

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:

1980 APR 24 PM 1 02

FILED ✓
RECEIVED JHW

APR 23 1980

DOUGLAS COUNTY CLERK
BY Mary Seal
DEPUTY

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

No. 1200 FEE 12.00

80-05887 ✓

MINOR LAND PARTITION

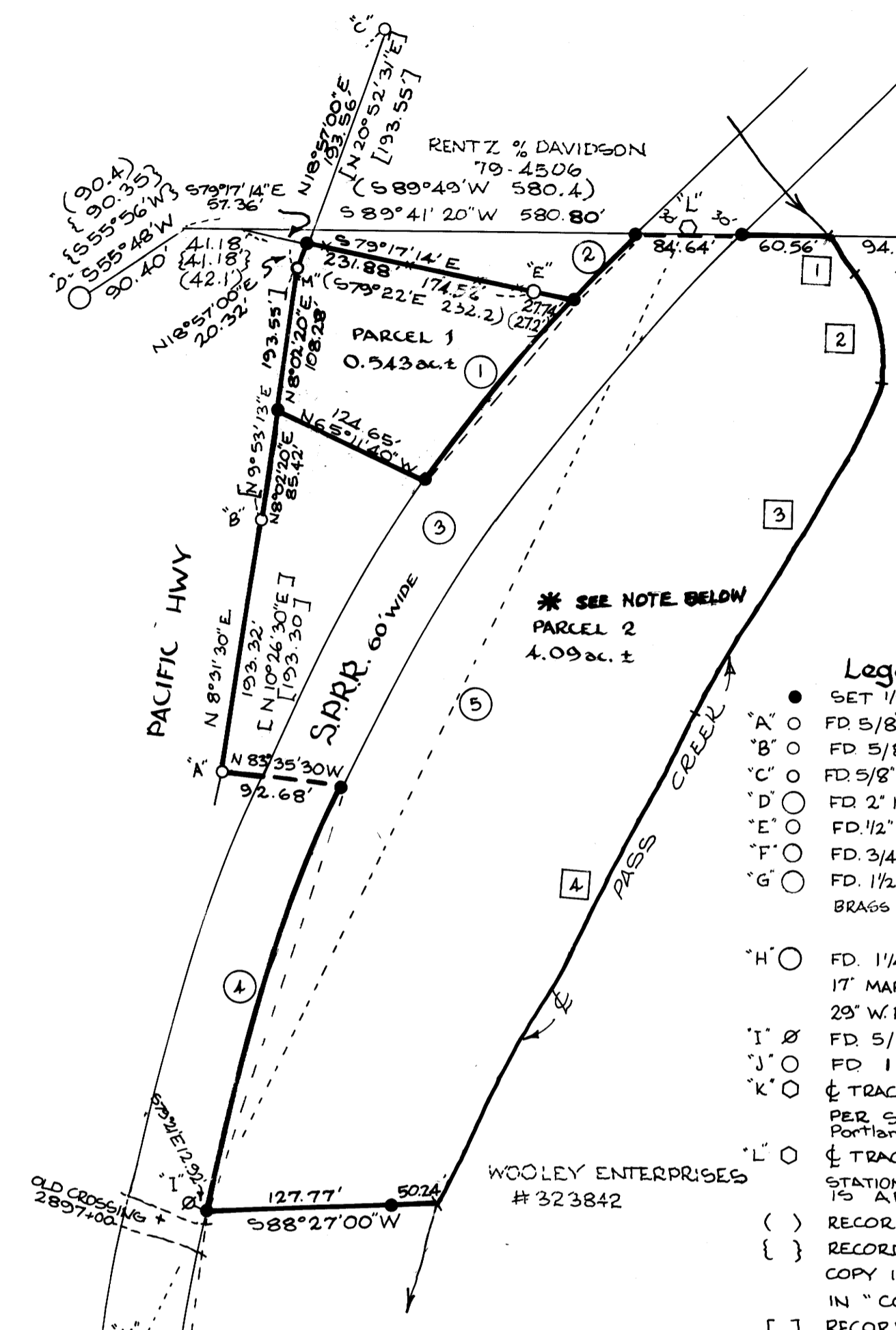
NW 1/4 & SW 1/4 S.4, T.22S., R.5W., W.M.
DEED # 77-7447, DOUGLAS COUNTY, ORE.

Aaron E. Matthews
Owner & partitioner

STAR RTE 1 BOX 1022A
WINSTON OR. 97496

WATER SUPPLY - WELL
SEWAGE DISPOSAL - SEPTIC
2 PARCELS

S.4, T.22S., R.5W., W.M.
PER C.S. FB 300-52
FOR SAGABERD & GRIMM
BY J.W. COLE JAN. 15, 1924



- Legend**
- SET 1/2" IRON ROD
 - "A" ○ FD. 5/8" IRON ROD & AL. CAP. L3'94+04.47 PS 65' RT.
 - "B" ○ FD. 5/8" IRON ROD & AL. CAP. L3'96+00 POS 70' RT.
 - "C" ○ FD. 5/8" IRON ROD & AL. CAP. L3'100+04.47 P.S.C. 60' RT.
 - "D" ○ FD. 2" IRON PIPE PER M 39-1
 - "E" ○ FD. 1/2" IRON PIPE PER M 39-1
 - "F" ○ FD. 3/4" IRON PIPE (BENT, BOTTOM OK.) PER C.S. 53/89
 - "G" ○ FD. 1/2" IRON PIPE PER RM-29
BRASS DISC "WILFORD HAINES"
 - "H" ○ FD. 1 1/4" IRON PIPE PER FB. 300-52 FOR SAGABERD & GRIMM
17' MAPLE S40°W 3.2 FT.
29° W. FIR N16°03'E 107.2 FT. "1/4" VISIBLE
 - "I" ○ FD. 5/8" IRON ROD NO RECORD
 - "J" ○ FD. 1" IRON PIPE PER C.S. 53/89
 - "K" ○ ⌀ TRACKS 2898+02.00 E.C.
 - "L" ○ ⌀ TRACKS 2888+32.00 B.C.
 - () RECORD PER M 39-1
 - { } RECORD PER WILFORD HAINES' CALCULATION SHEET,
COPY IS ATTACHED, ORIGINAL IS WITH MR. HAINES' RECORDS
IN "COLD SPRINGS" FILE.
 - [] RECORD PER HIGHWAY DEPT. DRAWING # 9B-2-27
 - "M" ○ FD. 5/8" IRON ROD & AL. CAP

NORTH
BASED ON SOLAR OBS.

SCALE 1" = 100'
MARCH 1980

* NOTE: Parcel 2 includes land on each side of the S.P.R.R. right of way. If PARCEL 2 is divided by the S.P.R.R. right of way, a 25 foot access easement will be required to the land between the S.P.R.R. right of way and Pass Creek.

INDEX OF CURVED LINES

NO.	BEARING	CHORD DIST.	ARC RAD.	SEGMENT AREA	Δ	
①	S37°15'30"W	177.31	177.42'	1462.39'	318 FT ²	6° 57' 04"
②	N42°02'55"E	67.18	67.18'	1462.39'	17 FT ²	2° 37' 56"
③	⌀ LENGTH WITHIN PARCEL 2 = 510.06' ie 0.703 ac.					
④	N17°27'45"E	338.81'	339.64'	1402.39'	2321 FT ²	13° 52' 34"
⑤	N25°19'05"E	951.57'	970.00'	1432.39'		38° 48' 00"

INDEX OF CREEK CALLS

NO.	BEARING	DISTANCE
1	S39°29'30"E	42.51'
2	S15°31'30"E	82.57'
3	S28°31'00"W	290.56'
4	S27°11'40"W	423.06'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1979
ROBERT G. DEAN
1808

APPROVALS
Keith L. Culver 4/22/80
PLANNING COMMISSION DATE
Aaron E. Matthews 4-23-80
COUNTY SURVEYOR DEPUTY DATE

COTTAGE GROVE LAND SURVEYING
ROBERT G. DEAN L.S. PO. 1018 COTTAGE GROVE
942-8256

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SEE NARRATIVE
SEE ATTACHMENT
PAGE 1 OF 2

58 204N
M83-16 A

8 91-30W
1204N

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

NW 1/4 & SW 1/4 S4, T.22S., R.5W., W.M.
DEED #77-7447, DOUGLAS COUNTY, ORE.

FILED ✓
RECEIVED JAH

APR 23 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Aaron E. Mathews
owner & partitioner
STAR RT. BOX 10224
WINSTON ORE. 97496

WATER SUPPLY - WELL
SEWAGE DISPOSAL - SEPTIC
2 PARCELS

PARCEL 1

A parcel of land situated in Section 4, Township 22 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 1/2" iron rod on the westerly right-of-way line of the Southern Pacific Company's railroad land and from which point a 1 1/4" iron pipe at the center of said Section 4 bears North 42°-02'-55" East 67.18 feet North 89°-41'-20" East 239.52 feet and South 1°-58'-30" East 98.36 feet; thence running along said westerly right-of-way line along the arc of a 1462.39 foot radius curve to the left (the long chord of which bears South 37°-15'-30" West 177.31 feet) 177.42 feet to a 1/2" iron rod; thence leaving said westerly right-of-way line North 65°-11'-40" West 124.65 feet to a 1/2" iron rod on the easterly right-of-way line of Old Pacific Highway Number 99 as relocated in January 1971; thence along said easterly right-of-way line North 8°-02'-20" East 108.28 feet to a 5/8" iron rod (which is 60 feet right of engineer's centerline station "L3" 98+00 P.O.S.) and North 18°-57'-00" East 20.32 feet to a 1/2" iron rod; thence leaving said easterly right-of-way line South 79°-17'-14" East 174.52 feet to a 1/2" iron pipe; thence South 79°-17'-14" East 27.74 feet to the point of beginning and containing 0.543 acres of land more or less.

PARCEL 2

A parcel of land situated in Section 4, Township 22 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a point in the center of Pass Creek from which point a 1 1/4" iron pipe at the center of said Section 4 bears North 89°-41'-20" East 94.32 feet and South 1°-58'-30" East 98.36 feet; thence running along the centerline of Pass Creek South 39°-29'-30" East 42.51 feet, South 15°-31'-30" East 82.57 feet, South 28°-31'-00" West 290.56 feet and South 27°-11'-40" West 423.06 feet to a point; thence leaving said centerline of Pass Creek South 88°-27'-00" West 50.24 feet to a 1/2" iron rod; thence South 88°-27'-00" West 127.77 feet to a 1/2" iron rod on the easterly right-of-way line of the Southern Pacific Company's railroad land and from which point a 1" iron pipe at the southwesterly corner of the Smith River Lumber Company land described in Volume 144 Page 113 of the Deed Records of Douglas County, Oregon bears South 6°-25'-50" West 603.50 feet; thence along said easterly right-of-way line along the arc of a 1402.39 foot radius curve to the right (the long chord of which bears North 17°-27'-45" East 338.81 feet) 339.64 feet to a 1/2" iron rod; thence leaving said easterly right-of-way line North 83°-35'-30" West 92.68 feet to a 5/8" iron rod on the easterly right-of-way line of Old Pacific Highway Number 99 as relocated in January 1971, said 5/8" iron rod is 65 feet right of engineer's centerline station "L3" 94+04.47 P.S.; thence along said easterly right-of-way line North 8°-31'-30" East 193.32 feet to a 5/8" iron rod 70 feet right of engineer's centerline station "L3" 96+00 P.O.S. and North 8°-02'-20" East 85.42 feet to a 1/2" iron rod; thence leaving said easterly right-of-way line South 65°-11'-40" East 124.65 feet to a 1/2" iron rod on the westerly right-of-way line of the Southern Pacific Company's railroad land; thence along said westerly right-of-way line along the arc of a 1462.39 foot radius curve to the right (the long chord of which bears North 37°-15'-30" East 177.31 feet) 177.42 feet to a 1/2" iron rod and along the arc of a 1462.39 foot radius curve to the right (the long chord of which bears North 42°-02'-55" East 67.18 feet) 67.18 feet to a 1/2" iron rod; thence leaving said westerly right-of-way line North 89°-41'-20" East 84.64 feet to a 1/2" iron rod; thence North 89°-41'-20" East 60.56 feet to the point of beginning. Excepting therefrom 0.703 acres of land more or less which lies within the right-of-way of the Southern Pacific Company's railroad land. Parcel Two contains 4.09 acres of land more or less.

COTTAGE GROVE LAND SURVEYING
ROBERT G. DEAN L.S. RO. 1018 COTTAGE GROVE
942-8256

REGISTERED
PROFESSIONAL
LAND SURVEYOR
R. G. Dean
OREGON
ROBERT G. DEAN
1978

6-19-80
52B

M 83-16

Filed Apr 23, 1980



SURVEY NARRATIVE

For: Aaron E. Matthews

Location: N.W. ¼ & S.W. ¼ S.4, T.22 S., R. 5 W., W.M. Douglas County, Oregon.

Purpose: Minor land partition, 2 parcels. Previous deed #77-7447.

Procedure: Basis of bearings--solar observation using the time method, quartz L.C.D. watch calibrated to S.W. radio broadcast.

Random traverse using Topcon DMC2 EDM & Topcon TL60E theodolite.

The center of Section 4 was established by J.W. Cole in 1924. The deed ties to this corner. I show a tie also to a C¼ corner per RM-29.

The northerly line of Parcel 1 was reestablished with reference to the calculation sheet of Wilford Haines "Cold Springs" survey--see attachment. Said sheet gives coordinates for pipes "D" & "F" and for a missing T. iron per M 29-20.

The southerly line of Parcel 2 was reestablished at 603.5 feet from a 1" iron pipe per CS 53/39.

The S.P.R.R. right-of-way was reestablished from the centerline of existing tracks, stationing approximated from the center of a crossing at 2897+00. Width of right-of-way is per sheet No. 46 of 55 of S.P.R.R. main line.

The easterly line of parcel 2 is the center of Pass Creek. At the date of this survey Pass Creek was 30 feet wide and at its high stage. I measured to the location of the fastest current. The area of parcel 2 could change considerably if Pass Creek had been located during its low stage.

The area given for parcel 2 is 4.09 acres more or less and is exclusive of land within the right-of-way of the S.P.R.R.



Robert G. Dean 3/28/80



ATTACHMENT--Wilford Haines Calculation sheet. Used to establish the northerly line of Parcel 1 for Aaron E. Matthews minor land partition in Sec. 4, T. 22 S., R. 5 W., W.M. by Robert Dean.

old spring store

Survey of _____
 Location _____
 Computed by _____
 Checked by _____

Survey Number _____
 Book _____ Page _____
 For _____

Parcel _____ Sheet _____ of _____ Date _____ 19__

	Bearing	Distance	Cosine	Sine	N	S	E	W	D.M.D.	N.D.A.	S.D.A.	Co-ordinates
	S 89°49' W	581.3										-1.86 - 581.29
<i>1" from 1881</i>	S 89°49' W	581.3										
A	S 89°49' W	581.3				-0.69		211.24	N 89°45' E 581.0			
<i>2032</i>	N 84°22' W	307.67			14.13			307.34	75' 32" 84°13'			-0.61 211.24
E	S 75°32' W	64.45				16.10		62.41				+13.52 518.58
<i>from Pipe 1881 East Side</i>												-2.55 580.99
<i>1" from 1881</i>												
I	S 89°49' W	211.24				0.69		211.24			<i>F.P.S.</i>	1202.11 - 11.83
A	N 84°22' W	307.67			14.05			307.35	S 21°15' W 580.99			1202.79 - 223.07
B	S 75°31' W	64.45				16.12		62.40	S 89°44' W 581.0			1183.24 520.42
<i>from Pipe 1881</i>	S 53°56' W	90.34				50.60		74.84			<i>T 12010</i>	1204.86 - 597.92
<i>from Pipe 1881</i>											<i>D.P.R.</i>	1255.46 - 667.66
T 12011	N 70°44' E	11.15			0.19		41.18		N 115.09 E 26.89			1204.57 551.57
T 12012	N 30°31' E	133.82			115.28		67.95		N 15°06' E 118.16			1089.58 524.87
<i>N 38°05' E Turned</i>	N 35°12' E calculated				447.80		357.71		N 38°31' E 573.12			-641.78 - 167.16
T 12014												-641.16 - 199.84

HOWARD SUTTON CO., INC., NEW YORK CITY
 DRAFTING AND SURVEYING EQUIPMENT
 No. 717 TRAVERSE SHEET

S. File No. 58/204N -12b

8 91-30W
58 204N

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