

859-658
COUNTY SURVEYORS FILE DATA
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MAY 20 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
dp

MINOR LAND PARTITION
FOR DARREL H. & TERRI L. GREEN
OWNER & PARTITIONER

SURVEY NARRATIVE

LOCATION: NORTHEAST 1/4, SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND SOUTHEAST 1/4, SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

PURPOSE: TO PARTITION LAND DESCRIBED IN INSTRUMENT NO. 78-13380 OF DOUGLAS COUNTY DEED RECORDS INTO TWO (2) PARCELS.

EVIDENCE: THE SURVEY LINES PER M51-46 ARE THE BEST EVIDENCE OF THE WESTERLY AND SOUTHERLY LINES OF WHITTED DONATION LAND CLAIM NO. 38, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN. THE 2" IRON PIPE PER M-51-46 AND M 55-8 IS REPORTED AS THE INITIAL POINT OF PLAT B OF EDWIN WEAVER ESTATE. I DID NOT FIND THE SOUTHEAST CORNER OF LOT 45 PLAT B, EDWIN WEAVER ESTATES. NOTE THAT PARCEL ONE OF M 55-8 DOES NOT CLOSE.

CONCLUSION: I ACCEPTED THE MONUMENTS PER SURVEYS M 51-46 AND M 55-8 AS CONTROL FOR DEED LINES, COUNTY ROAD RIGHT-OF-WAY, AND BASIS OF BEARING. THE POINT OF BEGINNING FOR DEED NO. 78-13380 WAS CALCULATED AT RECORD DISTANCE AND BEARING FROM THE INITIAL POINT OF PLAT B EDWIN WEAVER ESTATE.

RESTORATION: 1/4 CORNER COMMON TO SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST AND SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.
FOUND A 1/2" X 48" IRON PIPE
36" W. OAK NORTH 40°-30' EAST 63.5 FEET, GOOD SCAR NOW DEAD
30" W. OAK SOUTH 72°-16' EAST 33.5 FEET

NEW B.T. 16" W. OAK NORTH 44°-50' WEST 95.65 FEET, SCRIBED 1/4 S31 BT. ATTACHED BRASS WASHER LS 866 TO LOWER BLAZE.

SET A 1" X 30" GALVANIZED IRON PIPE WITH 2 1/2" BRASS CAP AT POSITION OF 1/2" PIPE. REPLACED 1/2" PIPE ALONG EAST SIDE OF 1" PIPE. MARKED BRASS CAP AS SHOWN.

1/4 T29S
 S31 R5W
 S6
 T30S

PLS 866 1980

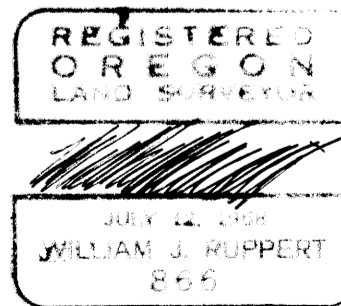
PARCEL 1.

BEGINNING AT A 1" IRON ROD ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 41, AT THE MOST SOUTHERLY CORNER OF LANDS CONVEYED TO FRANK J. BANDUCCI, JR. AND WIFE BY RECORDER'S NO. 72-16246, RECORDS OF DOUGLAS COUNTY, OREGON, WHICH BEARS NORTH 85°-44'-33" EAST 1459.87 FEET, NORTH 89°-26' EAST 1278.4 FEET AND SOUTH 49°-42' WEST 420.0 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE RUNNING SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD SOUTH 49°-14'-30" WEST 163.79 FEET AND SOUTH 47°-40'-40" WEST 291.56 FEET TO A 5/8" IRON ROD; THENCE NORTH 57°-42'-40" WEST 339.61 FEET TO A 3/4" IRON ROD; SOUTH 38°-38'-40" WEST 225.79 FEET TO A 3/4" IRON ROD; THENCE NORTH 70°-14'-40" WEST 232.14 FEET TO A 3/4" IRON ROD ON THE WESTERLY LINE OF THOMAS WHITTED DONATION LAND CLAIM NO. 38; THENCE NORTH 3°-22'-00" EAST 379.54 FEET TO A 7/8" IRON ROD AT THE MOST WESTERLY SOUTHWEST CORNER OF LANDS CONVEYED TO SAID FRANK J. BANDUCCI AND WIFE; THENCE NORTH 89°-26' EAST ALONG SAID BANDUCCI PROPERTY LINE 810 FEET; THENCE RUNNING SOUTH 42°-38'-10" EAST ALONG SAID BANDUCCI PROPERTY LINE 227.26 FEET, TO THE POINT OF BEGINNING, ALL SITUATED IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND IN SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THAT CERTAIN NON-EXCLUSIVE 30 FOOT EASEMENT AND THAT CERTAIN NON-EXCLUSIVE 10 FOOT EASEMENT RESERVED IN CONTRACT TO JOHNNIE C. FOSTER BY RECORDER'S NO. 72-9980, RECORDS OF DOUGLAS COUNTY, OREGON, AND ALSO TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE 10 FOOT EASEMENT GRANTED TO JOHNNIE C. FOSTER BY RECORDER'S NO. 72-9980, RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL 2.

BEGINNING AT A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 41 WHICH BEARS NORTH 85°-44'-33" EAST 1459.87 FEET, NORTH 89°-26' EAST 1278.4 FEET AND SOUTH 49°-42' WEST 420.0 FEET, SOUTH 49°-14'-30" WEST, 163.79 FEET, AND SOUTH 47°-40'-40" WEST 291.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 45°-06'-50" WEST 489.90 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF THOMAS WHITTED DONATION LAND CLAIM NO. 38, THENCE NORTH 89°-59'-30" WEST 324.77 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 38; THENCE NORTH 3°-22'-00" EAST ALONG THE WESTERLY LINE OF SAID DONATION LAND CLAIM 429.89 FEET TO A 3/4" IRON ROD; THENCE SOUTH 70°-14'-40" EAST 232.14 FEET TO A 3/4" IRON ROD; THENCE NORTH 38°-38'-40" EAST 225.79 FEET TO A 3/4" IRON ROD; THENCE SOUTH 57°-42'-40" EAST 339.61 FEET TO THE POINT OF BEGINNING, ALL BEING WITHIN SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.



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