

# MAJOR LAND PARTITION

In the N.W. 1/4 of Sec. 28,  
T. 29 S., R. 7 W., W.M.

April 1980 Scale: 1" = 100'

Harold L., Marian P. Dsenis  
owners & partitioners  
8460 Upper Olalla Road  
Winston, Oregon 97470

FILED ✓  
RECEIVED JHM

MAY 15 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
DP

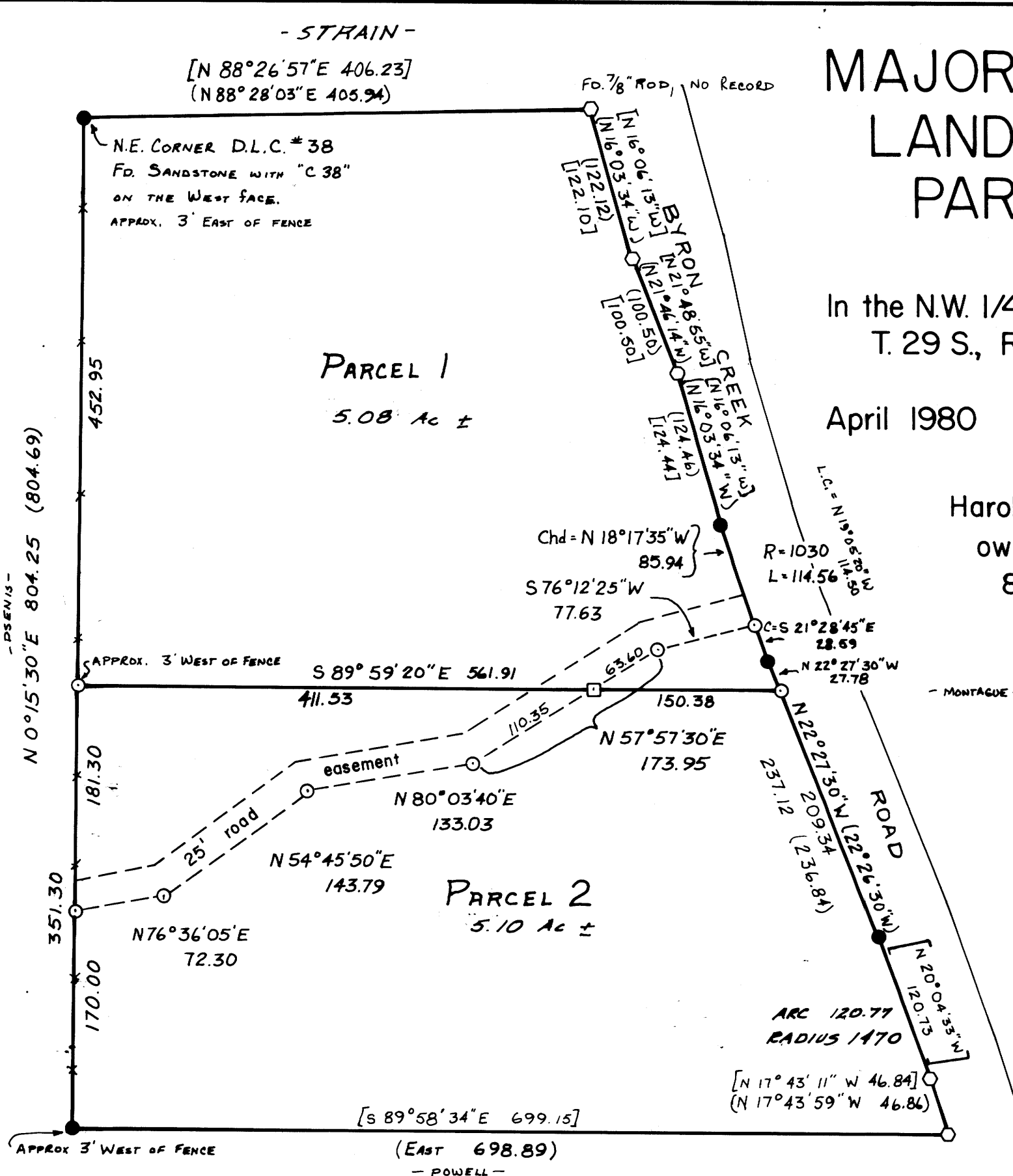
STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

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 MAY 15 PM 4 17

BY Mary J. Ruppert  
DEPUTY  
NO. 608  
DOUGLAS COUNTY OFFICIAL RECORDS

80-06908



APPROVALS:

Keith L. Cubic 5/7/80 Planning Commission  
Francis L. Ingram 5-15-80 County Surveyor

REGISTERED  
OREGON  
LAND SURVEYOR

WILLIAM J. RUPPERT  
866

UMPQUA SURVEYING COMPANY  
MYRTLE CREEK, OREGON

**PARCEL 1.**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 5.09 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SANDSTONE WHICH IS AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 38, SAID TOWNSHIP AND RANGE; THENCE RUNNING SOUTH 0°-15'-30" WEST 452.95 FEET ALONG THE EASTERLY LINE OF SAID CLAIM TO A 3/4" IRON ROD; THENCE SOUTH 89°-59'-20" EAST 561.91 FEET TO A 3/4" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF BYRON CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 22°-27'-30" WEST 27.78 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 1030.00 FOOT RADIUS CURVE RIGHT A DISTANCE OF 114.56 FEET (THE LONG CHORD OF WHICH BEARS NORTH 19°-05'-20" WEST 114.50 FEET) TO A 5/8" IRON ROD, NORTH 16°-06'-13" WEST 124.44 FEET TO A 5/8" IRON ROD, NORTH 21°-48'-55" WEST 100.50 FEET TO A 5/8" IRON ROD, AND NORTH 16°-06'-13" WEST 122.10 FEET TO A 7/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 88°-26'-57" WEST 406.23 FEET TO THE POINT OF BEGINNING.

**PARCEL 2.**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 5.15 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD ON THE EASTERLY LINE OF DONATION LAND CLAIM NO. 38, SAID TOWNSHIP AND RANGE WHICH IS SOUTH 0°-15'-30" WEST 452.95 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM; THENCE RUNNING SOUTH 0°-15'-30" WEST 351.30 FEET ALONG THE EASTERLY LINE OF SAID CLAIM TO 5/8" ROD; THENCE SOUTH 89°-58'-34" EAST 699.15 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF BYRON CREEK ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 17°-43'-11" WEST 46.84 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 1470 FOOT RADIUS CURVE LEFT A DISTANCE OF 120.77 FEET (THE LONG CHORD OF WHICH BEARS NORTH 20°-04'-33" WEST 120.73 FEET) TO A 5/8" IRON ROD, AND NORTH 22°-27'-30" WEST 209.34 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89°-59'-20" WEST 561.91 FEET TO THE POINT OF BEGINNING.

**ROAD EASEMENT:** A ROAD EASEMENT, 25 FEET IN WIDTH IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND THE SOUTHERLY LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD ON THE EASTERLY LINE OF DONATION LAND CLAIM NO. 38, SAID TOWNSHIP AND RANGE, WHICH IS SOUTH 0°-15'-30" WEST 351.30 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM; THENCE NORTH 76°-36'-05" EAST 72.30 FEET TO A 3/4" IRON ROD; THENCE NORTH 54°-45'-50" EAST 143.79 FEET TO A 3/4" IRON ROD; THENCE NORTH 80°-03'-40" EAST 133.03 FEET TO A 3/4" IRON ROD; THENCE NORTH 57°-57'-30" EAST 173.95 FEET TO A 3/4" IRON ROD; THENCE NORTH 76°-12'-25" EAST 77.63 FEET TO A 3/4" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF BYRON CREEK ROAD WHICH IS THE POINT OF ENDING.

D.L. 6-19-81

M 83-41

# UMPQUA SURVEYING COMPANY

P. O. Box 791  
Myrtle Creek, Oregon 97457

626 N.E. Division Street  
Telephone (503) 863-5201

NARRATIVE FOR MAJOR LAND PARTITION  
IN THE N.W.¼ OF SECTION 28, T29S, R7W,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
FOR HAROLD & MARIAN DSENIS

FILED  
RECEIVED JHH

MAY 15 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

DATE: April 22 & 23, 1980

BASIS OF BEARINGS: East line of D.L.C. No. 38 per R.M. 2-35

PURPOSE: Divide Parcel #65, Byron Creek Estates, Book 505, page 606, Douglas County Deed Records, into two 5 acre parcels and survey access road for remaining Dsenis property to west.

EQUIPMENT: Angles: Lietz T60D #147423  
Distances: MAC II #4158 or steel tape

PROCEDURE: Found all points on RM 2-35 that were looked for. Ran open ended traverse from west side of Parcel 65 along easement road to Byron Creek Road. Field calculated all points to be set. Set 6' steel post by rods at each end of division line. Lot closure discrepancies due to matching record and measured courses.

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1968  
WILLIAM J. RUPPERT  
866

C.S. File 58/143<sup>18</sup>(w)

Map File \_\_\_\_\_