

SURVEY of MINOR LAND PARTITION

RECORDED JHH
AUG 21 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

in Govt. Lot 4, Sec. 31, T.32 S., R.6 W., W.M., Douglas County, Oregon, creating two lots with subsurface sewage disposal approvals under Site Evaluation No. 7910-05. Owner, partitioner, surveyor is Ronald A. (PS. 841) and Linda C. Brandt, P.O. Box 427, Glendale, Oregon. & -06. Water Supply: Drilled Wells

DATE: July 1979

SCALE: 1 inch = 200 feet

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Brandt

OREGON
JULY 12, 1968
RONALD A. BRANDT
841

MONUMENTS—

- FOUND — — — — — ○
- SET — (1" x 30" I.Rods) — — — — — ○
- Unmonumented POINTS — •

REFERENCES—

- LAND SURVEYORS OFFICE
 (1) original survey, Hyde and Gardner, 1855.
 (2) original survey completion, Byars, 1881.
 (3) M32-29, basis-of-bearing, Sec. 31, south line.
 (4) M26-34. (5) M58-69 (6) c.s. 42/296.

DEED RECORDS

- (1) Vol. 105, page 384. (2) Vol. 165, page 93.
 (3) Vol. 100, page 107 (with reversionary clause).
 (4) Vol. 293, page 839. (5) Vol. 328, page 440.

APPROVALS	
Keith L. Cubic	8/17/79
planning commission	date
Francis L. Ingram	8-21-79
county land surveyor	date

DESCRIPTIONS

PARCEL I — BEGINNING AT A POINT MARKED BY A 1" I.R. ON THE EAST LINE OF GOVT. LOT NO. 4, SEC. 31, T. 32 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON, LOCATED N 0° 30' W, 160.00 FT. FROM THE SE CORNER, SAID LOT NO. 4;

THENCE N 70° 37' 08" W, 758.82 ft. TO A POINT AT THE CENTER OF COW CR.;
 THENCE ALONG THE CENTERLINE OF COW CR. N 26° 39' 44" E, 502.86 ft.;
 THENCE ALONG THE CENTERLINE OF COW CR. N 55° 28' 18" E, 584.05 ft. TO THE POINT OF INTERSECTION WITH THE EAST LINE SAID LOT NO. 4;
 THENCE S 0° 30' E, 1032.29 ft. ON SAID EAST LINE TO THE POINT OF BEGINNING;
 EXCEPTING THEREFROM APPROX. 1.47 AC. WITHIN COUNTY RD. 177 FOR A NET AREA OF 8.61 AC. MORE-OR-LESS, ALL WITHIN SAID LOT NO. 4.

PARCEL II — BEGINNING AT THE SE CORNER OF GOVT. LOT NO. 4, SEC. 31, T. 32 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON AND MARKED BY A 1" I.R.;

THENCE ON THE LINE COMMON TO T. 32 and 33 S., R. 6 W., W.M., S 89° 53' W, 1150.11 ft. TO THE CORNER COMMON TO SEC. 1, T. 33 S., R. 7 W., AND SEC. 6, T. 33 S., R. 6 W.;
 THENCE N 57° 48' E, 388.74 ft. TO A POINT AT THE CENTER OF COW CR.;
 THENCE ALONG THE CENTERLINE OF COW CR. N 26° 39' 44" E, 231.63 ft.;
 THENCE S 70° 37' 08" E, 758.82 ft. TO A POINT ON THE EAST LINE OF SAID LOT NO. 4 MARKED BY A 1" I.R.;
 THENCE S 0° 30' E, 160.00 ft. ON SAID EAST LINE TO THE POINT OF BEGINNING;
 EXCEPTING THEREFROM APPROX. 0.75 AC. WITHIN COUNTY RD. NO. 177 FOR A NET AREA OF 5.48 AC. MORE-OR-LESS, ALL WITHIN SAID LOT NO. 4;

County Road No. 177, actual location vs. Deed Records, Vol. 293, page 839, actual CENTERLINE and comparable WIDTH Described as follows—

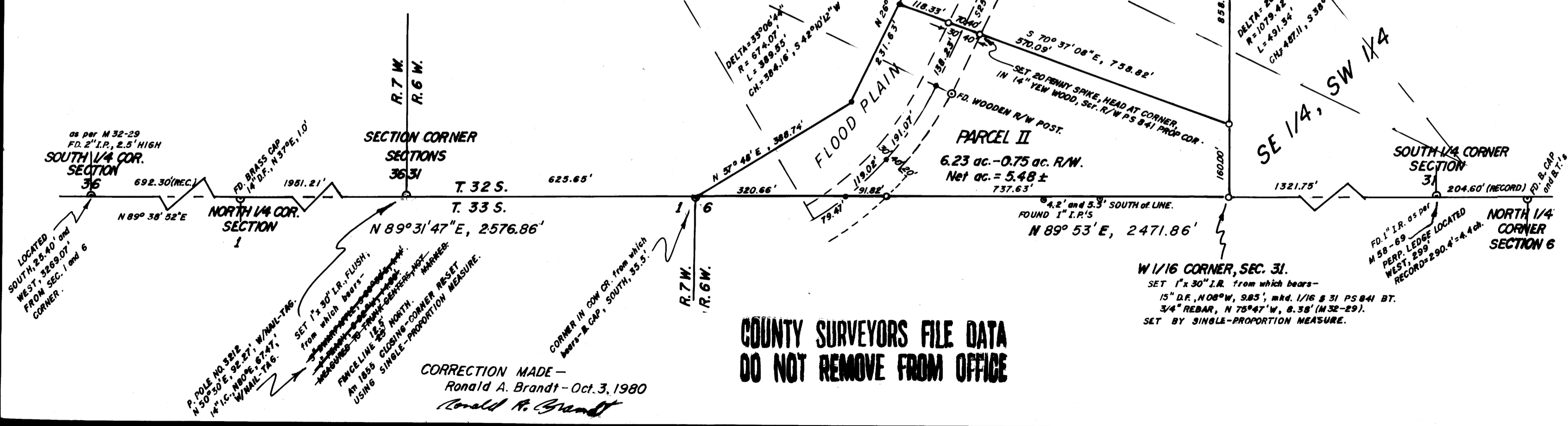
BEGINNING AT A POINT LOCATED NORTH, 1127.70 ft. AND EAST, 4449.06 ft. FROM THE SOUTH 1/4, SEC. 36, T. 32 S., R. 7 W., W.M., DOUGLAS COUNTY, ORE.;

R/W WIDTH'S	LEFT SIDE	RIGHT SIDE
40 ft.	30 ft.	
60 ft.	30 ft.	

THENCE S 51° 41' 39" W, 50.00 ft. TO THE EAST LINE OF GOVT. LOT NO. 4, SEC. 31, T. 32 S., R. 6 W., W.M.;
 THENCE S 51° 41' 39" W, 219.95 ft. TO A POINT OF CURVATURE;
 THENCE 491.34 ft. ON THE ARC OF A 1079.42 ft. RADIUS CURVE LEFT THROUGH A CENTRAL ANGLE OF 26° 04' 49" TO THE POINT OF TANGENCY;
 THENCE S 25° 36' 50" W, 348.80 ft. TO A POINT OF CURVATURE;
 THENCE 191.07 ft. ON THE ARC OF A 674.07 ft. RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 16° 14' 28" TO A POINT ON CURVE;

THENCE 119.02 ft. ON THE ARC OF A 674.07 ft. RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 10° 07' 00" TO THE INTERSECTION POINT WITH THE SOUTH LINE OF SAID LOT 4;
 THENCE 79.46 ft. ON THE ARC OF A 674.07 ft. RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 06° 45' 16" TO THE POINT OF TANGENCY;

DESCRIBED ROUTE OVER AND ACROSS SAID LOT NO. 4, CONTAINING 2.22 AC. MORE-OR-LESS.



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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:

BY Margaret Beal
 DEPUTY
 NO. _____ FEE 4.00
 DOUGLAS COUNTY OFFICIAL RECORDS

79-13383

MAP FILE M78-48

MAP FILE M78-48