

# MINOR LAND PARTITION

SOUTHEAST 1/4, SOUTHEAST 1/4 (LOT 16), SECTION 21, TOWNSHIP 30 SOUTH, RANGE 4 WEST  
WILLAMETTE MERIDIAN

PARCEL 1.

**JIM L. JENKS** - PARTITIONER  
P.O. BOX 94 DAYS CREEK, OR 97429

**MICHAEL R. JENKS** - OWNER  
P. O. BOX 161 DAYS CREEK, OR 97429

NUMBER OF LOTS: 2  
WATER SUPPLY: PRIVATE WELL  
SEWER: INDIVIDUAL SEPTIC SYSTEM

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.

### LEGEND:

- SET 5/8" IRON ROD
- FOUND 1" IRON PIPE
- SET 1" IRON ROD
- ⊙ FOUND 6" X5' STEEL PIPE  
N30°E 0.4 FROM CORNER
- POINT ON STREAM

BY Mary J. Beal  
DEPUTY  
FEE \$6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16, SECTION 21, TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16 83.00 FEET TO THE SOUTH EDGE OF BEALS CREEK ROAD; THENCE ALONG THE INSIDE EDGE OF THE FORKS OF SAID ROAD NORTH 21°-00' EAST 333.00 FEET TO A 5/8" IRON ROD, NORTH 33°-00' EAST 390.5 FEET TO A 5/8" IRON ROD, NORTH 57°-00' EAST 116.00 FEET TO A POINT FROM WHICH A 6"X5' STEEL PIPE BEARS NORTH 30° EAST 0.4 FEET, SOUTH 9°-00' WEST 400.00 FEET TO A 5/8" IRON ROD AND SOUTH 00°-40' WEST 131.40 FEET TO THE CENTER OF BEALS CREEK; THENCE UPSTREAM ALONG THE CENTER OF SAID CREEK NORTH 88°-40'-30" WEST 78.69 FEET, SOUTH 68°-38'-30" WEST 76.47 FEET, SOUTH 50°-37'-30" WEST 87.82 FEET, SOUTH 37°-34' WEST 104.89 FEET, AND SOUTH 8°-42' EAST 94.06 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE LEAVING SAID CREEK SOUTH 89°-51'-50" WEST ALONG SAID SOUTH LOT LINE 97.70 FEET TO A 1" IRON ROD AT THE POINT OF BEGINNING, CONTAINING 2.83 ACRES MORE OR LESS AND ALL SITUATED IN LOT 16 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARCEL 2.

BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 21 AND 28, TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT OF BEGINNING LYING ON THE WEST EDGE OF HARBOR PLYWOOD LOGGING ROAD AND BEING SOUTH 89°-51'-50" WEST 925.41 FEET (PRORATED FROM 923.4 FEET ON PREVIOUS DESCRIPTION) FROM THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG SAID SECTION LINE SOUTH 89°-51'-50" WEST 200.76 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 89°-51'-50" WEST 39.87 FEET TO THE CENTER OF BEALS CREEK; THENCE DOWNSTREAM ALONG SAID CREEK NORTH 8°-42'-WEST 94.06 FEET, NORTH 37°-34' EAST 104.89 FEET, NORTH 50°-37'-30" EAST 87.82 FEET; THENCE NORTH 68°-38'-30" EAST 76.47 FEET; AND SOUTH 88°-40'-30" EAST 78.69 FEET TO THE WEST EDGE OF SAID ROAD, THENCE ALONG SAID ROAD SOUTH 0°-40' WEST 168.60 FEET TO A 5/8" IRON ROD AND SOUTH 15°-41'-10" WEST 92.14 FEET (ADJUSTED FROM PREVIOUS DESCRIPTION FOR CLOSURE) TO A 5/8" IRON ROD AT THE POINT OF BEGINNING, CONTAINING 1.33 ACRES AND ALL SITUATED IN LOT 16 OF TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

### SURVEY NARRATIVE

**EVIDENCE:** FRANK HARRISON ACQUIRED LOT 16 IN MARCH 1949 PER INSTRUMENT #90364. HE SOLD THE LAND SUBJECT TO THIS PARTITION IN MARCH 1952 BY INSTRUMENT #139393. HARRISON SOLD THE ROAD TO STOMAR LUMBER COMPANY IN SEPTEMBER 1952, AS RECORDED IN VOLUME 213 PAGE 136. ALL OF THE SURROUNDING PARCELS ARE JUNIOR TO THE PARCEL BEING PARTITIONED. THE DESCRIPTION PER INSTRUMENT 72-6393 CALLS THE INSIDE EDGE OF THE ROADWAY. INSTRUMENT #66-7757 CALLS A 5 FOOT STEEL PIPE AT THE FORKS OF THE ROAD WAY.

**PROCEDURE:** BEARINGS ARE BASED ON THE DEED BEARING FROM THE SOUTHWEST CORNER OF LOT 16 TO THE 5 FOOT STEEL POST AT THE FORKS OF THE ROAD. THIS ROTATION PLACES THE SUBJECT PARCEL BETWEEN THE EXISTING ROADS WITH A DISTANCE ERROR OF ONLY 0.4 FEET FROM THE 1/16 CORNER TO THE STEEL PIPE. AFTER THE SECTION LINE WAS RERUN, EXCESS DISTANCE WAS PRORATED ALONG THE SECTION LINE. THIS SOLUTION PLACES THE SOUTHEAST CORNER OF PARCEL TWO AT THE WEST EDGE OF THE OILED ROAD. THE ORIGINAL DEED DESCRIPTION DOES NOT CLOSE, THEREFORE I USED CURTIS BROWN'S PRINCIPLE "IN THE ABSENCE OF AN ANALYSIS SHOWING THE LOCATION OF AN ERROR OF CLOSURE PLACE THE ERROR OF CLOSURE IN THE LAST COURSE WHICH STATES 'THENCE TO THE POINT OF BEGINNING.'" PAGE 89 BOUNDARY CONTROL AND LEGAL PRINCIPLES. THE TRUE DIRECTION OF THE WEST LINE OF LOT 16 HAS NOT BEEN DETERMINED BY SECTION SUBDIVISION, THIS LINE IS SUBJECT TO REALIGNMENT BY SECTION SUBDIVISION.

### CORNER DESCRIPTIONS - BEARINGS ARE TRUE

#### SECTION CORNER - 21, 22, 27 & 28

- FOUND 1" IRON PIPE
- 12" BROKEN MADRONE S49°-45'E 42.2 SCRIBING VIS.
- 14" D. FIR S47°-25'E 41.1 GOOD SCAR
- 34" CEDAR S74°-40'W 29.2 SCRIBE PARTLY VIS.
- 15" D.FIR N9°W 35.7 GOOD SCAR.
- 18" CEDAR N8°W 22.0 GOOD SCAR

#### E 1/16 CORNER S21, S28:

- AT PROPORTIONATE DISTANCE SET 1"x28" IRON ROD AND STEEL POST FOR GUARD STAKE.
- 1/2" STEEL BAR FOUND PER CS55/291 BEARS N8°13'E 3.44 FEET.
- 35" FIR BEARS N84°-15'W 29.8 FEET.

#### 1/4 CORNER S21, S28:

- FOUND 1" IRON PIPE
- SET 5 FT. STEEL POST ALONG SIDE PIPE
- SET 5 FT. STEEL POST S 81°-27'E 14.48 FEET
- 18" BO. POSSIBLE MARKHAM BT BEARS N67°-24'W 108 FEET. DID NOT OPEN. NO OTHER TREES CLOSE BY.

### APPROVALS

Francis L. Logan  
COUNTY SURVEYOR  
Keith L. Cubic  
PLANNING COMMISSION

9-16-80  
DATE  
9/12/80  
DATE

### UMPQUA SURVEYING CO.

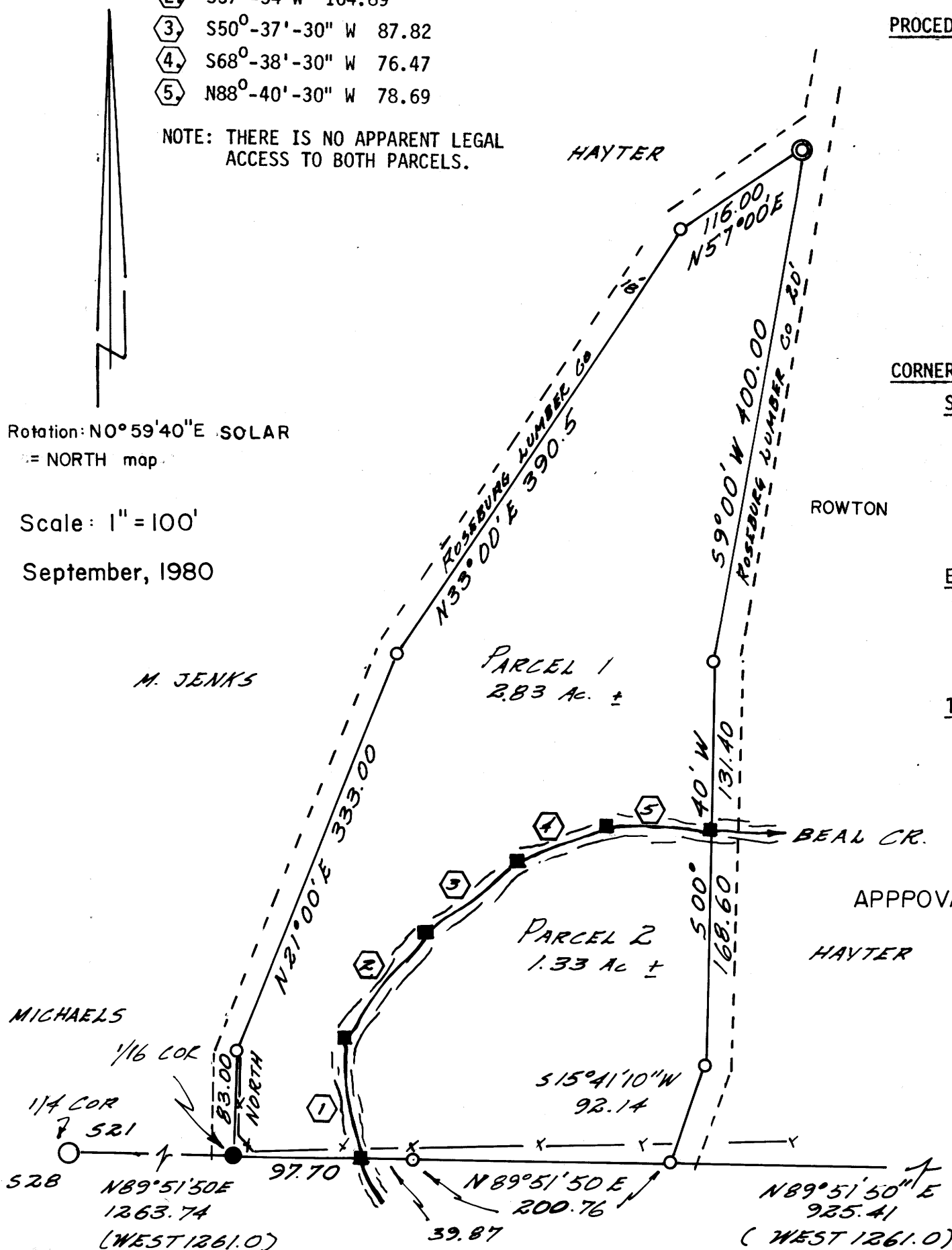
626 N.E. DIVISION MYRTLE CREEK, OR 97457  
863-5201

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1968  
WILLIAM J. RUPPERT  
866

- ① S8°-42'E 94.06
- ② S37°-34'W 104.89
- ③ S50°-37'-30" W 87.82
- ④ S68°-38'-30" W 76.47
- ⑤ N88°-40'-30" W 78.69

NOTE: THERE IS NO APPARENT LEGAL ACCESS TO BOTH PARCELS.



SEE NARRATIVE FOR CORNER DESCRIPTIONS