

# MINOR LAND PARTITION in the

NE 1/4, Sec. 4, T. 33 S., R. 6 W., W.M., Douglas County, Ore.

**Owner-**  
Wallace and Elizabeth Rondeau  
Glendale, Ore. 97442

**Partitioner-**  
Beverly Rondeau  
Glendale, Ore. 97442  
Ph. 832-2386

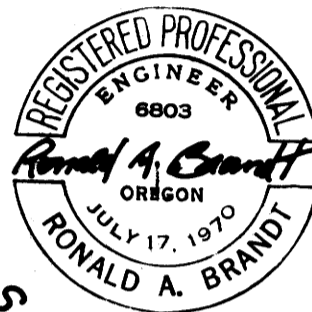
**Survey by-**  
Ronald A. Brandt, P.E. 6803  
P.O. Box 427  
Glendale, Ore. 97442

**APPROVALS:**

*Ronald A. Brandt*  
PLANNING COMMISSION      7 July 1975  
DATE

*Francis L. Ingram*  
COUNTY LAND SURVEYOR      11 July 75  
DATE

SCALE: 1 in. = 100 ft.  
DATE: MAY 30, 1975



**DATUM:**

**MONUMENTS-**

found = ○  
set = ● 3/4" x 42", set 4" high.  
Points unmonumented = ●

**REFERENCES-**

- Land Surveyor's Office*
1. map file M49-21 = basis-of-bearing,
  2. c.s. file 41-3
  3. c.s. file 55-07
  4. Plat of Sether's Tracts.
- Southern Pacific Railroad*  
P.O. Box 4346  
Portland, Ore. 97208  
R/W Plat Book, Vol. 16, page 20.

**Recorders Office - Deed Records**

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134	71
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**DESCRIPTIONS:**

**TRACT I** BEGINNING at a point located S 56° 29' 05" E, 1311.47 ft. from the NORTH-CENTER 1/16 Corner, Sec. 4, T. 33 S., R. 6 W., Willamette Meridian, said point marked by a 3/4 inch I. Rod on the north boundary of Southern Pacific Railroad;

thence N 14° 33' 04" E, 314.22 ft. to a 3/4 inch I. Rod on the approx. south boundary of County Road No. 98;

thence S 48° 53' E, 304.76 ft. to a 3/4 inch I. Rod

thence S 36° 51' 48" E, 70.99 ft. to a 3/4 inch I. Rod

thence S 36° 58' 07" W, 197.33 ft. to a 5/8 inch I. Rod on the north boundary of Southern Pacific Railroad;

thence N 62° 22' 04" W, 256.47 ft. to the point-of-beginning;

containing more-or-less 1.79 acres, including therefrom possible overlap of County Road No. 98.

**TRACT II** BEGINNING at a point located S 56° 29' 05" E, 1311.47 ft. and S 62° 22' 04" E, 256.47 ft. from the NORTH-CENTER 1/16 Corner, Sec. 4, T. 33 S., R. 6 W., Willamette Meridian, said point marked by a 3/4 inch I. Rod on the north boundary of Southern Pacific Railroad;

thence N 36° 38' 07" E, 197.33 ft. to a 3/4 inch I. Rod on the approx. south boundary of County Road No. 98;

thence S 56° 31' 46" E, 194.29 ft. to a 3/4 inch I. Rod

thence S 56° 53' 18" E, 50.78 ft. to a 3/4 inch I. Rod

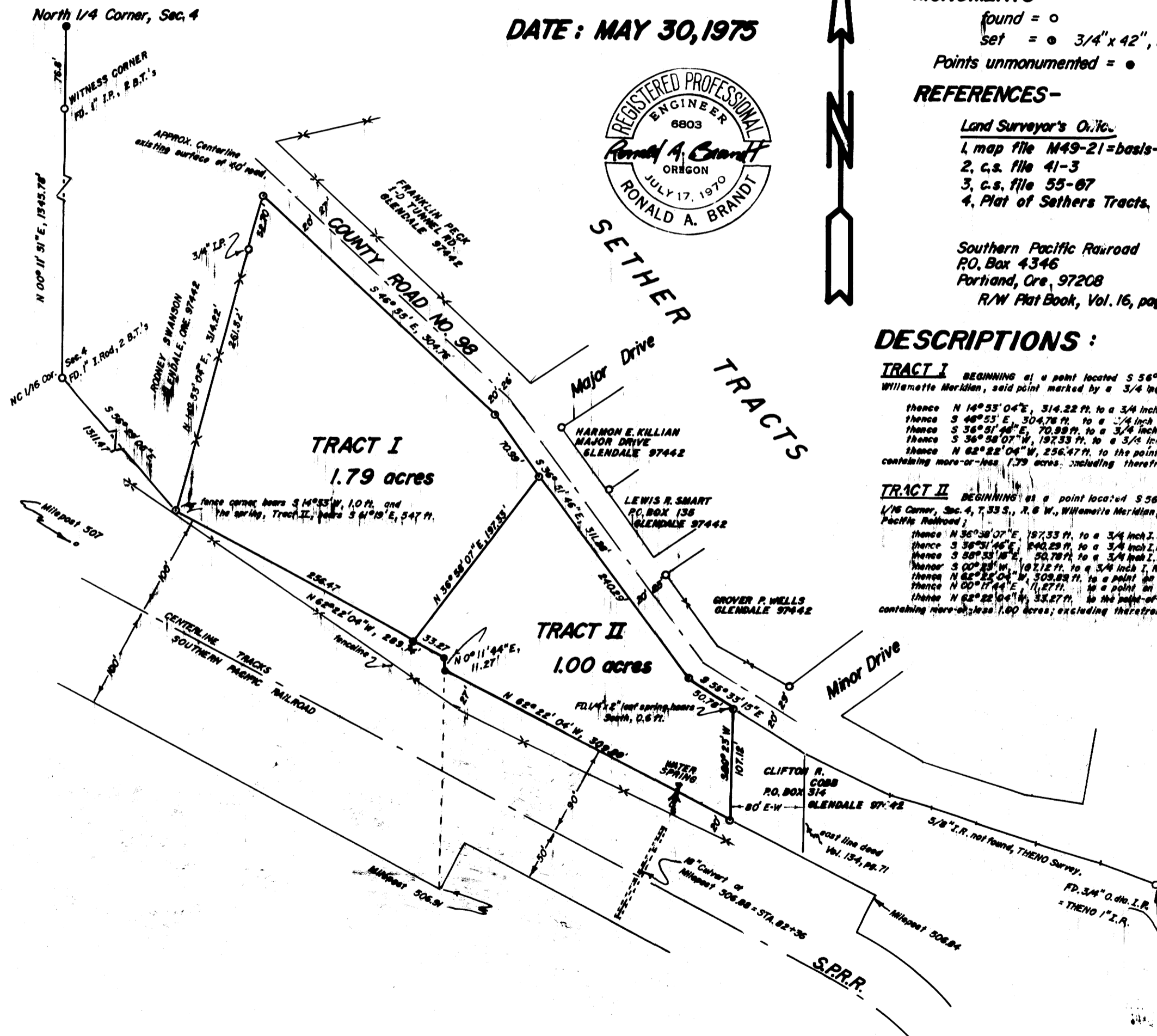
thence S 00° 00' W, 107.12 ft. to a 3/4 inch I. Rod on the north boundary of Southern Pacific Railroad;

thence N 62° 22' 04" W, 309.88 ft. to a point on the

thence N 00° 17' 44" E, 11.27 ft. to the point-of-beginning;

thence N 62° 22' 04" W, 33.27 ft. to the point-of-beginning;

containing more-or-less 1.00 acres; excluding therefrom possible overlap of County Road No. 98.



75-9391

STATE OF OREGON  
COUNTY OF DOUGLAS

I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of said County, do hereby certify that the within instrument was filed July 14 1975 at 1:35 P.M. and recorded 2 at Page 100 Manson and Records of Douglas County, Oregon.

**BORIS L. WADSWORTH**  
County Clerk

*Mary J. Seal*  
by Clerk

MAP FILE  
M57-47  
C.S. FILE NO. 58/58

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

June 7, 1975

**NARRATIVE OF LAND SURVEY** of a Minor Land Partition in the S $\frac{1}{2}$ , NE $\frac{1}{4}$ , Section 4, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

**SURVEY FOR-** Mr. and Mrs. Wallace Rondeau and Beverly Rondeau, residents on the surveyed property, Glendale, Oregon.

**PURPOSE:** to divide the Wallace Rondeau property to create a separate tract for each of the two homes;

**METHOD:** open-traverse from the North  $\frac{1}{4}$ , Section 4 to the North-Center 1/16<sup>th</sup> Corner, Section 4 and up the railroad just past milepost 507, then going to closed-traverse about the Rondeau property with angular measurement to 30 seconds and distance to the nearest 1/100<sup>th</sup> foot; relative positions were determined for survey monuments, fencelines, the water spring, railroad centerline and stationing;

**EQUIPMENT:** the work was conducted with a 30 second Gurley Transit, a 1974 Lufkin 300 ft. steel tape, and a White Metal Detector;

**INDIVIDUALS AND DATES:** initiated May 6<sup>th</sup> and completed on June 5<sup>th</sup>, 1975 with witnesses being Clyde Anderson and occupants of the properties in the area;

**REFERENCES:**

Douglas County Land Surveyor's Office-  
1. map file M49-21 = basis-of-bearing.  
2. c.s. file 44-3  
3. c.s. file 55-67  
4. Plat of Sether Tracts

Recorder's Office-Deed Records  
1. Volume 134, page 71  
2. " 211, " 580  
3. " 131, " 576  
4. " 128, " 45

Southern Pacific Railroad  
P.O. Box 4346  
Portland, Oregon 97208  
R/W Plat Books, Volume 16, page 20

Douglas County Dept. of Public Works  
Courthouse  
Gary Jurgensen- Road Design

**SURVEY DIFFICULTIES:** Wallace Rondeau maintains Elmer Nelson surveyed his property in 1946 resulting in deed description and then in 1952 by Mr. Doug Theno when 2/10<sup>ths</sup> acre was sold on the east side of the property, however, neither survey was evidenced in the surveyor's office; the present west fenceline has been accepted as the west property line as established by Nelson in his 1946 survey -- at this date one pipe remains intact in that fenceline. Survey c.s. 41-3 by Theno in 1952 involved the property immediately to the east monumenting several points with 5/8 inch iron rod; a resident stated that a prior owner removed most if not all of these rods, however, in position for the 1 inch Iron Rod at the Theno NE Corner located S 40°01' E, 3155.3 ft. from the North  $\frac{1}{4}$  Corner a 3/4 inch O. dia. Iron Pipe was found S 39°58' E, 3154.27 feet; adjusting Theno bearings and calculating west this allows about 80 ft. E-W distance in width on the 2/10<sup>ths</sup> acre tract when Rondeau deed bearings are adjusted the 23' differential on the Rondeau west line(fenceline) to calculate the east line position of the original Rondeau property; then calculate N 51°37' W, 88 ft. to determine west line of the 2/10<sup>ths</sup> acre parcel and hence the 80 ft. E-W distance (deed description of the 2/10<sup>ths</sup> acre tract fails to close by over 8 ft).

MONUMENTS and other EVIDENCE:

1. North  $\frac{1}{4}$  Corner, Section 4- Found the 1 inch Iron Pipe in Elbert Myers fenceline, intact, with the cedar and maple B.T.'s in good condition referencing this South Witness Corner located 76.8 ft. South of said  $\frac{1}{4}$  corner;
2. North-Center  $\frac{1}{16}$ th Corner, Section 4- Found the 1 inch Iron Rod of M49-21, intact, with two B.T.'s;
3. the  $\frac{3}{4}$  inch Iron Pipe on the west line of the Rondeau property found intact, 8 inches high, located in a very straight fenceline and set by Elmer Nelson in 1946;
4. the  $\frac{3}{4}$  inch O. dia. Iron Pipe located S  $39^{\circ}58'$  E, 3154.27 ft. from the North  $\frac{1}{4}$  Corner, found 12 inches high, quite solid and very close in position for the c.s. 41-3 NE Corner;
5. Sether Tract pipes noted along County Road No. 98 were of little use since they did not identify the R/W boundary;
6. County Road 98 evidence: points on the south boundary were placed on tangents approximately 20 ft. from present road centerline; this was in accord with a 40 ft. R/W, 20 ft. each side of center as per Douglas County Department of Public Works;
7. Southern Pacific Railroad: R/W width was measured from track centerline and mileage(stationing) numbers referenced or determined from the culvert centerline @ 506.88 = Sta. 82+36 rather than to milepost 507 which is only approximate; the 10 ft. change in width was placed in position as per the S.P.R.R. map with the bearing equal to the calculated N-S centerline bearing of the NE $\frac{1}{4}$ , Section 4;
8. Found a  $\frac{1}{2}$  inch by 2 inch leaf spring on the east line of the present Rondeau property 0.6 ft. from the NE Corner as monumented in this survey.

MONUMENTS SET:

Eight (8)  $\frac{3}{4}$  inch by 42 inch Iron Rods were set 4 inches high, as follows-

1. five (5) on the approximate south boundary of County Road 98 on tangents 20 ft. from centerline;
2. three (3) on the north boundary of Southern Pacific Railroad- see Plat for relative positions to existing fences.

DESCRIPTIONS:

TRACT I

BEGINNING at a point located S  $56^{\circ}29'05''$  E, 1311.47 ft. from the North-Center  $\frac{1}{16}$ th Corner, Section 4, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a  $\frac{3}{4}$  inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N  $14^{\circ}53'04''$  E, 314.22 ft. to a  $\frac{3}{4}$  inch Iron Rod on the approximate south boundary of County Road 98;

thence S  $46^{\circ}55'$  E, 304.76 ft. to a  $\frac{3}{4}$  inch Iron Rod on the approximate south boundary of County Road 98;

thence S  $36^{\circ}51'46''$  E, 70.99 ft. to a  $\frac{3}{4}$  inch Iron Rod on the approximate south boundary of County Road 98;

thence S  $36^{\circ}58'07''$  W, 197.33 ft. to a  $\frac{3}{4}$  inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N  $62^{\circ}22'04''$  W, 256.47 ft. to the POINT OF BEGINNING;

containing more-or-less 1.79 acres, excluding therefrom overlap of County Road 98; including therein the right of dominant use of spring water located within a circle of radius 10 ft. with the center located S  $61^{\circ}19'$  E, 547 ft. from the above point of beginning, also including therein the perpetual right and privilege to use a 10 ft. easement on the north side of and adjacent to the S.P.R.R. north boundary with said easement extending from said spring to the east line of above described tract for the purpose of access to and from the spring in piping, pumping and carrying water.

Brandt for Rondeau Narrative

DESCRIPTIONS: (continuation)

TRACT II

BEGINNING at a point located S 56° 29' 05" E, 1311.47 ft. and S 62° 22' 04" E, 256.47 ft. from the North-Center 1/16th Corner, Section 4, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a 3/4 inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N 36° 58' 07" E, 197.33 ft. to a 3/4 inch Iron Rod on the approximate south boundary of County Road No. 98;

thence S 36° 51' 46" E, 240.29 ft. to a 3/4 inch Iron Rod on the approximate south boundary of County Road No. 98;

thence S 55° 33' 15" E, 50.78 ft. to a 3/4 inch Iron Rod on the approximate south boundary of County Road No. 98;

thence S 00° 23' W, 107.12 ft. to a 3/4 inch Iron Rod on the north boundary of Southern Pacific Railroad;

thence N 62° 22' 04" W, 309.89 ft. to a point on the north boundary of Southern Pacific Railroad;

thence N 00° 11' 44" E, 11.27 ft. to a point on the north boundary of Southern Pacific Railroad;

thence N 62° 22' 04" W, 33.27 ft. to the POINT OF BEGINNING;

containing more-or-less 1.00 acres, excluding therefrom overlap of County Road 98; excluding therefrom certain rights to spring water (retained by the above grantor= for deed structure) including the perpetual right to use, pump, pipe and carry water from a spring located S 60° 23' 23" E, 290.61 ft. from the above point of beginning and including the perpetual right of access to said spring for the purpose of pumping, piping and carrying water by route of a continuous 10 ft. easement located on the south edge of the above tract adjacent to the north boundary of Southern Pacific Railroad and extending from above described spring to the west line of above tract.



Weyerhaeuser Company  
Dellwood District  
Lost Lake Survey  
Section 23, T 26S, R 8W  
Douglas County, Oregon

GENERAL INFORMATION

This survey was conducted in order to establish the location of Company property within the section. Equipment used on the survey included a Wild T-16ED Theodolite and a 300 foot K and E "Invincible" chain. The survey was initiated at the southeast corner of the section and its error of closure was 1/8900. The south 1/4 corner was missing and had to be re-established. All courses shown on the survey plat are based on a solar observation.

CORNER RESEARCH

The following corners and/or their accessories were either found or set as indicated during the survey. Weyerhaeuser Company location posters and "W" nails were used on all reference points.

SE Section Corner

Found a B.L.M. monument from which:

18" Douglas Fir bears N 68°E, 14 LKS	Scribed	
12" Douglas Fir bears S 40°E, 27 LKS	Scribed	
15" Douglas Fir bears N 49°W, 26 LKS	Scribed	
24" Port Orford Cedar bears S 72°W, 108 LKS	Original	BT

S 1/16 East Line

Found a B.L.M. monument from which:

12" Douglas Fir bears S 28-1/2°W, 27 LKS	Scribed	
12" Douglas Fir bears N 51°E, 48 LKS	Scribed	

E 1/4 Corner Falls in Creek

Found a B.L.M. monument from which:

20" Douglas Fir bears N 29°W, 49 LKS	Scribed	
5" Alder bears S 88°E, 31 LKS	Scribed	

N 1/4 Corner

Found a Douglas County Monument from which:

12" White Fir bears N 52°E, 9.1 Feet	Scribed		
18" Douglas Fir stub bears S 78°W, 10.6 Feet	Original	BT	Scribed
14" Port Orford Cedar bears N 72°W, 21.1 Feet	Scribed		

N 1/16 West Line

Found 3/4" iron pipe set by Juliano from which:

24" White Fir bears N 30°W, 15.7 Feet	Scribed	
24" White Fir bears N 85°E, 23.7 Feet	Scribed	

C.S. File No. 58/63 A  
M-57-74

W 1/4 Corner

Found brass capped monument set by Juliano from which:

22" Douglas Fir bears S 66°E, 9.5 Feet Scribed

30" Douglas Fir bears N 57°W, 3.9 Feet Scribed

See Triangle Engineering Company Survey dated May, 1972.

S 1/16 West Line

Found 3/4" iron pipe set by Juliano from which:

12" Douglas Fir bears S 68°E, 5.0 Feet Scribed

18" Douglas Fir bears N 18°W, 22.8 Feet Scribed

SW Section Corner

Found an iron rod (steel car jack) from which:

48" Douglas Fir stump bears S 61°W, 102.3 Feet Scribed

16" Douglas Fir stump bears N 41-1/2°E, 11.2 Feet Scribed

18" Douglas Fir stump bears S 61°E, 15.7 Feet Scribed

20" Douglas Fir stump bears S 64°W, 29.8 Feet Scribed

18" Douglas Fir stump bears N 40°W, 14.8 Feet Scribed

S 1/4 Corner

Corner restored by single proportion method and now falls in small creek

Found 32" Douglas Fir reference point scribed by #404 (Ramsey) No bearing or distance available.

Set a 3/4" iron pipe in a pile of rocks from which:

32" Douglas Fir bears S 04°W, 53.0 Feet Scribed by #404

48" Douglas Fir bears N 31°E, 10.0 Feet Not Scribed

Subdivision Corners

SW 1/16 Corner

Set a 3/4" iron pipe from which:

21" Douglas Fir bears N 75°W, 2.8 Feet Scribed SW 1/16 S23 RP

23" Douglas Fir bears N 45°E, 27.4 Feet Scribed SW 1/16 S23 RP

W 1/16 South Line

Set a 3/4" iron pipe from which:

23" Douglas Fir bears N 09°W, 26.9 Feet Scribed 1/16 Corner S23 RP

22" Douglas Fir bears N 24°E, 2.2 Feet Scribed 1/16 Corner S23 RP

Approved

*H. R. Reppeto*  
H. R. Reppeto  
Region Engineer

Respectfully submitted,

Robert C. Adamek  
Dellwood District Engineer

FILE NO. 58/63 b  
M 57-74