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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PAGE 2 of 2 HARLAN CARTER MINOR LAND PARTITION

SECTION 17 T.30S. R.5W. W.M.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED
OREGON
LAND SURVEYOR
William J. Ruepert
JULY 12, 1968
WILLIAM J. RUEPERT
806

SURVEY NARRATIVE

SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN WAS SUBDIVIDED AUGUST 1974 ACCORDING TO COUNTY SURVEYORS MAP FILE M54-41. SUBSEQUENTLY, THE BUREAU OF LAND MANAGEMENT HAS FOUND THE SOUTHWEST CORNER OF SECTION 17 TO BE OUT OF POSITION. THE B.L.M. HAS RELOCATED THE SOUTHWEST CORNER, THE WEST 1/4 CORNER, AND THE SOUTH 1/4 CORNER OF SECTION 17 CAUSING THE INTERIOR POSITION OF 1/16 CORNERS TO BE ALTERED WITH RESPECT TO M54-41. THE B.L.M. HAS NOT FILED ITS SURVEY TO DATE ALTHOUGH MONUMENTS HAVE BEEN IN PLACE FOR SOME YEARS.

MR. CARTER HAS OBTAINED PROPERTY LINE AGREEMENTS WITH THE ADJOINERS TO HIS NORTH AND EAST REFERENCED BY COUNTY CLERKS INSTRUMENT NUMBERS 77-11790 AND 77-11791.

THE STATE HIGHWAY COMMISSION, WHICH IS CARTER'S ADJOINER TO THE WEST, OWNS LOT 4 OF SECTION 17. THEREFORE, IT IS NOT POSSIBLE TO LOCATE MR. CARTER'S WESTERLY BOUNDARY WITHOUT BENEFIT OF THE COMPLETED B.L.M. SURVEY. I HAVE SET LINE MONUMENTS NEAR CARTER'S WESTERLY LINE WHICH DEFINE THE DIRECTION THAT THE NORTHERLY AND SOUTHERLY BOUNDARIES OF THE PARCELS OF THIS PARTITION WILL EXTEND OR RECEDE TO THE TRUE BOUNDARY BETWEEN LOTS 3 AND 4 OF SECTION 17. THUS THE ACREAGE CALCULATIONS ARE ONLY APPROXIMATE.

I DID NOT FIND THE NORTHWEST CORNER OF D.L.C. NO. 45. I LOCATED MR. CARTER'S SOUTHERLY BOUNDARY, WHICH IS THE NORTHERLY BOUNDARY OF D.L.C. NO. 45, BY ADOPTING A MEAN BEARING FROM MONUMENTS FOUND ALONG THE NORTHERLY BOUNDARY OF D.L.C. 45 AND EXTENDING THE MEAN BEARING FROM THE LAST FOUND MONUMENT.

PARCEL DESCRIPTION

PARCEL . 1

A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 88°-56'-50" WEST, 2820.02 FEET FROM THE EAST 1/4 CORNER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 01°-33'-14" WEST, 506.33 FEET TO A 3/4" IRON ROD; THENCE NORTH 87°-42'-45" WEST, 136.08 FEET TO A 3/4" IRON ROD; THENCE NORTH 01°-33'-14" EAST, 100.00 FEET TO A 3/4" IRON ROD; THENCE NORTH 87°-51'-37" WEST, 924.81 FEET TO A 3/4" IRON ROD LINE MONUMENT; THENCE CONTINUING EASTERLY OR WESTERLY ALONG THE PREVIOUS LINE OR PROJECTION THEREOF TO A POINT ON THE WESTERLY BOUNDARY OF LOT 3 (NE 1/4 SW 1/4) OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT TO THE INTERSECTION OF A LINE RUNNING NORTH 88°-56'-50" WEST FROM THE POINT OF BEGINNING, SAID LINE IS MARKED BY A 3/4" IRON ROD MONUMENT WHICH IS NORTH 88°-56'-50" WEST, 1050.01 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 88°-56'-50" EAST TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE 25 FOOT WIDE ACCESS EASEMENT SHOWN ON THE ACCOMPANYING PLAT. ALSO TOGETHER WITH THE EASEMENT DESCRIBED IN VOL. 274, PAGE 352 AND 353, DOUGLAS COUNTY DEED RECORDS.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD WHICH IS NORTH 88°-56'-50" WEST, 2820.02 FEET, AND SOUTH 01°-33'-14" WEST, 506.33 FEET FROM THE EAST 1/4 CORNER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 01°-33'-14" WEST, 304.97 FEET TO A 3/4" IRON ROD; THENCE NORTH 88°-18'-00" WEST, 106.87 FEET TO A 3/4" IRON ROD; THENCE NORTH 36°-28'-10" WEST, 185.23 FEET TO A 3/4" IRON ROD; THENCE SOUTH 84°-51'-55" WEST, 191.71 FEET TO A 3/4" IRON ROD; THENCE SOUTH 62°-23'-55" WEST, 765.11 FEET TO A 3/4" IRON ROD LINE MONUMENT; THENCE CONTINUING EASTERLY OR WESTERLY ALONG THE PREVIOUS LINE OR PROJECTION THEREOF TO THE WESTERLY BOUNDARY OF LOT 3 (NE 1/4 SW 1/4) SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 TO THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF THE ABOVE PARCEL 1 OF THE CARTER MINOR LAND PARTITION; THENCE SOUTH 87°-51'-37" EAST ALONG THE SOUTHERLY BOUNDARY OF PARCEL 1 TO A 3/4" IRON ROD; THENCE SOUTH 01°-33'-14" WEST, 100.00 FEET TO A 3/4" IRON ROD; THENCE SOUTH 87°-42'-45" EAST, 136.08 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE 25 FOOT WIDE ACCESS EASEMENT SHOWN ON THE ACCOMPANYING PLAT. ALSO TOGETHER WITH THE EASEMENT DESCRIBED IN VOL. 274, PAGE 352 AND 353, DOUGLAS COUNTY DEED RECORDS.

PARCEL 3

A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD WHICH IS NORTH 88°-56'-58" WEST, 2820.02 FEET AND SOUTH 01°-33'-14" WEST, 811.30 FEET FROM THE EAST 1/4 CORNER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 01°-33'-14" WEST, 405.56 FEET TO A 1" IRON PIPE; THENCE NORTH 87°-45'-50" WEST, 321.15 FEET TO A 1" IRON PIPE; THENCE NORTH 88°-04'-55" WEST, 762.63 FEET TO A 3/4" IRON ROD LINE MONUMENT; THENCE CONTINUING EASTERLY OR WESTERLY ALONG THE PREVIOUS LINE OR PROJECTION THEREOF TO THE WESTERLY BOUNDARY OF LOT 3 (NE 1/4 SW 1/4) OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 TO THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF THE ABOVE PARCEL NO. 2 OF CARTER MINOR LAND PARTITION; THENCE NORTH 62°-23'-55" EAST ALONG THE SOUTHERLY BOUNDARY OF PARCEL 2 TO A 3/4" IRON ROD; THENCE NORTH 84°-51'-55" EAST, 191.71 FEET TO A 3/4" IRON ROD; THENCE SOUTH 36°-28'-10" EAST, 185.23 FEET TO A 3/4" IRON ROD; THENCE SOUTH 88°-18'-00" EAST, 106.87 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 16 FOOT EASEMENT ALONG THE SOUTH BOUNDARY THEREOF. ALSO TOGETHER WITH THE EASEMENT DESCRIBED IN VOL. 274, PAGE 352 AND 353, DOUGLAS COUNTY DEED RECORDS.