

COUNTY SURVEYORS FILE DATA
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PLAT of LAND SURVEY

In Sections 26 and 35, T.32S., R.6W., W.M., Douglas Cty., Oregon
on the Rosa M. Young Property.

FOR:

Ernest Shine Williamson
Glendale, Ore. 97442

BY:

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

DATE: Aug. 16 - Sept. 9, 1975

SCALE: 1 inch = 200 ft.

-LEGEND-

Irrigation ditch

Fence line

Monuments -

found ----- ○ 1/2" I.P.'s unless other noted.

set ----- ⊙ 3/4" x 36" L.Rods, 4" high.

-points unmonumented --- •

Parenthesis () means of record.

-REFERENCES-

Land Surveyor's Office, Douglas Cty.

Wenderoth
Surveys

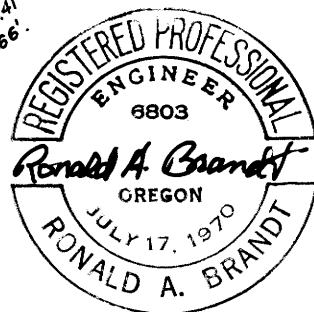
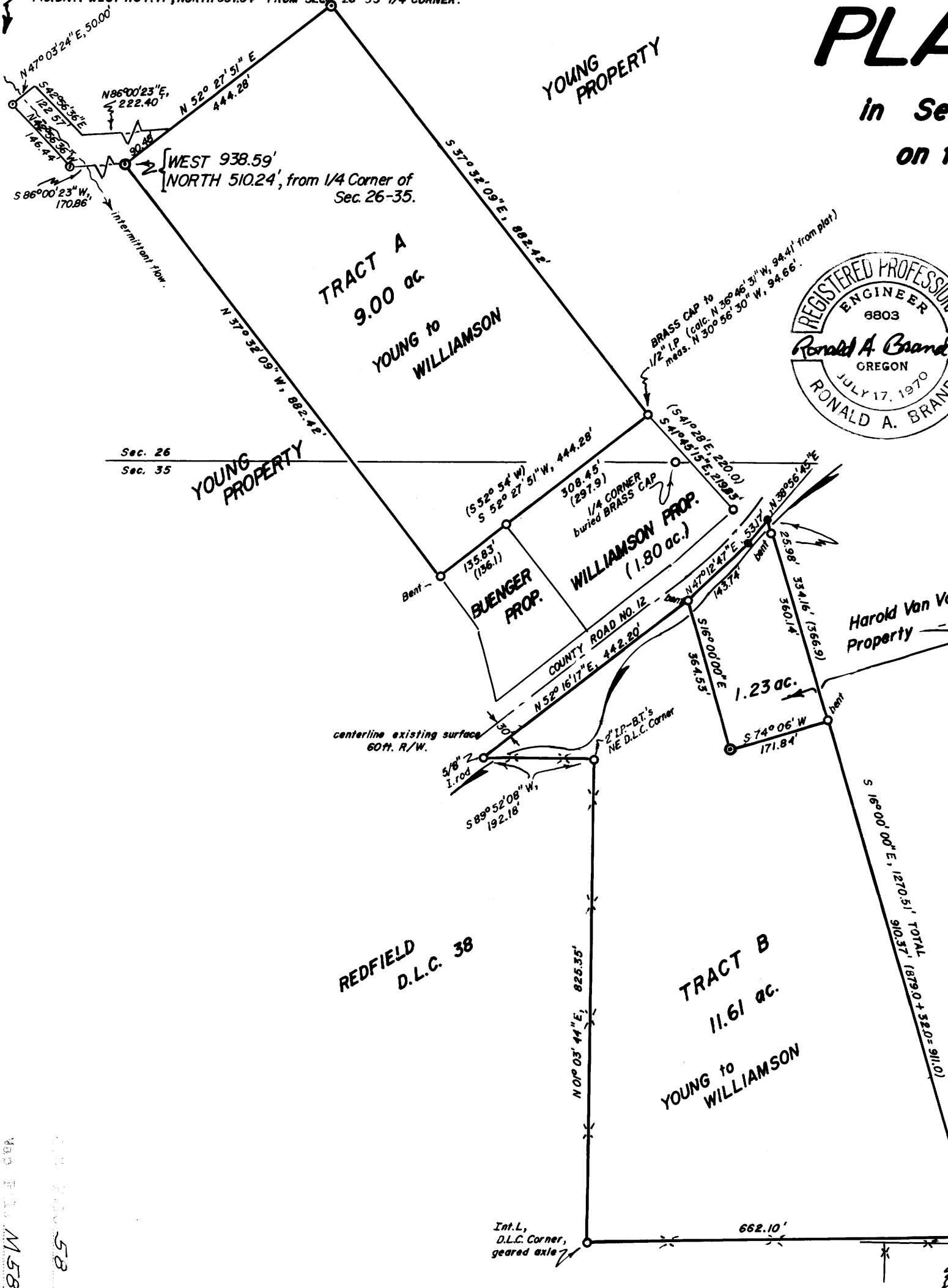
M 24-8, 1962.
c.s. 54-5, 1965, corner tie error found and corrected
on 1.23 acre tract.
unknown no., 1967, of the Williamson and Buenger properties.

Ben Irving -- c.s. 45-249, 1953.

Max Hull -- RM 2-52, 1973 = basis-of-bearing.

-SEE NARRATIVE FOR CORNER DETAIL - DESCRIPTIONS-

SPRING EASEMENT 0.38 ac.
P.O. DIV.: WEST 1134.41', NORTH 537.94' FROM SEC. 26-35 1/4 CORNER.



M 58-8

M 58-8

REDFIELD
D.L.C. 38

TRACT B
11.61 ac.
YOUNG to
WILLIAMSON

D.L.C. 38

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SEP 11 1975

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

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Sept. 10, 1975

NARRATIVE of SURVEY in Sections 26 and 35, Township 32 South, Range 6 West,
Willamette Meridian, Douglas County, Oregon, on the Rosa M. Young Property.

FOR:

Ernest Shine Williamson
Glendale
Oregon 97442

BY:

Ronald A. Brandt
- as above -

PURPOSE: to describe the remaining Young Property below County Rd. 12 and adjacent to Redfield D.L.C. # 38 and to describe a 9.00 acre tract on the Young Property above County Rd. 12 immediately behind the Williamson Property;

METHOD: random closed-transit traverse about said tracts to identify relative positions of monuments of prior surveys;

EQUIPMENT: a 30-second Gurley Transit and a 300 ft. Lufkin steel tape;

DATES AND INDIVIDUALS: initiated Aug. 16 and completed Sept. 9, 1975 with Kile McCaslin, Clyde Anderson, Shine Williamson witnessing;

BASIS-OF-BEARING: the Max Hull Survey of John Redfield D.L.C. #38 filed as RM 2-52, completed 1973;

CORNERS FOUND:

1. Ext. Corner D.L.C. #38, Fd. County Surveyor's Office Brass Cap, flush, on the approx. east boundary of the Old Pacific Highway, from which bears a 5/8" Iron Rod, S 88°52' 12" W, 57.39 ft.;
2. SW Corner of Wenderoth Survey M24-8, 1962, Fd. a 1/2" Iron Pipe, 5" high located 20 ft. North of the E-W fenceline;
3. Interior "L" Corner, D.L.C. #38, Fd. heavy geared axle in the fence corner;
4. NE Corner, D.L.C. #38, Fd. 2" Iron Pipe, 12" high, located 2 ft. West of the N-S fenceline, B.T.'s as per record;
5. North line D.L.C. #38 intersection with the approximate south boundary of County Rd. 12, Fd. 5/8" Iron Rod in fenceline as per RM 2-52;
6. C.S. 54/5 Corners-
 - a. NW Corner, Fd. bent 1/2" Iron Pipe located South, 231.98 ft. and East, 18.97 ft. from the 1/2 Corner of Sections 26 and 35, compared to the Wenderoth Plat distance of South, 213.2 ft. and West, 92.5 ft.;
 - b. NE Corner, Fd. bent 1/2" Iron Pipe on the south side of an irrigation ditch and located 334.16 ft. from the 1/2" pipe at the SE Corner; then add 32 ft. to said distance and it approaches the 366.9 ft. on the Wenderoth Plat, which equals the distance of M24-8, 387.9 ft. minus 32 ft. add 11 ft.;
 - c. SE Corner, Fd. a bent 1/2" Iron Pipe located 0.2 ft. easterly of true line and 910.37 ft. from the SW Corner of M24-8 which shows a distance of 879.0 ft. to a 1/2" pipe, then add the 32 ft. of c.s. 54/5 for a total of 911.0 ft. in comparison;
7. Wenderoth Survey of Aug-Sept. 1967 for the Youngs, the following was found-
 - a. the north line 1/2" Iron Pipes were found with the measured distance being 444.28 ft. compared to the Wenderoth distance of 434.0 ft.
 - b. NW Corner, 1.80 acre tract, Fd. 1/2" Iron Pipe, N 21° 21' 42" W, 424.48 ft. compared to calc. Wenderoth Plat location or distance of 423.34 ft. from the Int. "L" Corner of D.L.C. #38;
 - c. SE Corner, Fd. 1/2" Iron Pipe; the east line checked closely in distance;

END of PAGE I

CORNERS FOUND: (continuation)

8. $\frac{1}{4}$ CORNER, Section 26 and 35, T. 32 S., R. 6 W., W.M., Fd. the 1953 Douglas County Brass Cap, covered and intact with B.T.'s as per record;

CORNERS SET:

1. SE Van Valkenburg Corner, set a $\frac{3}{4}$ " x 36" Iron Rod, 4" high;
2. NW and NE Corners of the 9 acre parcel, set $\frac{3}{4}$ " x 36" Iron Rods, 4" high;
3. Spring Easement west line, set two $\frac{3}{4}$ " x 36" Iron Rods, 4" high;

DESCRIPTIONS:

TRACT A- BEGINNING at a point located N $30^{\circ}56'30''$ W, 94.66 ft. from the $\frac{1}{4}$ Corner, Sections 26 and 35, T. 32 S., R. 6 W., Willamette Meridian, Douglas County, Oregon, said point marked by a $\frac{1}{2}$ " Iron Pipe;
 thence S $52^{\circ}27'51''$ W, 444.28 ft. to a $\frac{1}{2}$ " Iron Pipe;
 thence N $37^{\circ}32'09''$ W, 882.42 ft. to a $\frac{3}{4}$ " Iron Rod;
 thence N $52^{\circ}27'51''$ E, 444.28 ft. to a $\frac{3}{4}$ " Iron Rod;
 thence S $37^{\circ}32'09''$ E, 882.42 ft. to the POINT-OF-BEGINNING;
 containing more-or-less 9.00 acres.

SPRING EASEMENT of 50 ft. width- BEGINNING at a point located North, 510.24 ft. and West, 938.59 ft. from the $\frac{1}{4}$ Corner, Section 26 and 35, T. 32 S., R. 6 W., Willamette Meridian, Douglas County, Oregon, said point marked by a $\frac{3}{4}$ " Iron Rod and being the NW Corner of a 9 acre tract;
 thence S $86^{\circ}00'23''$ W, 170.86 ft. to a $\frac{3}{4}$ " Iron Rod on the west boundary of spring easement;
 thence N $42^{\circ}56'36''$ W, 146.44 ft. to a $\frac{3}{4}$ " Iron Rod at the NW Corner of spring easement;
 thence N $47^{\circ}03'24''$ E, 50.00 ft. to a point at the NE Corner of spring easement;
 thence S $42^{\circ}56'36''$ E, 122.57 ft. to a point on the east boundary of spring easement;
 thence N $86^{\circ}00'23''$ E, 222.40 ft. to a point on the north line of said 9 acre tract;
 thence S $52^{\circ}27'51''$ W, 90.48 ft. to the POINT-OF-BEGINNING;
 containing more-or-less 0.38 acres; POINT-OF-DIVERSION within described easement located West, 1134.41 ft. and North, 537.94 ft. from said $\frac{1}{4}$ Corner; improvements within said easement include a cement reservoir, water lines to vertical 12" inside diameter cement pipe sections at the point-of-diversion.

-DESCRIPTIONS CONTINUED-- PAGE III

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS: (continuation)

TRACT B- BEGINNING at the Interior "L" Corner of the John Redfield D.L.C. No. 38 in Section 35, T. 32 S., R. 6 W., W.M., Douglas County, Oregon, marked by a geared axle in a fence corner;
 thence N 01° 03' 44" E, 825.35 ft. to the NE Corner, said D.L.C. No. 38, marked by a 2" Iron Pipe;
 thence S 89° 52' 08" W, 192.18 ft. on the north line of said D.L.C. No. 38 to a 5/8" Iron Rod on the approximate south boundary of County Road No. 12;
 thence N 52° 16' 17" E, 442.20 ft. on the approximate south boundary of County Road No. 12 to a bent 1/2" Iron Pipe;
 thence S 16° E, 364.53 ft. to a 3/4" Iron Rod;
 thence N 74° 06' E, 171.84 ft. to a point 0.2 ft. westerly of a bent 1/2" Iron Pipe;
 thence S 16° E, 910.37 ft. to a 1/2" Iron Pipe;
 thence S 88° 52' 12" W, 662.10 ft. to the POINT-OF-BEGINNING;
 containing more-or-less 11.61 acres; excepting therefrom possible inclusion of County Road No. 12 along the approximate south right-of-way boundary, said road.

VAN VALKENBURG PROPERTY-

NOTE: a corrected deed must be given Van Valkenburgs to correct the error of Wenderoths Survey c.s. 54/5 and the resulting error in deed dated Aug. 20, 1965, recorded in Book 355, page 522 of Douglas County Deed Records.

BEGINNING at a point located South, 231.98 ft. and East, 18.97 ft. from the 1/2 Corner of Sections 26 and 35, T. 32 S., R. 6 W., Willamette Meridian, Douglas County, Oregon, said point located on the approximate south boundary of County Road No. 12 and marked by a bent 1/2" Iron Pipe;
 thence N 47° 12' 47" E, 143.74 ft. to a point on the approximate south boundary of County Road No. 12;
 thence N 38° 56' 45" E, 53.17 ft. to a point on the approximate south boundary of County Road No. 12;
 thence S 16° E, 25.98 ft. to a bent 1/2" Iron Pipe;
 thence S 16° E, 334.16 ft. to a point located westerly 0.2 ft. from a bent 1/2" Iron Pipe;
 thence S 74° 06' W, 171.84 ft. to a 3/4" Iron Rod;
 thence N 16° W, 364.53 ft. to the POINT-OF-BEGINNING;
 containing more-or-less 1.23 acres; excepting therefrom possible inclusion of County Road No. 12 along the approximate south right-of-way boundary, said road.

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DOUGLAS COUNTY, ORE.