

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

SW 1/4 SECTION 3 T.33S. R.6W. W.M.

FILED
RECEIVED

OWNER & PARTITIONER:

DAVID WHITE
BOX 37 AA COW CREEK RD.
AZALEA OR.

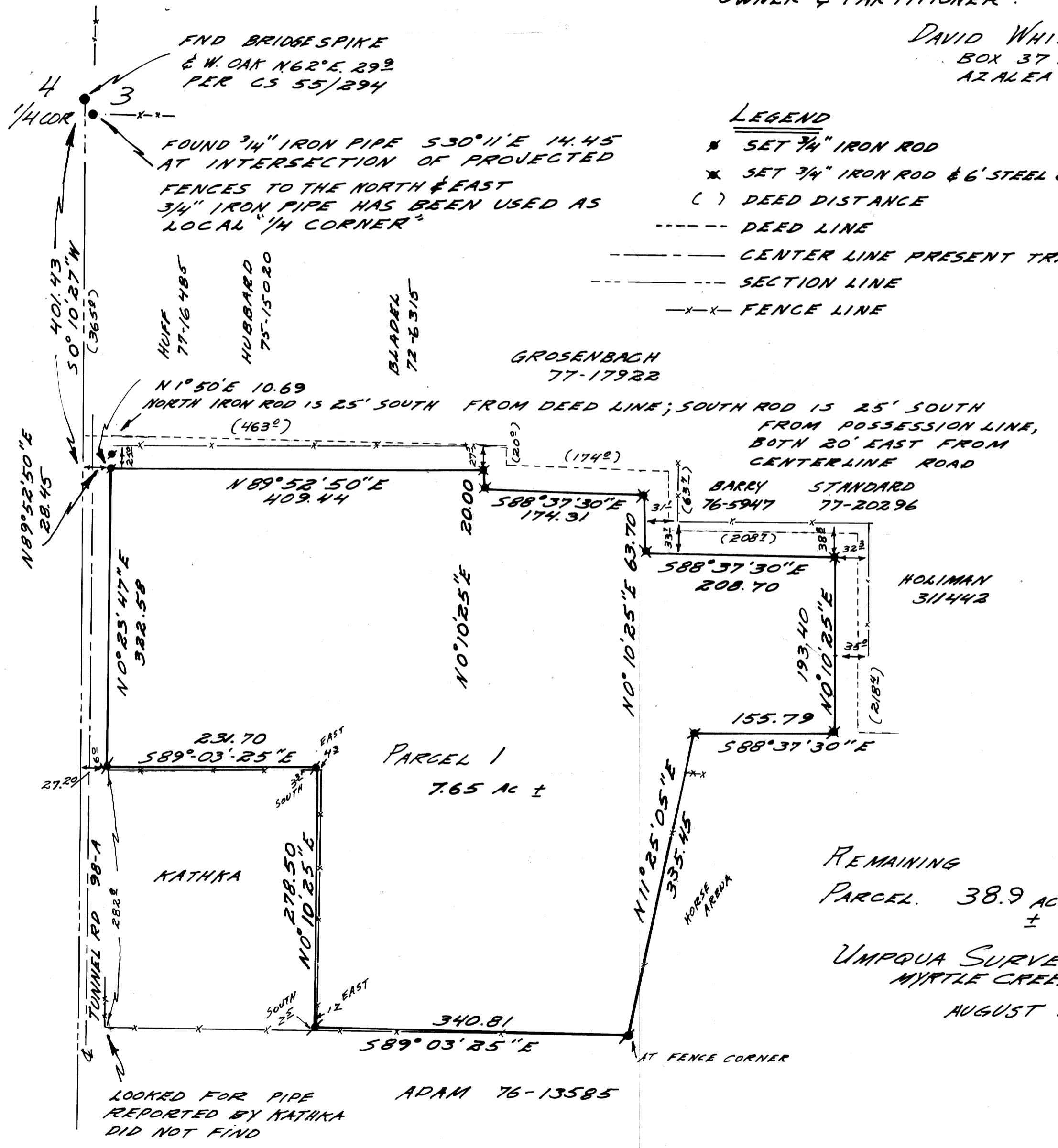
AUG 30 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

LEGEND

- * SET 3/4" IRON ROD
- * SET 3/4" IRON ROD & 6' STEEL GUARD POST
- () DEED DISTANCE
- DEED LINE
- CENTER LINE PRESENT TRAVELWAY
- SECTION LINE
- x-x- FENCE LINE

NUMBER OF LOTS: ONE
WATER SUPPLY: WELL
SEWAGE: SUBSURFACE SEPTIC



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

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:

1978 AUG 31 AM 11 38

BY Mary Deal COUNTY CLERK
DEPUTY
NO. 78-16520 FEE 9.00

DOUGLAS COUNTY OFFICIAL RECORDS

REMAINING
PARCEL. 38.9 AC
± SCALE
1" = 100'
UMPQUA SURVEYING CO.
MYRTLE CREEK OR.
AUGUST 1978

[Signature]

MAP FILE M.72-78A

MAP FILE M.72-78A

FILED
RECEIVED JWM

AUG 30 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M72-78-B

1/4 COR
SEC. 3

FND HUB

1" IRON ROD N47°10'E 63.83
1" IRON ROD N45°51'W 49.60

DAVID WHITE
MINOR LAND PARTITION

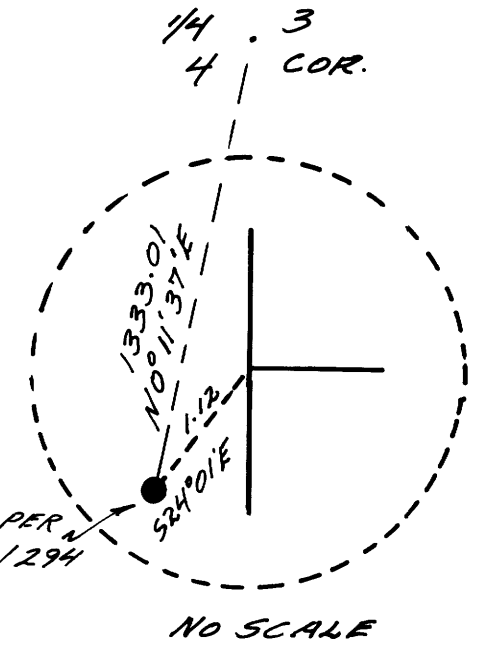
PARTIAL SUBDIVISION
OF
SECTION 3 T.33 S. R6W. W.M.

FOUND BRIDGE SPIKE
WHITE OAK N62°E 29.9

"A" SET 3/4" IRON ROD 25' SOUTHERLY
FROM POSSESSION LINE TO ENSURE
MINIMUM OF 25' FRONTAGE.

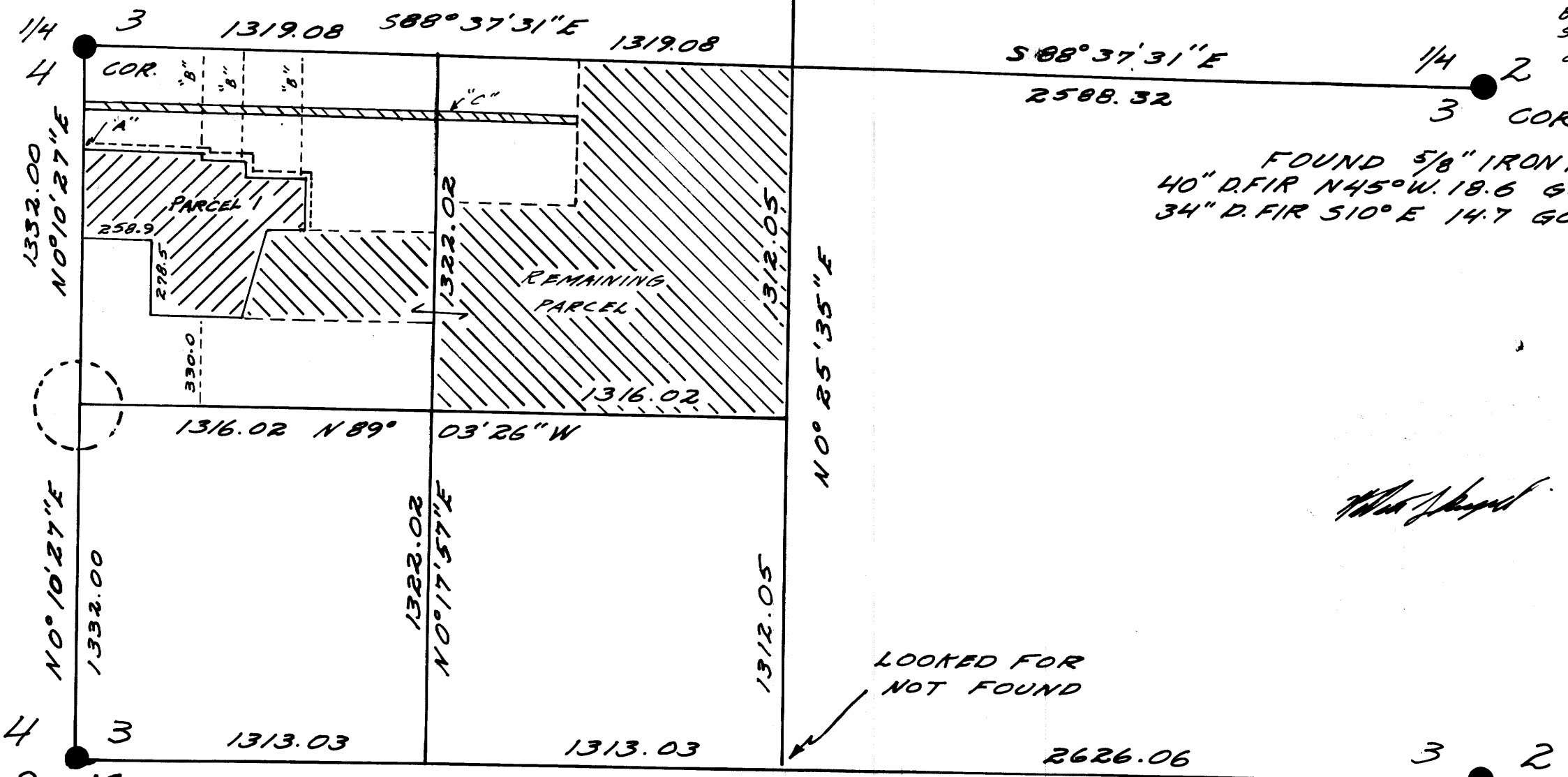
"B" NORTHERLY LINE OF PARCEL 1
ESTABLISHED AT DEED DISTANCE
PLUS 25 FEET MEASURED FROM
E-W CENTERLINE OF SECTION.

"C" ROADWAY 30' WIDE PART OF REMAINING PARCEL



BASED ON M49-21

1"=500'



FOUND 5/8" IRON ROD
40" D. FIR N45°W 18.6 GOOD SCAR.
34" D. FIR 510°E 14.7 GOOD SCAR.

W. J. ... AUG. 1978

LOOKED FOR
NOT FOUND

9 10 1" PIPE & WATER CAP FOUND
NEXT TO POST WITH TAG R.E. 3024
16" MADRONE STUMP N80°W 45.8 GOOD SCAR
20" D. FIR S58°W 35.6 GOOD SCAR

FOUND COUNTY SURVEYOR
BRASS CAP 1967
16" PINE N57°E 13.8 GOOD SCAR
12" B. OAK S25°E 9.4 GOOD SCAR
6" D. FIR S41°W 8.9 GOOD SCAR
9" W. OAK N81°W 23.7 GOOD SCAR

MAP FILE M72-78-B

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AUG 30 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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MINOR LAND PARTITION
FOR DAVID WHITE
IN SECTION 3, T33S R6W W.M.

PARCEL 1.

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 7.65 ACRES MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD IN THE EASTERLY FENCE LINE OF TUNNEL ROAD (98-A), SAID ROD BEING SOUTH 0°-10'-27" WEST 401.43 FEET AND NORTH 89°-52'-50" EAST 28.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE RUNNING NORTH 89°-52'-50" EAST 409.44 FEET TO A 3/4" IRON ROD; THENCE SOUTH 0°-10'-25" WEST 20.00 FEET TO A 3/4" IRON ROD; THENCE SOUTH 88°-37'-30" EAST 174.31 FEET TO A 3/4" IRON ROD; THENCE SOUTH 0°-10'-25" WEST 63.70 FEET TO A 3/4" IRON ROD; THENCE SOUTH 88°-37'-30" EAST 208.70 FEET TO A 3/4" IRON ROD; THENCE SOUTH 0°-10'-25" WEST 193.40 FEET TO A 3/4" IRON ROD; THENCE NORTH 88°-37'-30" WEST 155.79 FEET TO A 3/4" IRON ROD; THENCE SOUTH 11°-25'-05" WEST 335.45 FEET TO A 3/4" IRON ROD ON THE SOUTH LINE OF A PARCEL CONVEYED TO LEONARD HARISON, ET AL IN DEED RECORDED SEPTEMBER 16, 1948, RECORDER'S NO. 82412 OF THE DEED RECORDS; THENCE NORTH 89°-03'-25" WEST 340.81 FEET ALONG SAID SOUTH LINE TO A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERT L. FISHER AND WIFE BY DEED RECORDED OCTOBER 2, 1953, RECORDER'S NO. 167587; THENCE NORTH 0°-10'-25" EAST 278.50 FEET TO A 3/4" IRON ROD AT THE NORTHEAST CORNER OF SAID FISHER TRACT; THENCE NORTH 89°-03'-25" WEST 231.70 FEET ALONG THE NORTH LINE OF SAID FISHER TRACT TO A 3/4" IRON ROD; THENCE NORTH 0°-23'-47" EAST 322.58 FEET TO THE POINT OF BEGINNING.

SURVEY NARRATIVE

PURPOSE OF SURVEY:

MINOR LAND PARTITION OF A 7.65 ACRE PARCEL FOR DAVID L. WHITE PROPERTY, DEED NUMBER 77-10841 DOUGLAS COUNTY DEED RECORDS.

HISTORY: MANY SMALL METES AND BOUND PARCELS HAVE BEEN SOLD FROM THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN. DAVID WHITE OWNS THE REMAINDER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4. SOME OF THESE SMALL PARCELS, KNOWN AS THE UNRECORDED PLAT OF HUMPHREY SUBDIVISION, HAVE BEEN LOCATED ON THE GROUND WITHOUT BENEFIT OF RECORDED SURVEYS. THE WEST QUARTER CORNER OF SECTION 3 HAS NOT BEEN PROPERLY PERPETUATED. AN UNRECORDED 3/4" IRON PIPE WAS FOUND AT THE PROJECTED INTERSECTION OF FENCES TO THE NORTH AND SOUTH. THIS 3/4" IRON PIPE IS 7.3 FEET EAST AND 12.5 FEET SOUTH FROM A PROPORTIONED CORNER SET BY RON BRANDT PER M49-21. A FURTHER DIFFICULTY EXISTS BECAUSE THE DEEDS OF "HUMPHREY SUBDIVISION" ARE WRITTEN WITH CARDINAL DIRECTIONS RATHER THAN ALONG THE TRUE SUBDIVISIONAL LINES OF SECTION 3. DUE TO THE ABOVE DESCRIBED CONDITIONS, DEED DESCRIPTIONS DO NOT COINCIDE WITH POSSESSION LINES.

PROCEDURE: DEED LINES WERE CONSTRUED MOST STRONGLY AGAINST THE GRANTOR. AS THE DEEDS OF HUMPHREY ADDITION WERE CONSTRAINED TO BEING WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, EAST BEARINGS HAD TO BE ADJUSTED TO THE BEARING OF THE CENTER OF SECTION LINE. LIKewise DISTANCES WERE MEASURED FROM THE WEST SECTION LINE.

A 25 FOOT STRIP AT THE NORTH SIDE OF PARCEL 1 WAS CREATED TO ALLOW ACCESS TO THE REMAINING 37.6 ACRE PARCEL.

THE EASTERLY RIGHT-OF-WAY OF TUNNEL ROAD WAS MEASURED 20 FEET FROM THE CENTER-LINE OF THE PRESENT TRAVEL WAY.

APPROVALS

Francis L. Logan
COUNTY SURVEYOR

8-30-78
DATE

Keith L. Cubie
PLANNING COMMISSION

8/29/78
DATE

REGISTERED
OREGON
LAND SURVEYOR

AUG. 1978

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

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