

COUNTY SURVEYORS FILE DATA

PAGE 2. **DO NOT REMOVE FROM OFFICE**

MAJOR LAND PARTITION FOR WENDEL BENSON

NORTHWEST QUARTER SECTION 36, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

FILED
RECEIVED

FEB 17 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

SURVEY NARRATIVE: EVIDENCE & PROCEDURE

FOUND MONUMENTS PER M 68-8. USED HAND COMPASS AND STEEL TAPE TO FIND MONUMENTS. MONUMENT POSITIONS WERE NOT CHECKED. ACREAGE CALCULATION
INCLUDES ANY LAND LYING EAST OF RUSSELL CREEK. THIS AREA IS EXCEPTED BY DEED NO. 76-20429.

PARCEL 1.

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 5.61 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID SECTION 36, WHICH IS SOUTH 2°-20'-29" WEST 1220.94 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36; THENCE FROM THE POINT OF BEGINNING SOUTH 77°-15'-40" EAST 1219.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 77°-15'-40" EAST 60.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHOESTRING ROAD (COUNTY ROAD NO. 44); THENCE ALONG SAID RIGHT-OF-WAY 49.31 FEET ON THE ARC OF A 537.46 FOOT RADIUS CURVE LEFT WITH A CHORD SOUTH 25°-37'-24" EAST 49.29 FEET, SOUTH 28°-15'-05" EAST 12.53 FEET, AND 90.96 FEET ON THE ARC OF A 417.46 FOOT RADIUS CURVE RIGHT WITH A CHORD SOUTH 22°-00'-34" EAST 90.78 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 82°-34'-17" WEST 55.09 FEET TO A 5/8" IRON ROD; THENCE NORTH 82°-34'-17" WEST 1276.08 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID SECTION 36; THENCE ALONG SAID SECTION LINE NORTH 2°-20'-29" EAST 250.00 FEET TO THE POINT OF BEGINNING. MONUMENTS, DISTANCES AND BEARINGS ARE PER M 68-8 DOUGLAS COUNTY SURVEYORS OFFICE.

EXCEPTING ANY PORTION LYING EASTERLY OF RUSSELL CREEK.

SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT AS DESCRIBED ON THE ACCOMPANYING MAJOR LAND PARTITION MAP.

PARCEL 2.

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 5.65 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID SECTION 36, WHICH IS SOUTH 2°-20'-29" WEST 1470.94 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36; THENCE FROM THE POINT OF BEGINNING SOUTH 82°-34'-17" EAST 1276.08 FEET TO A 5/8" IRON ROD; THENCE SOUTH 82°-34'-17" EAST 55.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHOESTRING ROAD (COUNTY ROAD NO. 44); THENCE ALONG SAID RIGHT-OF-WAY 165.57 FEET ON THE ARC OF A 417.46 FOOT RADIUS CURVE RIGHT WITH A CHORD SOUTH 4°-24'-20" EAST 164.49 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 83°-02'-33" WEST 50.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 84°-32'-07" WEST 1297.34 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID SECTION 36; THENCE ALONG SAID SECTION LINE NORTH 2°-20'-29" EAST 206.67 FEET TO THE POINT OF BEGINNING. MONUMENTS, DISTANCES AND BEARINGS ARE PER M-68-8 DOUGLAS COUNTY SURVEYORS OFFICE.

EXCEPTING ANY PORTION LYING EASTERLY OF RUSSELL CREEK.

SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT AS DESCRIBED ON THE ACCOMPANYING MAJOR LAND PARTITION MAP.

PARCEL 3.

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 6.24 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID SECTION 36, WHICH IS SOUTH 2°-20'-29" WEST 1677.61 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36; THENCE FROM THE POINT OF BEGINNING SOUTH 84°-32'-07" EAST 1297.34 FEET TO A 5/8" IRON ROD; THENCE SOUTH 83°-02'-33" EAST 50.00 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SHOESTRING ROAD (COUNTY ROAD NO. 44); THENCE ALONG SAID RIGHT-OF-WAY 68.13 FEET ON THE ARC OF A 417.46 FOOT RADIUS CURVE RIGHT WITH A CHORD SOUTH 11°-37'-56" WEST 68.05 FEET, SOUTH 73°-41'-35" EAST 30.00 FEET, SOUTH 16°-18'-25" WEST 125.27 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 84°-54'-37" WEST 1334.68 FEET TO THE WESTERLY LINE OF SAID SECTION 36; THENCE ALONG SAID SECTION LINE NORTH 2°-20'-29" EAST 206.67 FEET TO THE POINT OF BEGINNING. MONUMENTS, DISTANCES AND BEARINGS ARE PER M 68-8 DOUGLAS COUNTY SURVEYORS OFFICE.

EXCEPTING ANY PORTION LYING EASTERLY OF RUSSELL CREEK.

TOGETHER WITH AN ACCESS EASEMENT AS DESCRIBED ON THE ACCOMPANYING MAJOR LAND PARTITION MAP.

ACCESS EASEMENT

AN ACCESS EASEMENT IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 2°-20'-29" WEST 1220.94 FEET, AND SOUTH 77°-15'-40" EAST 1219.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36; THENCE FROM THE POINT OF BEGINNING SOUTH 77°-15'-40" EAST 60.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHOESTRING ROAD (COUNTY ROAD NO. 44); THENCE ALONG SAID RIGHT-OF-WAY 49.31 FEET ON THE ARC OF A 537.46 FOOT RADIUS CURVE LEFT WITH A CHORD SOUTH 25°-37'-24" EAST 49.29 FEET, SOUTH 28°-15'-05" EAST 12.53 FEET, AND 256.53 FEET ON THE ARC OF A 417.46 FOOT RADIUS CURVE RIGHT WITH A CHORD SOUTH 10°-38'-51" EAST 252.51 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 83°-02'-33" WEST 50.00 FEET TO A 5/8" IRON ROD; THENCE 225.81 FEET ON THE ARC OF A 367.46 FOOT RADIUS CURVE LEFT WITH A CHORD NORTH 10°-38'-49" WEST 222.28 FEET TO A 5/8" IRON ROD; THENCE NORTH 28°-15'-05" WEST 12.53 FEET TO A 5/8" IRON ROD; THENCE 89.12 FEET ON THE ARC OF A 587.46 FOOT RADIUS CURVE RIGHT WITH A CHORD NORTH 23°-54'-20" WEST 89.03 FEET TO THE POINT OF BEGINNING. MONUMENTS, DISTANCES AND BEARINGS ARE PER M68-8 DOUGLAS COUNTY SURVEYORS OFFICE.

EXCEPTING ANY PORTION LYING EASTERLY OF RUSSELL CREEK.

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
WILLIAM J. RUPPERT
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