

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:

FILED ✓  
RECEIVED JHW

1980 APR 24 PM 1 02

APR 23 1980

DOUGLAS COUNTY CLERK  
BY Mary Seal DEPUTY  
NO. 1200 FEE 12.00  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
80-05887 ✓  
**MINOR LAND PARTITION**

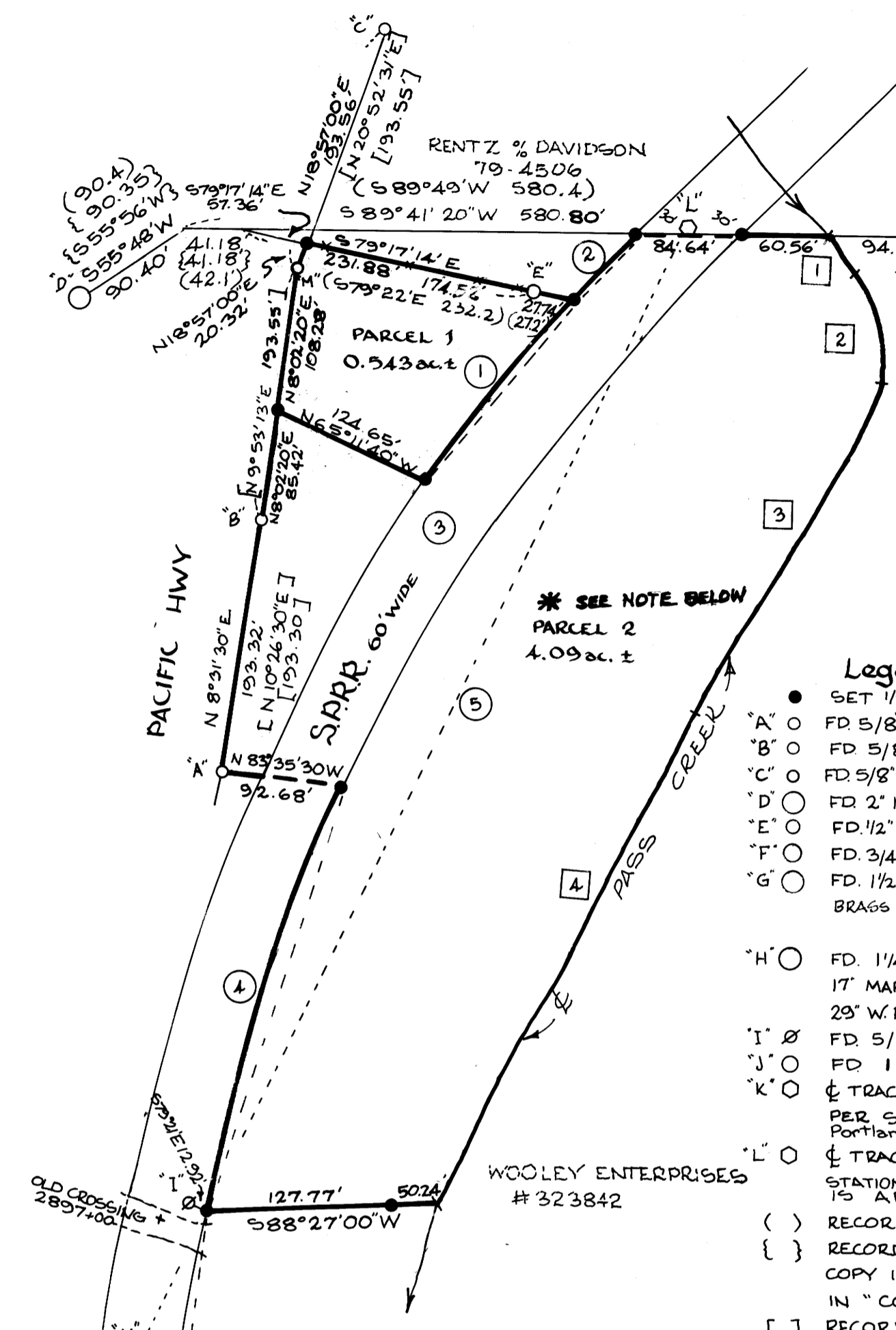
NW 1/4 & SW 1/4 S.4, T.22S., R.5W., W.M.  
DEED # 77-7447, DOUGLAS COUNTY, ORE.

Aaron E. Matthews  
Owner & partitioner

STAR RTE 1 BOX 10224  
WINSTON OR. 97496

WATER SUPPLY - WELL  
SEWAGE DISPOSAL - SEPTIC  
2 PARCELS

S4, T.22S., R.5W., W.M.  
PER CS FB 300=52  
FOR SAGABERD & GRIMM  
BY J.W. COLE JAN. 15, 1924



\* SEE NOTE BELOW  
PARCEL 2  
4.09 ac. ±

**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 CS 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 CS 53/89
- "K" ○ ⌀ TRACKS 2898+02.00 E.C.  
PER SHEET No. 46 of 55 of the main line of the S.P.R.R.  
Portland Division, from 3084+12.00 to 2872+80.00 at KREWSON  
IS APPROXIMATE
- "L" ○ ⌀ TRACKS 2888+32.00 B.C.  
STATIONING ESTABLISHED FROM OLD CROSSING 2897+00  
IS APPROXIMATE
- ( ) 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 <sup>2</sup>	6° 57' 04"
②	N42°02'55"E	67.18	67.18'	1462.39'	17 FT <sup>2</sup>	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 <sup>2</sup>	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  
Xerxes L. Cabral 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

98-6-89 527A

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.

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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. 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.

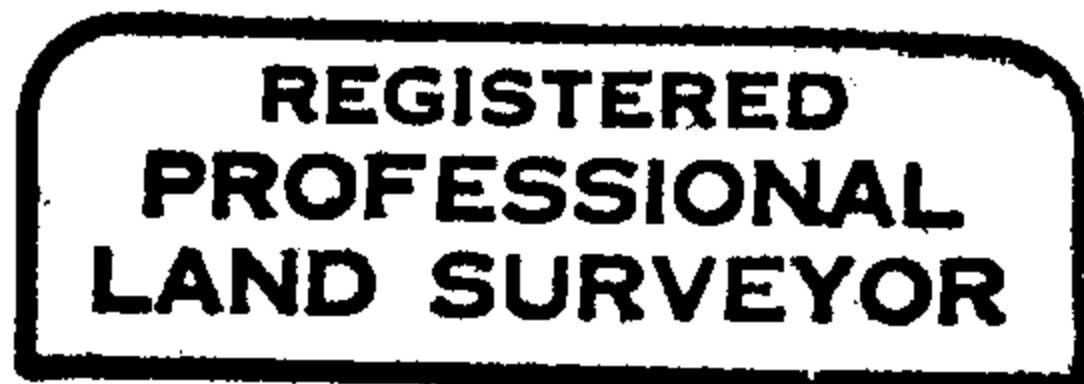
The northerly line of Parcel 1 was reestablished with reference to the calculation sheet of Wilford Haines "Cold Springs" survey--see attachment. Said sheet gives coordinates for pipes "D" & "F" and for a missing T. iron per M 29-20.

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	551.3										-1.86 - 581.29
<i>1" from 1891</i>	<del>S 89°49' W</del>	<del>551.3</del>										
A	<del>S 89°49' W</del>	<del>551.3</del>				-0.69		211.24	N 89°45' E 581.0			
<i>2" 1891</i>	<del>S 89°49' W</del>	<del>551.3</del>							<del>75' 32"</del>			
E	N 84°22' W	307.67			14.13			307.34	<del>84°13'</del>			-0.61 211.24
	S 75°32' W	64.45				16.10		62.41				+13.52 518.58
<i>from Pipe 1891 East Side</i>												-2.55 580.99
<i>1" 1891</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 1891</i>	S 53°56' W	90.34				50.60		74.84			<i>T 1201</i>	1204.86 - 597.92
<i>from Pipe 1891</i>											<i>D.P.R.</i>	1255.46 - 667.66
T 1201	N 70°44' E	11.15			0.19		41.18		N 115.09 E 26.89			1204.57 551.57
T 1202	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 1204												-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