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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

10

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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