; this division being done for sale of 5 acres on the south side of  
said tract;

METHOD: closed-traverse (error-of-closure = 1/19,000) measuring angles to the  
nearest 30 seconds and distances to the nearest 1/100 th ft.; traverse made around  
the 11.44 acre Tract B to determine the relative positions of existing monuments;

EQUIPMENT: the work was conducted with a 30 second Gurley Transit and a 1974 Lufkin  
steel tape;

INDIVIDUALS AND DATES: initiated on Feb. 16, completed on March 3, 1975 and  
witnessed by Edwin Sutch;

REFERENCES:

Douglas County Land Surveyor's Office-  
Map file M44-38, by Thompson, 1971  
Map file M49-21, by Brandt, 1973

BASIS-OF-BEARING: the south line bearing of Section 35 as munumented in the  
M44-38 survey;

CORNERS FOUND: all monuments as per M44-38 were found intact and were used except  
the bent 5/8 inch iron rod at the P.C. of CL-1 on the SW boundary of the Twin Pines  
Drive; bearings and distances between corners are shown as measured in this survey  
and can be compared to the M44-38 plat for differences; survey M49-21 shows the  
South 1/4 Corner of Section 35 located 6.17 ft. North and 0.42 ft. West of the  
proportionate point and the Section Corner of Sections 34-35 located 4.46 ft. North  
and 1.71 ft. East of the proportionate point for the corner; from the SW and SE  
corners of Lot B-2 an old E-W fenceline lies 3 ft. and 7.5 ft. South respectively  
from the 5/8 inch iron rods of M44-38;

CORNERS MONUMENTED:

- 1) the NW corner of Lot B-2, set a 3/4 inch by 42 inch iron rod, 3 inches high  
5.5 ft. West of a new fenceline; said fence curves back on line going northerly  
and southerly from the corner;
- 2) the NE corner of Lot B-2, set a 3/4 inch by 42 inch iron rod, 3 inches high  
on the SW boundary of the Twin Pines Drive;

DESCRIPTIONS:

-following on page two-

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APR 21 1975

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

C.S. FILE 58 1 46 A

Map FILE 55 1 72

DESCRIPTIONS:

LOT B-1 Beginning at a point located N 89°44' 19" W, 1730.49 ft. and N 11°42' 13" W, 232.38 ft. from the South 1/4 Corner, Section 35, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a 3/4 inch Iron Rod;

thence N 11°42' 13" W, 546.72 ft. to a 1 inch Iron Pipe on the southerly boundary of Glendale Valley Road;

thence N 64°54' 46" E, 432.12 ft. to a 5/8 inch Iron Rod on said southerly boundary;

thence on the southwesterly boundary of Twin Pines Drive on a 20 ft. radius curve right through a central angle of 90 degrees for 31.42 ft. on the arc to a 5/8 inch Iron Rod;

thence S 25°05' 14" E, 51.37 ft. to a point near a bent 5/8 inch Iron Rod;

thence on a 574.41 ft. radius curve left through a central angle of 02°58' 18" for 29.79 ft. on the arc to a 5/8 inch Iron Rod;

thence S 28°03' 32" E, 431.31 ft. to a 3/4 inch Iron Rod;

thence leaving said boundary of Twin Pines Drive, S 64°54' 46" W, 601.80 ft. to the POINT OF BEGINNING;

containing more-or-less 6.41 acres.

LOT B-2 Beginning at a point located N 89°44' 19" W, 1151.00 ft. from the South 1/4 Corner, Section 35, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point on the south line of Section 35 and marked by a 5/8 inch Iron Rod;

thence N 89°44' 19" W, 579.49 ft. to a 5/8 inch Iron Rod on the south line of Section 35;

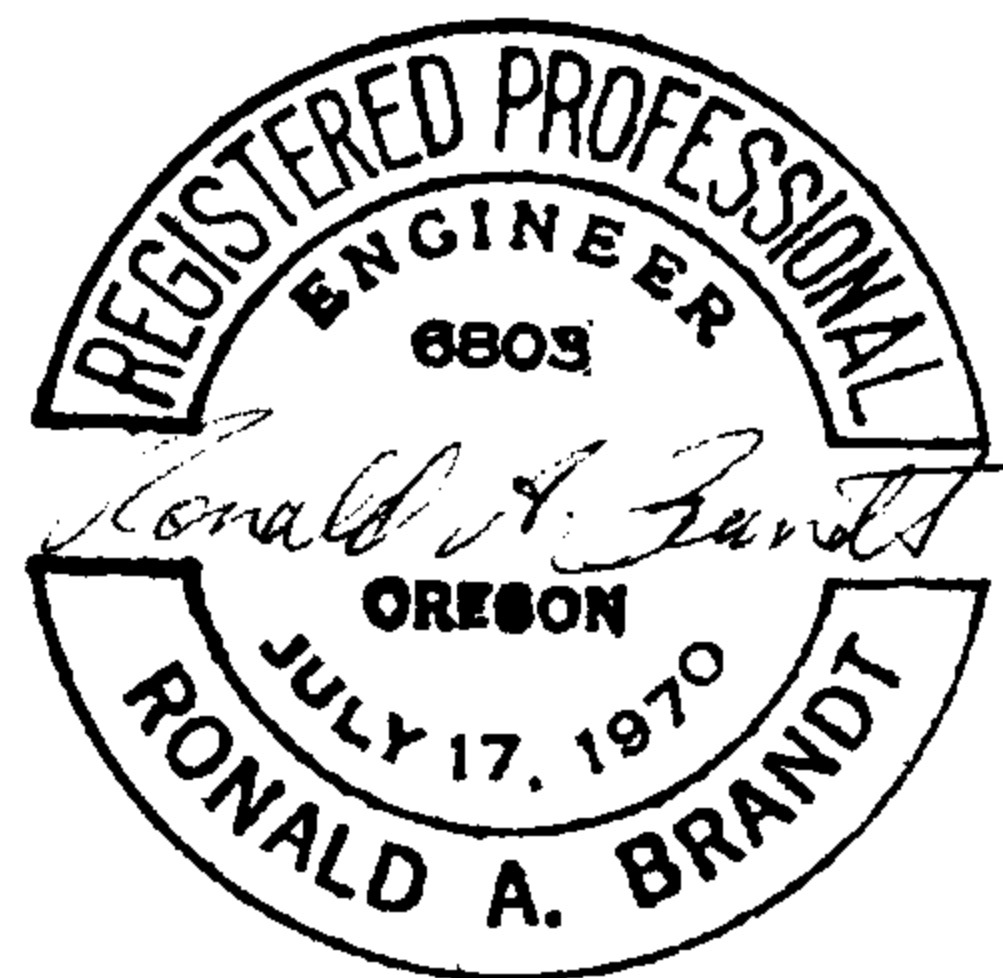
thence N 11°42' 13" W, 232.38 ft. to a 3/4 inch Iron Rod;

thence N 64°54' 46" E, 601.80 ft. to a 3/4 inch Iron Rod on the southwesterly boundary of Twin Pines Drive;

thence S 28°03' 32" E, 122.00 ft. to a 5/8 inch Iron Rod on said boundary;

thence S 03°39' 58" E, 578.47 ft. leaving Twin Pines Drive to the POINT OF BEG.

containing more-or-less 5.01 acres.



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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

C.S. File 58 7 46 D

Map File 55 1 72