

# MINOR LAND PARTITION

IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN FOR

VIRGINIA PLUMMER, OWNER  
 P. O. BOX 198  
 GOLD HILL, OREGON 97525

& YVONNE V. CARDEMIL, PARTITIONER  
 ROUTE 1, BOX 32 OR 34F  
 TILLER, OREGON 97434

**COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE**

FILED  
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AUG 3 1980

COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE

KK

2 PARCELS, EACH SERVED BY WELL AND SUBSURFACE SEPTIC SYSTEM.

SCALE: 1" = 100'

JULY 1980

BEARINGS BASED UPON SOLAR OBSERVATIONS

**LEGEND:**

- ⊙ FOUND 1" IRON PIPE WITH 2 1/2" BRASS CAP MARKED AS SHOWN IN NARRATIVE AND BEARING TREES AS STATED IN NARRATIVE.
- FOUND 5/8" IRON ROD (DOUGLAS COUNTY RIGHT-OF-WAY MONUMENT)
- ⊙ FOUND 5/8" IRON ROD WITH 1 1/2" ALUMINUM CAP (DOUGLAS COUNTY RIGHT-OF-WAY MONUMENT)
- SET 3/4" X 30" IRON ROD
- ( ) RECORD COURSE PER M 59-11
- { } ADJACENT PROPERTY OWNER

1	S51°-31'-37"W	703.01
2	S43°-13'-15"W	57.09
3	S43°-13'-15"W	278.16
4	S40°-28'-42"W	30.56
5	S44°-50'-20"W	85.85
6	S44°-50'-20"W	55.83
7	S44°-50'-20"W	20.76
8	S51°-29'-02"W	65.21
9	S47°-06'-08"W	74.19
10	S47°-06'-08"W	55.92
11	CHORD = S64°-45'-38"W	271.96
	ARC =	276.33
12	S84°-48'-48"W	122.00
13	CHORD = S77°-12'-24"W	155.10
	ARC =	155.31
14	CHORD = S70°-21'-36" W	48.67
	ARC =	48.74

UMPQUA SURVEYING COMPANY  
 626 DIVISION ST.  
 MYRTLE CREEK, OREGON  
 863-5201

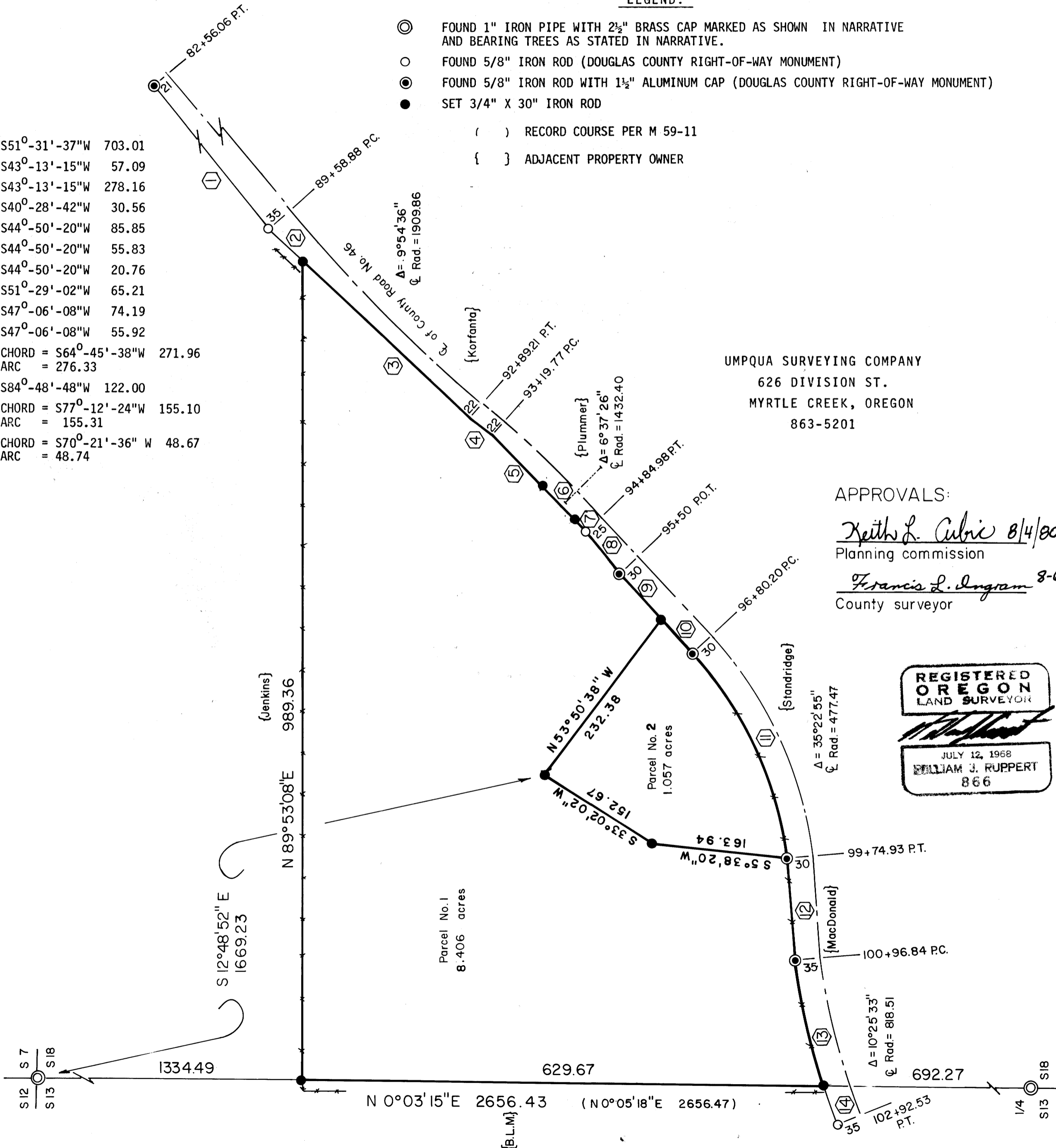
**APPROVALS:**

*Keith L. Cubic* 8/4/80  
 Planning commission

*Francis L. Ingram* 8-6-80  
 County surveyor

REGISTERED  
 OREGON  
 LAND SURVEYOR

JULY 12, 1968  
 WILLIAM J. RUPPERT  
 866



36-6-80/100A

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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
KM

MINOR LAND PARTITION,  
Page 2

IN THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
FOR VIRGINIA PLUMMER, OWNER AND YVONNE V. CARDEMIL, PARTITIONER.

PARCEL 1.

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING  
8.406 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD WHICH IS SOUTH 12°-48'-52" EAST 1669.23 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18;  
THENCE SOUTH 33°-02'-02" WEST 152.67 FEET TO A 3/4" IRON ROD; THENCE SOUTH 5°-38'-20" WEST 163.94 FEET TO A 5/8" IRON ROD ON  
THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #46 AND 30 FEET RIGHT OF CENTERLINE STATION 99+74.93; THENCE ALONG SAID RIGHT-  
OF-WAY LINE SOUTH 84°-48'-48" WEST 122.00 FEET TO A 5/8" IRON ROD WHICH IS 35 FEET RIGHT OF CENTERLINE STATION 100+96.84; THENCE  
ALONG SAID RIGHT-OF-WAY LINE 155.31 FEET ALONG THE ARC OF AN 853.51 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH  
77°-12'-24" WEST 155.10 FEET, TO A 3/4" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0°-03'-15" EAST ALONG THE WEST  
SECTION LINE OF SAID SECTION 18, 629.67 FEET TO A 3/4" IRON ROD IN AN EAST-WEST FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH  
89°-53'-08" EAST 989.36 FEET TO A 3/4" IRON ROD ON SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 43°-13'-15"  
WEST 278.16 FEET, SOUTH 40°-28'-42" WEST 30.56 FEET, SOUTH 44°-50'-20" WEST 85.85 FEET TO A 3/4" IRON ROD, SOUTH 44°-50'-20" WEST  
55.83 FEET TO A 3/4" IRON ROD, SOUTH 44°-50'-20" WEST 20.76 FEET TO A 5/8" IRON ROD WHICH IS 25 FEET RIGHT OF CENTERLINE STATION  
94+84.98, SOUTH 51°-29'-02" WEST 65.21 FEET TO A 5/8" IRON ROD WHICH IS 30 FEET RIGHT OF CENTERLINE STATION 95+50, AND SOUTH 47°-  
06'-08" WEST 74.19 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 53°-50'-38" WEST 232.38 FEET TO THE POINT OF  
BEGINNING.

PARCEL 2.

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON CONTAINING  
1.057 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD WHICH IS SOUTH 12°-48'-52" EAST 1669.23 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18;  
THENCE SOUTH 53°-50'-38" EAST 232.38 FEET TO A 3/4" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #46; THENCE ALONG  
SAID RIGHT-OF-WAY LINE SOUTH 47°-06'-08" WEST 55.92 FEET TO A 5/8" IRON ROD WHICH IS 30 FEET RIGHT OF CENTERLINE STATION 96+80.20;  
THENCE ALONG SAID RIGHT-OF-WAY 276.33 FEET ALONG THE ARC OF A 447.47 FOOT RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH  
64°-45'-38" WEST 271.96 FEET TO A 5/8" IRON ROD WHICH IS 30 FEET RIGHT OF CENTERLINE STATION 99+74.93; THENCE LEAVING SAID RIGHT-  
OF-WAY NORTH 5°-38'-20" EAST 163.94 FEET TO A 3/4" IRON ROD; THENCE NORTH 33°-02'-02" EAST 152.67 FEET TO THE POINT OF BEGINNING.

UMPQUA SURVEYING COMPANY  
626 DIVISION ST.  
MYRTLE CREEK, OREGON  
863-5201

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 AUG 6 PM 3 57

BY Maryel Seal  
DEPUTY

NO. 1200 FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

C.S. File 58 / 143 N

Map File M 84-69 B

80-10713

36-6-89 100B

Map File M 84-69 B  
C.S. File 58 / 143 N

MB4-69A:B

# UMPQUA SURVEYING COMPANY

P. O. Box 791  
Myrtle Creek, Oregon 97457

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

July 11, 1980

NARRATIVE

FILED  
RECEIVED

AUG 3 1980

## MINOR LAND PARTITION

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

FOR: Virginia Plummer and Yvonne V. Cardemil

IN: Section 18, Township 30 South, Range 1 West, Willamette Meridian, Douglas County, Oregon

EQUIPMENT: Lietz T60D, MAC II, Beetle 1000S, 300 foot steel tape

PURPOSE: To divide land described in Instrument #69-783 into two parcels.

EVIDENCE AND CONCLUSION: The property, a triangle, has three boundary lines: north, west and southeast.

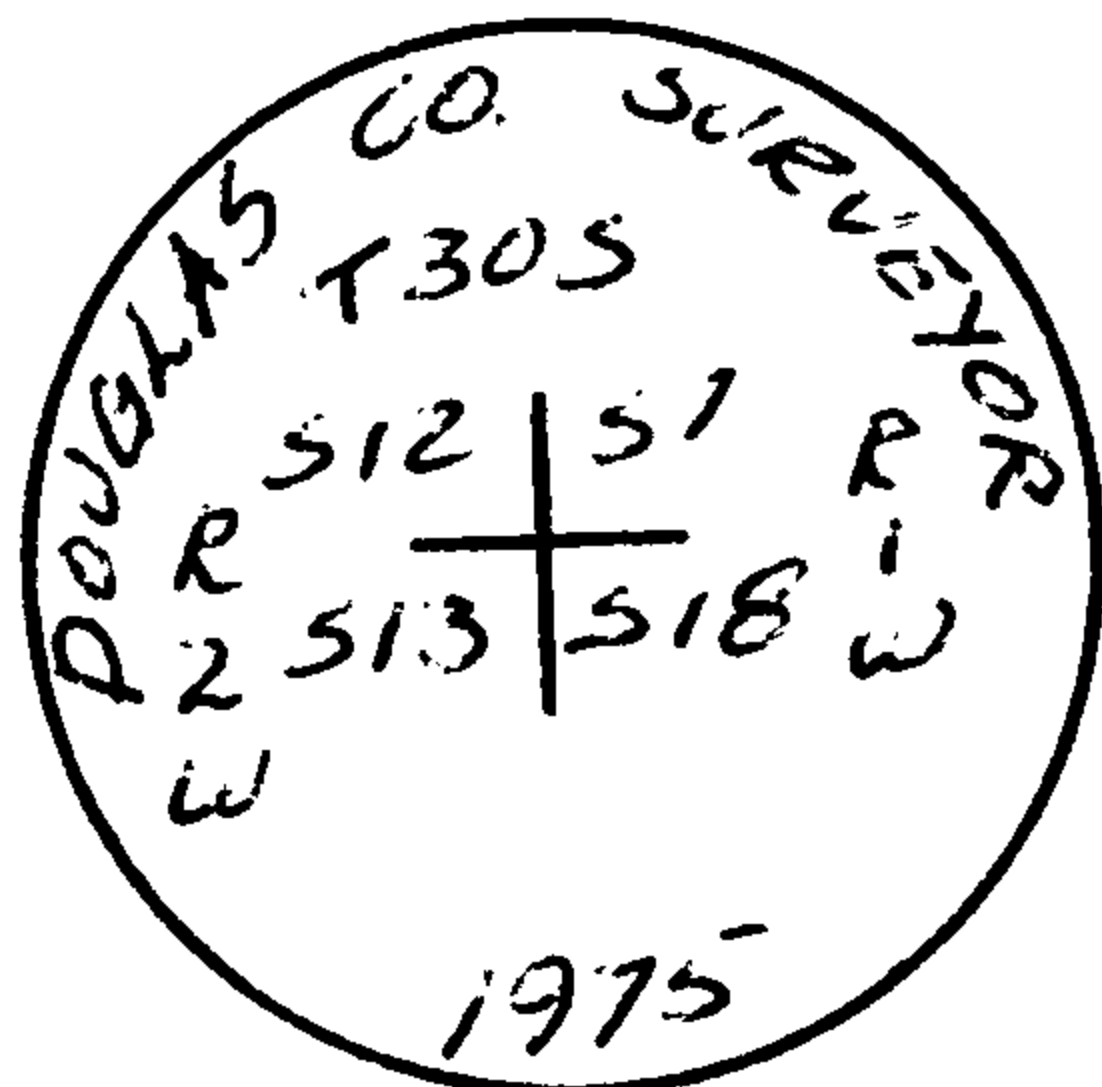
NORTH: A sectional subdivision would be needed to establish north line as called in Instrument No. 69-783, so an agreement was reached, between Plummer and the adjoiner, to use the existing fence as the boundary line. This agreement is recorded as Instrument No. 80-09116.

WEST: The west line is the west line of Section 18. The Section Corner and Quarter Corner monuments were found as stated below.

Found 1" iron pipe with 2½" Brass cap marked as shown. Found ¾" iron pipe and stone

Found Bearing Trees as follows:

- 40" Ponerosa Pine, N18°-47'E, 25.8 ft, with good scar
- 8" D. Fir S67°-49'E, 33.7 ft, scribing partially visible
- 24" D. Fir S47°-06'W 23.8 ft., with good scar
- 7" Chinquapin N87°-37'W, 16.4 ft., partial scribe visible
- 6" Chinquapin N67°-52'W, 24.7 ft., "CS" visible
- 20" D. Fir, N32°-58'W, 20.5 ft., with good scar



C.S. File 58/143-26A

Map File MB4-69A:B

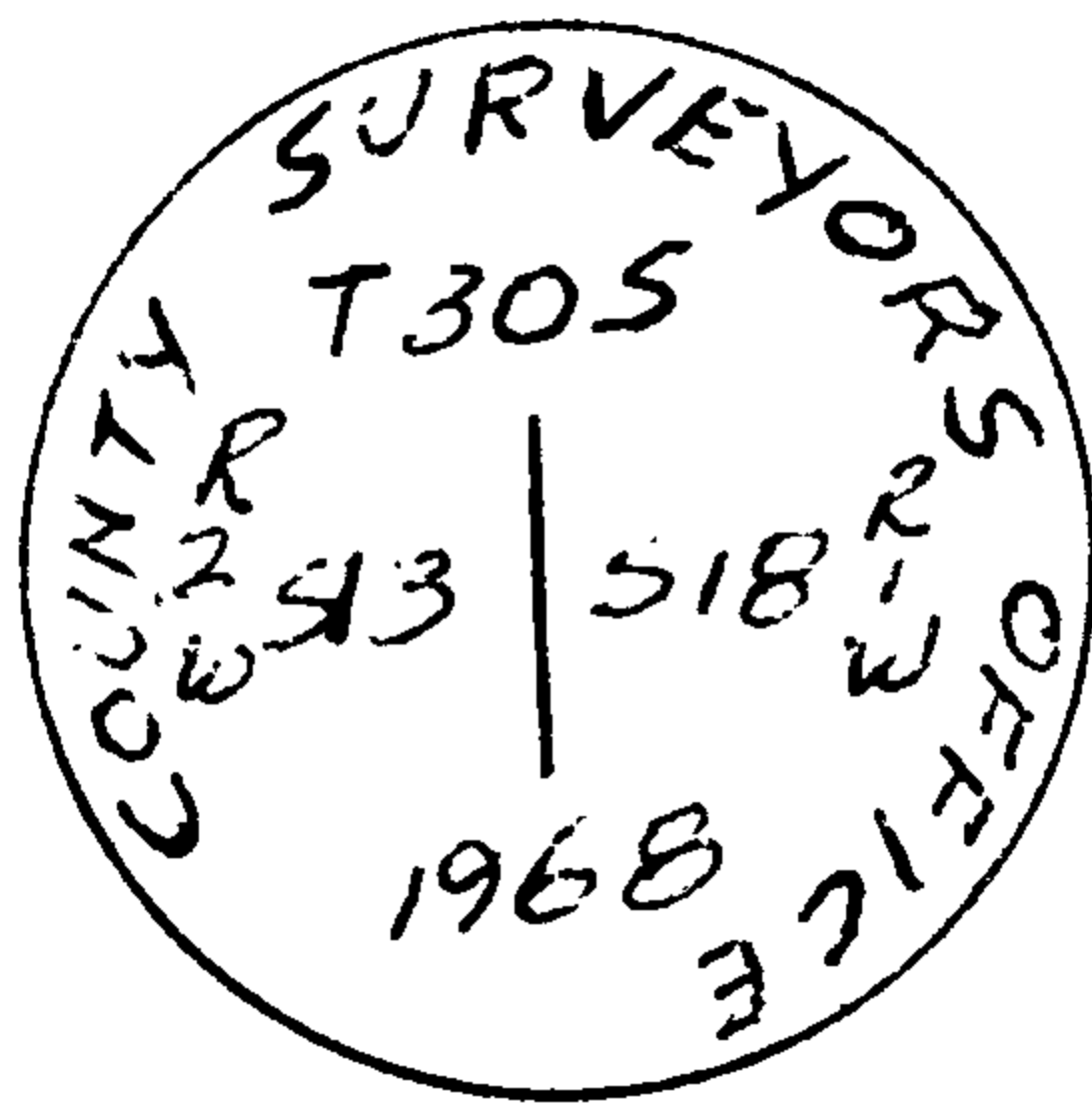
58/143

M 84-69 A & B

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AUG 6 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.



Found 1" iron pipe with 2½" Brass cap marked as shown.

Found Bearing Trees as follows:

36" D. Fir, S10°E, 5.3 ft., with good scar

14" D. Fir, N30°W, 10.9 ft., with good scar

SOUTHEAST: The southeasterly line is the northerly right-of-way line of County Road No. 46. Although the right-of-way has been surveyed and monumented by the County's Public Works Department, only a portion of the map has been filed because of incorrectly set monuments at Stations 92+89.21, 93+19.77, and other places. The County is in the process of correcting these problems. Right-of-way maps were attained from Public Works Department. Curve radii were held as stated on County Road map and delta angles allowed to change to fit existing monuments.

All instrument numbers refer to Book of Records, Douglas County Clerk's Office.

NOTE: Easements per Instrument No. 65133 are not shown on this map as requested by Virginia Plummer.

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1968  
WILLIAM J. RUPPERT  
866

58 / 143 - 26 B

MB4-69

58 / 143