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MAR 9 1977

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
MC

MINOR LAND PARTITION

Sec. 33, T. 29S., R. 5W., W.M.

Joe T. & Shirley A. FOWLER

Owners & Partitioners

P.O. BOX 235 MYRTLE CREEK OREGON

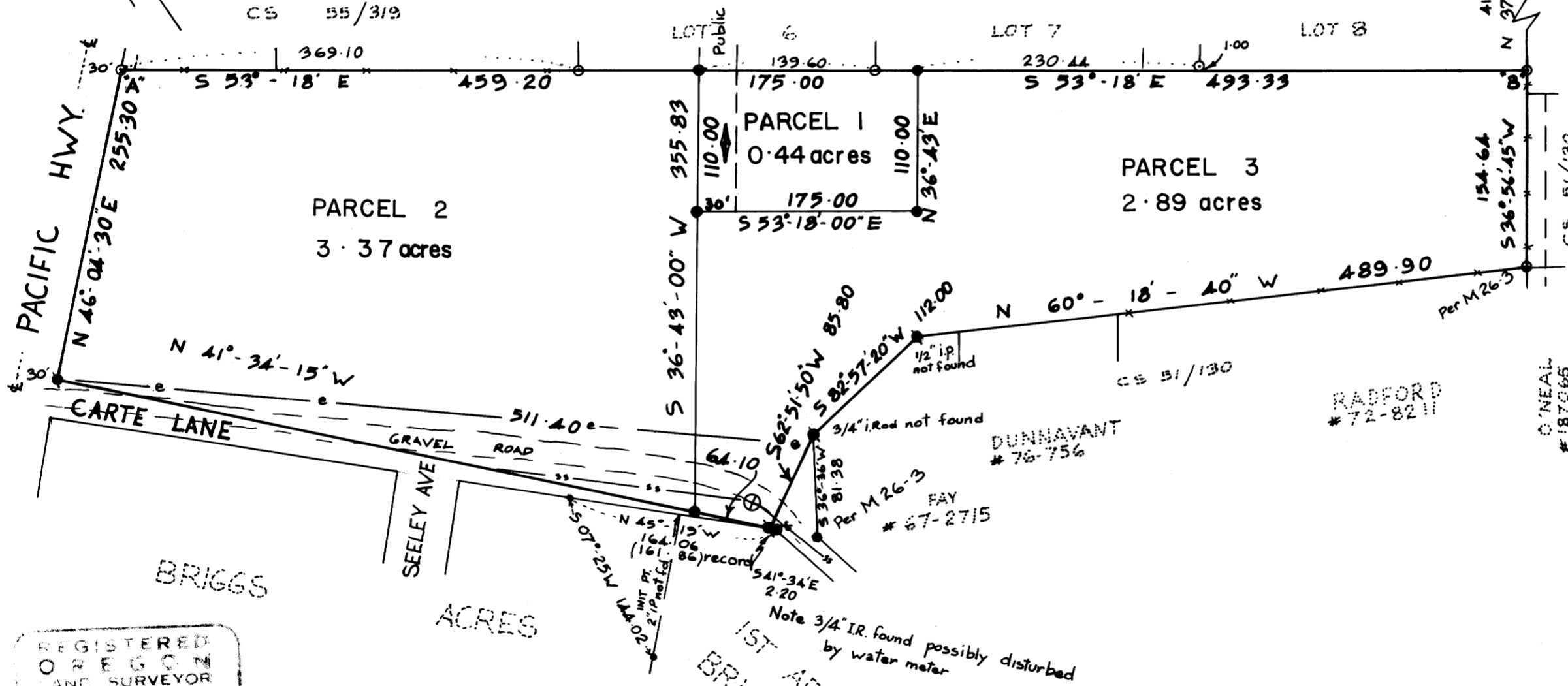
PHONE 863-4775

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Sewage Disposal } TRI CITY WATER DISTRICT
Water Supply }

3 PARCELS

KLIMBACK SUBDIVISION



- ### LEGEND
- Found 1" iron pipe
 - Found 3/4" iron pipe
 - Found 3/4" iron rod
 - Found bolt
 - Found 1/2" iron rod
 - Set 3/4" iron rod
 - Set 5/8" iron rod
 - Power pole
 - ⊕ Sewer man hole
 - ↔ Easement for access 30' wide
 - Sanitary Sewer line
 - Power lines & poles

SCALE 100' : 1"

REGISTERED
OREGON
LAND SURVEYOR

William J. Duprelet

WILLIAM J. DUPRELET

UMPQUA RESEARCH COMPANY
MYRTLE CREEK, OREGON

FEBRUARY 23
1977

APPROVALS

Keith L. Cubic
PLANNING COMMISSION

3/7/77
DATE

Francis L. Ingram
COUNTY SURVEYOR

3-9-77
DATE

MAP FILE M 63-26A

MAP FILE M 63-26A

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PARCEL DESCRIPTIONS

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD AT THE MOST WESTERLY CORNER OF A PUBLIC HIGHWAY COMPRISED IN DECICATION DEED VOLUME 322 PAGE 358 OF DOUGLAS COUNTY RECORDS AND WHICH IS NORTH 53°-18'-00" WEST, 668.33 FEET FROM A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF LOT 8 KLIMBACK SUBDIVISION AND SOUTH 37°-20'-30" WEST, 418.13 FEET FROM A 1" IRON PIPE AND NORTH 69°-40' WEST, 1676.4 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34; THENCE RUNNING SOUTH 53°-18' EAST, 175.00 FEET TO A 3/4" IRON ROD; THENCE SOUTH 36°-43'-00" WEST, 110.00 FEET TO A 3/4" IRON ROD; THENCE NORTH 53°-18'-00" WEST, 175.00 FEET TO A 3/4" IRON ROD; THENCE NORTH 36°-43'-00" EAST, 110.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.44 ACRES MORE OR LESS, AND SUBJECT TO AN EASEMENT FOR ACCESS 30 FEET WIDE ALONG THE NORTHWESTERLY EDGE OF SUBJECT PARCEL.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD ON THE SOUTHWESTERLY LINE OF LOT 6 KLIMBACK SUBDIVISION WHICH IS NORTH 53°-18'-00" WEST, 668.33 FEET FROM A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF LOT 8 KLIMBACK SUBDIVISION AND SOUTH 37°-20'-30" WEST, 418.13 FEET FROM A 1" IRON PIPE AND NORTH 69°-40' WEST, 1676.4 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34; THENCE RUNNING SOUTH 36°-43'00" WEST, 355.83 FEET TO A 3/4" IRON ROD; THENCE NORTH 41°-34'-15" WEST, 511.40 FEET TO A 5/8" IRON ROD ON THE SOUTH EASTERLY RIGHT OF WAY OF PACIFIC HIGHWAY AND 30 FEET FROM THE CENTER OF TRAVELWAY OF SAID HIGHWAY; THENCE NORTH 46°-04'-30" EAST, 255.30 FEET ALONG SAID SOUTH EASTERLY RIGHT OF WAY TO A 3/4" IRON PIPE AT THE MOST EASTERLY CORNER OF LOT 1 KLIMBACK SUBDIVISION AND 30 FEET FROM THE CENTER OF TRAVELWAY OF SAID HIGHWAY, THENCE LEAVING SAID HIGHWAY SOUTH 53°-18'-00" EAST, 459.20 FEET ALONG THE SOUTHWESTERLY LINE OF KLIMBACK SUBDIVISION TO THE POINT OF BEGINNING CONTAINING 3.37 ACRES MORE OR LESS.

PARCEL 3

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF LOT 8 KLIMBACK SUBDIVISION WHICH IS SOUTH 37°-20'-30" WEST, 418.13 FEET FROM A 1" IRON PIPE AND NORTH 69°-40' WEST, 1676.4 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34, THENCE RUNNING SOUTH 36°-56'-45" WEST, 154.64 FEET TO A 3/4" IRON PIPE; THENCE NORTH 60°-18'-40" WEST, 489.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 82°-57'-20" WEST, 112.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 62°-51'-50" WEST, 85.80 FEET TO A 5/8" IRON ROD; THENCE NORTH 41°-34'-15" WEST, 64.10 FEET TO A 3/4" IRON ROD; THENCE NORTH 36°-43'-00" EAST, 245.83 FEET TO A 3/4" IRON ROD; THENCE SOUTH 53°-18'-00" EAST, 175.00 FEET TO A 3/4" IRON ROD; THENCE NORTH 36°-43'-00" EAST, 110.00 FEET TO A 3/4" IRON ROD ON THE SOUTH WESTERLY LINE OF LOT 7 KLIMBACK SUBDIVISION; THENCE SOUTH 53°-18'-00" EAST, 493.33 FEET TO THE POINT OF BEGINNING CONTAINING 2.89 ACRES MORE OR LESS, TOGETHER WITH AN EASEMENT FOR ACCESS 30 FEET WIDE.

SURVEY NARRATIVE

Date: FEBRUARY, 1977

For: Joe T and Shirley A. Fowler
Box 235
Myrtle Creek, Oregon 97457

Purpose: Boundary survey and minor land partition.

Procedure: Fowler's deed description INST. NO. 74-14332 was surveyed as follows:

1. The northerly boundary deed call 1028.0 is apparently scrivener's error and should be 1128.0 to match the southerly boundary of Klimback Subdivision. The deed also calls to the east right-of-way of the Pacific Highway. (NO. 99), a record monument.
The basis of bearing of this survey was adjusted to the south line of Klimback subdivision, South 53°-18' East.
2. Fowler's Easterly boundary is monumented by the southeasterly corner of lot 8 Klimback subdivision to the North and a 3/4" iron pipe per County Surveyor's map M-26-3 to the South.
3. The Northerly boundary of M-26-3 was retraced (after being rotated to the basis of bearing of Klimback Subdvn.) to the bolt shown on the accompanying plat. The missing monuments along the North line of M-26-3 were replaced at record distance and bearing (rotated basis). The above monuments fit between found points without adjustment and coincide with the fence shown on Fowler's Southerly boundary. The record calls of Fowler's deed are within 0.5 feet of the distances on M-26-3 and adjoiner's deeds to the South.
4. Fowler's westerly boundary was established by 255.30 feet measurement from the North Westerly corner (South-westerly corner of Klimback subdivision) and 30 feet East from the present centerline of Highway No. 99.
5. Carte Lane, an undedicated gravel road, appears to be a hiatus created by various metes and bounds conveyances. The last Westerly corner of Fowler's property was set by an intersection of deed record distances; 575.5 feet from the corner at Carte Lane and Highway No. 99 and 85.8 feet from the previously established corner to the East.

I do not know the length of time Carte Lane has been used as a public road. A prescriptive right of public use may exist on Carte Lane.

UMPQUA RESEARCH COMPANY
MYRTLE CREEK, OREGON

FEBRUARY 23
1977

600 pt 77 4309
 No. _____
STATE OF OREGON
COUNTY OF DOUGLAS
 I, **Doris L. Wadsworth**, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was filed MAR 9 1977 at Myrtle Creek and Recorded in Volume 2 at Page 294 of Records of Douglas County, Oregon.
DORIS L. WADSWORTH
 County Clerk

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert
JULY 12, 1968
WILLIAM J. RUPPERT
866

MAP FILE M-26-3-263

MAP FILE M-26-3-263