

C and D Lbr. Co. Property
NE 1/4

— TO SUPERSEDE and REPLACE PLAT FILED as M67-49A. —

PLAT of MINOR LAND PARTITION

in the SE 1/4, Sec. 26, T. 32 S., R. 6 W., W.M., Douglas County, Oregon.

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

PARTITIONER-OWNER :
Ralph and Elizabeth Haggard
old Hwy. 99 No.
Glendale, Ore. 97442

SURVEY BY :
Ronald A. Brandt, P.S. 841
P.O. Box 427
Glendale, Ore. 97442

NO. LOTS: three and survey of one pre-existing
0.15 acre parcel.
SEWERAGE: Subsurface, septic site evaluation not
obtained for Parcel III.
WATER: Wells.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Brandt

OREGON
JULY 12, 1968
RONALD A. BRANDT
841

DATE: Nov. 29, 1977

SCALE: 1 in. = 200 ft.

-DATUM-

Monuments

SET - - - - - 1" x 36" I.Rods, 4" high.
FOUND - - - - - as indicated.
Not Found
or monumented - .

Point of curvature - P.C.
Point of compound curvature - P.C.C.
Point of tangency - P.T.

Basis of Bearing - SOLAR OBSERVATION Feb. 19, 1977.

References - Douglas County Land Surveyor's Office, files as follows -
M66-26, c.s. 58/125, M66-74, M67-13.

DESCRIPTIONS - SHEET II, except the following :

EASEMENT ROUTE "C" of width 25 ft., existing road centerline as follows:
BEGINNING at a POINT located 952.35 ft. North and 1272.60 ft. East from
the 1/4 CORNER common to Sections 26 and 35, Township 32 South, Range 6 West,
Willamette Meridian, Douglas County, Oregon, said point located back
S 14° 04' 05" E, 60.91 ft. from the point of ending, east boundary, easement
Route "A";
thence N 68° 07' E, 92.73 ft. to a point; thence N 37° E, 100.00 ft. to a
point; thence N 01° E, 65.00 ft. to a point; thence N 07° W, 200.00 ft. to
a point; thence N 00° 12' 19" E, 101.49 ft. to a point; thence N 17° 52' 17" W
221.08 ft. to a point on the west line of the NE 1/4, SE 1/4, said Sec. 26, and
located 341.73 ft., N 00° 28' 27" E, from the SW CORNER of said NE 1/4, SE 1/4;
thence N 17° 52' 17" W, 6.86 ft. onto said NE 1/4, SE 1/4 to a point; thence
N 00° 58' 42" E, 204.96 ft. to a point located West, 0.36 ft. from the above
west line; thence N 01° 35' 36" W, 125.88 ft. to a point; thence N 10° E,
27.71 ft. to the POINT OF ENDING, located on said west line, N 00° 28' 27" E,
706.27 ft. from said SW CORNER;
above described centerline distance of 1145.71 ft. provides access to the
"Haggard-Marriott" water reservoir located N 34° 08' 05" E, 2399.24 ft. from
above said 1/4 CORNER; side boundaries are equidistance from described
centerline with lengthening and shortening thereof to intersect adjoining
property lines and easement boundary to provide continuous 25 ft. wide
easement route over Parcel I to the above said west line and then over and
across said NE 1/4, SE 1/4 to said water reservoir.

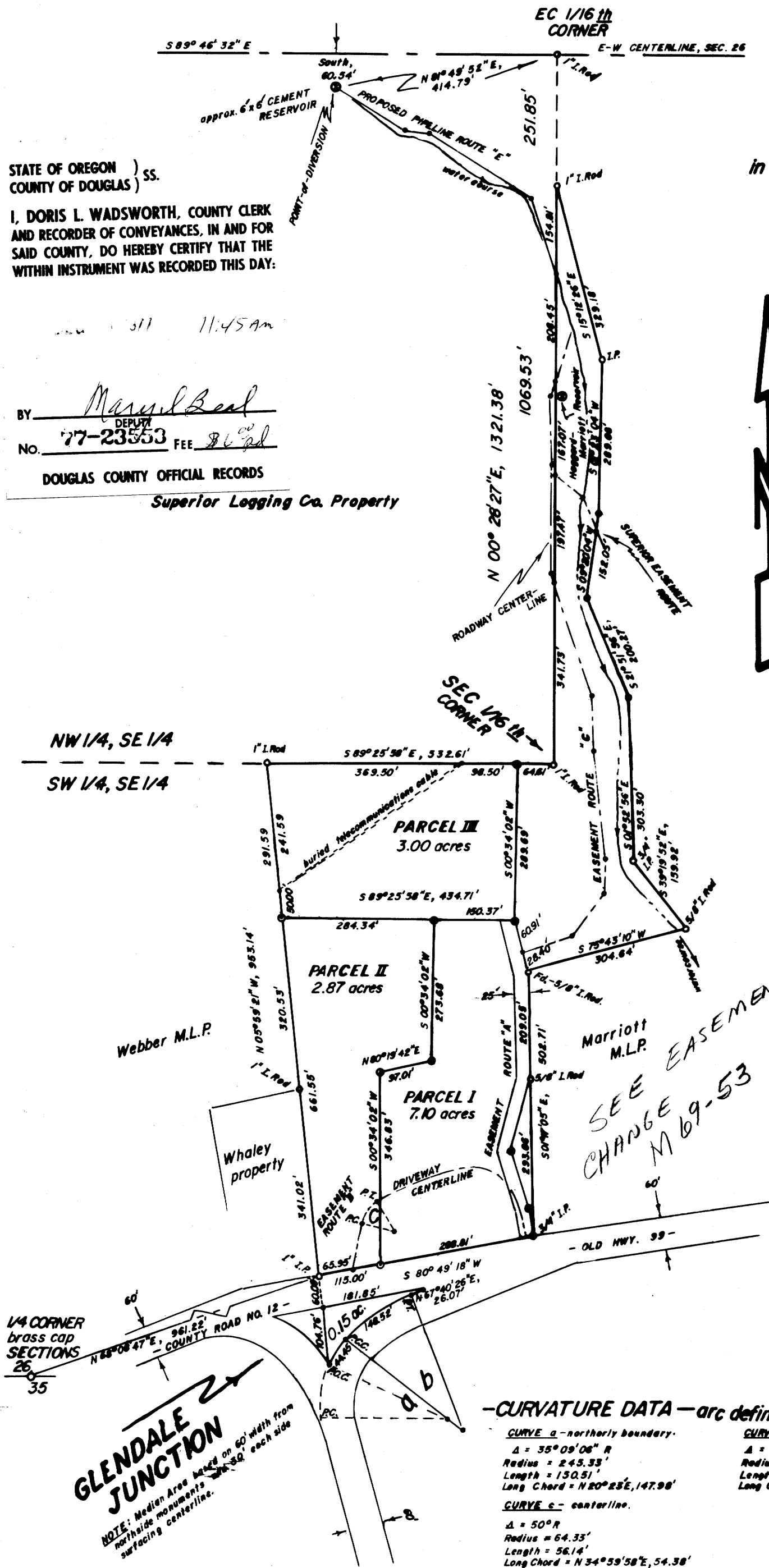
-CURVATURE DATA - arc definition

CURVE a - northerly boundary.
Δ = 35° 09' 08" R
Radius = 245.33'
Length = 150.51'
Long Chord = N 80° 23' E, 147.98'
CURVE b - northerly boundary.
Δ = 30° 31' 20" R
Radius = 278.80'
Length = 148.52'
Long Chord = N 53° 35' 11" E, 147.58'
CURVE c - centerline.
Δ = 50° R
Radius = 64.33'
Length = 56.14'
Long Chord = N 34° 59' 58" E, 54.38'

APPROVALS :

Keith L. Cubic
PLANNING COMMISSION
12/2/77
DATE

Francis L. Ingrown
COUNTY LAND SURVEYOR
12-5-77
DATE



11:45 am

BY Maryl Beal
DEPUTY
No. 77-23553 FEE 86.00

DOUGLAS COUNTY OFFICIAL RECORDS
Superior Logging Co. Property

NW 1/4, SE 1/4
SW 1/4, SE 1/4

GLENDALE JUNCTION
NOTE: Median Area based on 60' width from
northside monuments 30' SQ each side
surfacing centerline.

Handwritten notes on the right margin, including 'Parcel 3' and 'M 67-49A'.

FILED
RECORDED MLL
DOUGLAS COUNTY, OREGON

- SHEET II -

NOTE: Descriptions below utilize "County Road No. 12" as being synonymous with "old Hwy. 99".

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Brandt

OREGON
JULY 12, 1988
RONALD A. BRANDT
841

TO SUPERSEDE and REPLACE PLAT FILED as M67-49B.

Ralph Haggard MINOR LAND PARTITION
by Ronald A. Brandt, Glendale.

- NOVEMBER 1977 -

PARCEL DESCRIPTIONS

PARCEL I- BEGINNING at a POINT located N 69° 29' 36"E, 1073.71 ft. from the 1/4 CORNER common to Sections 26 and 35, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a 1 inch Iron Rod on the north boundary of County Road No. 12;

thence N 00° 34' 02"E, 346.83 ft. to a point marked by a 1 inch Iron Rod;
 thence N 80° 19' 42"E, 97.01 ft. to a point marked by a 1 inch Iron Rod;
 thence N 00° 34' 02"E, 273.68 ft. to a point marked by a 1 inch Iron Rod;
 thence S 89° 25' 58"E, 150.37 ft. to a point marked by a 1 inch Iron Rod;
 thence N 00° 34' 02"E, 289.69 ft. to a point marked by a 1 inch Iron Rod on the north line of the SW 1/4, SE 1/4, said Section 26;
 thence S 89° 25' 58"E, 64.61 ft. on said north line to the NE Corner of the SW 1/4, SE 1/4, said Section 26, marked by a 1 inch Iron Rod;
 thence N 00° 28' 27"E, 1069.53 ft. on the east line of the NW 1/4, SE 1/4, said Section 26, to a point marked by a 1 inch Iron Rod;
 thence S 15° 12' 26"E, 329.18 ft. to a point marked by an Iron Pipe;
 thence S 01° 23' 04"W, 289.68 ft. to a point marked by an Iron Pipe;
 thence S 09° 20' 04"W, 152.05 ft. to a point marked by an Iron Pipe;
 thence S 21° 51' 56"E, 200.27 ft. to a point marked by an Iron Pipe;
 thence S 01° 52' 56"E, 303.30 ft. to a point marked by an Iron Pipe;
 thence S 39° 19' 52"E, 159.92 ft. to a point marked by a 5/8 in. Iron Rod;
 thence S 75° 43' 10"W, 304.64 ft. to a point marked by a 5/8 in. Iron Rod;
 thence S 01° 17' 05"W, 502.71 ft. to a point marked by a 3/4 in. Iron Pipe on the north boundary of County Road No. 12;
 thence S 80° 49' 18"W, 288.81 ft. to the POINT of BEGINNING;

containing more-or-less 7.10 acres all in the SE 1/4, said Section 26; together with the perpetual right of ingress and egress over and across Parcel II on the existing driveway, centerline described below as easement route "B"; however, also providing over and across Parcel I the perpetual right of ingress and egress for access to Parcel III on the 25 ft. wide easement route "A" described below.

PARCEL II- BEGINNING at a POINT located N 68° 08' 47"E, 961.22 ft. from the 1/4 CORNER common to Sections 26 and 35, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a 1 inch Iron Pipe on the north boundary of County Road No. 12;

thence N 05° 59' 21"W, 661.55 ft. on the Jacques Property division line as per description in Douglas County Deed Records, Vol. 82, Page 65, to a point marked by a 1 inch Iron Rod;
 thence S 89° 25' 58"E, 284.34 ft. to a point marked by a 1 inch Iron Rod;
 thence S 00° 34' 02"W, 273.68 ft. to a point marked by a 1 inch Iron Rod;
 thence S 80° 19' 42"W, 97.01 ft. to a point marked by a 1 inch Iron Rod;
 thence S 00° 34' 02"W, 346.83 ft. to a point marked by a 1 inch Iron Rod on the north boundary of County Road No. 12;
 thence S 80° 49' 18"W, 115.00 ft. to the POINT of BEGINNING;

containing 2.87 acres more-or-less; reserving the perpetual right of ingress and egress over the existing roadway, easement route "B"; however, also providing the perpetual right of ingress and egress to Parcel I over and across Parcel II on the same easement route "B", described herein; together with the following pre-existing parcel located in the median area of the Glendale Junction, as follows:

BEGINNING at a POINT located N 71° 38' 50"E, 946.56 ft. from the 1/4 CORNER above, said point at the intersection of the Jacques Property division line, said deed records above, and the south boundary of County Road No. 12;

thence S 05° 59' 21"E, 104.76 ft. on said division line to a point on the southerly boundary of the Glendale Junction median area;
 thence easterly, 44.45 ft. on the arc of a 245.33 ft. radius curve to the right to a point of compound curvature, the tangent to said arc bears N 37° 09' 06"E;
 thence 148.52 ft. on the arc of a 278.80 ft. radius curve to the right through a central angle of 30° 31' 20" to the point of tangency;
 thence N 67° 40' 26"E, 26.07 ft. to the point of east apex of said median area;
 thence S 80° 49' 18"W, 181.85 ft. to the POINT of BEGINNING;

described parcel containing more-or-less 0.15 acres; excluding therefrom inclusions of County Road Right-of-Way, if any; also excluding therefrom certain rights of other parties, if such parties exist, to the use and maintenance of an old irrigation ditch thereon.

EASEMENT DESCRIPTION- SPRING and PIPELINE ROUTE "E".

BEGINNING at the center of diversion area being a 10 ft. radius circle, said center a point located S 81° 49' 52"W, 414.79 ft. from the NE CORNER of the NW 1/4, SE 1/4, Section 26, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence on the centerline of a continuous 10 ft. wide pipeline route to the east line of said NW 1/4, SE 1/4 as follows-

S 55° 49' 56"E, 158.33 ft. to a point; thence S 85° 49' 29"E, 45.05 ft. to a point; thence S 58° 42' 52"E, 223.05 ft. to a point; thence S 16° 15' 04"E, 145.14 ft. to a point on the east line of said NW 1/4, SE 1/4, said point located S 00° 28' 27"W, 406.66 ft. from said NE CORNER; side boundaries lengthened and shortened to intersect at points on said east line.

PARCEL DESCRIPTION

PARCEL III- BEGINNING at a POINT located N 39° 01' 11"E, 1307.38 ft. from the 1/4 CORNER common to Sections 26 and 35, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point on the Jacques Property division line as per description in Douglas County Deed Records, Vol. 82, page 65, and marked by a 1 inch Iron Rod, said point being the NW COR. of Parcel No. II;

thence N 05° 59' 21"W, 50.00 ft. to a point at approximate location of a buried telecommunications cable which then bears N 55° 30'E;
 thence N 05° 59' 21"W, 241.59 ft. to a point marked by a 1 inch Iron Rod, said point on the north line of the SW 1/4, SE 1/4, said Section 26;
 thence S 89° 25' 58"E, 369.50 ft. to a point on said north line at the approximate location of a buried telecommunications cable;
 thence S 89° 25' 58"E, 98.50 ft. on said north line to a point marked by a 1 inch Iron Rod;
 thence S 00° 34' 02"W, 289.69 ft. to a point marked by a 1 inch Iron Rod;
 thence N 89° 25' 58"W, 150.37 ft. to the NE CORNER of Parcel II, marked by a 1 inch Iron Rod;
 thence N 89° 25' 58"W, 284.34 ft. to the POINT of BEGINNING;

containing more-or-less 3.00 acres; together with the perpetual right of ingress and egress over and across Parcel I on the 25 ft. wide easement route "A" below.

-EASEMENTS-

ROUTE "A", a 25 ft. wide easement to Parcel III and to the existing road route "C", described on sheet I, the easterly boundary described as follows:

BEGINNING at a POINT located 422.21 ft. North and 1290.78 ft. East from the 1/4 CORNER common to Sections 26 and 35, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point marked by a 3/4 inch Iron Pipe on the north boundary of County Road No. 12;

thence N 13° 03' 13"W, 61.23 ft. to a point marked by a 1 inch Iron Rod;
 thence N 16° 34' 02"W, 104.30 ft. to a point marked by a 1 inch Iron Rod;
 thence N 15° 26' 07"E, 138.98 ft. to a point marked by a 5/8 inch Iron Rod;
 thence N 01° 17' 05"W, 209.05 ft. to a point marked by a 5/8 inch Iron Rod;
 thence N 14° 04' 05"W, 89.31 ft. to the SE CORNER of Parcel III marked by a 1 inch Iron Rod, which point is the POINT of ENDING;

the westerly boundary located parallel to the above line at a distance of 25 ft. therefrom, with lengthening and shortening thereof to provide continuous easement of 25 ft. width from County Road No. 12 to the south boundary of Parcel III; reserving the right of ingress and egress over the above route, also for Parcel I; reserving also, the existing waterline routes for Ralph Haggard and Ivan Marriott as follows- waterlines on easement route "C" to a POINT of BEGINNING on the east boundary of above route "A" located back S 14° 04' 05"E, 77.31 ft. from the above route "A" POINT of ENDING;

thence westerly over and across route "A" to the Haggard residence and thence, secondly, from the same point of beginning, southerly, adjacent to the east line of Parcel I to County Road No. 12 and then to the Ivan Marriott residence; water line on west side of said east line, Parcel I.

ROUTE "B", an easement of 25 ft. width over and across the southeasterly corner of Parcel II, centerline described as follows: POINT of BEGINNING located S 80° 49' 18"W, 49.05 ft. from the SW CORNER Parcel I;

thence N 09° 59' 53"E, 82.42 ft. to the point of curvature;
 thence 56.14 ft. on the arc of a 64.33 ft. radius curve to the right through a central angle of 50° to the point of tangency;
 thence N 59° 59' 53"E, 4.74 ft. to the POINT of ENDING on the west line of Parcel I;

side boundaries located equidistance from above centerline with lengthening and shortening thereof to intersect adjoining County Road north boundary and said west line, Parcel I; above description follows an existing roadway.

ROUTE "C" -- see on sheet I.

SUPERIOR LOGGING CO. EASEMENT- the following describes centerline of a 25 ft. wide easement on which an existing roadway lies: BEGINNING at a POINT located N 00° 28' 27"E, 539.20 ft. from the SW CORNER of the NE 1/4, SE 1/4, Section 26, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point on the west line of said NE 1/4, SE 1/4;

thence S 47° E, 63.18 ft. to a point on a road fill at the centerline of an intermittent watercourse;
 thence S 26° E, 73.53 ft. more-or-less, to the POINT of ENDING on the east line of the Ralph and Elizabeth Haggard Property, said point located S 09° 20' 04"W, 32.67 ft. from an Iron Pipe;

side boundaries located equidistance from the above described centerline with lengthening and shortening thereof to provide a continuous 25 ft. wide easement over and across the Haggard Property.