

MAJOR LAND PARTITION FOR J.C. HACKETT IN SECTION 34 TOWNSHIP 30 SOUTH, RANGE 6 WEST

PAGE 2 OF 2.

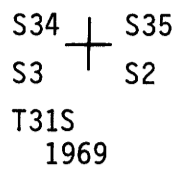
SECTION CORNER: FOUND 1" PIPE AND 2 1/2" BRASS CAP MARKED AS SHOWN
SURVEY NARRATIVE
COUNTY SURVEYORS OFFICE
T30S R6W

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED BS
RECEIVED

MAY 4 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS



24" DOUGLAS FIR	N44°-45'E	11.0
12" CEDAR	N81°-45'W	37.0
18" DOUGLAS FIR	S23°-15'W	39.5
24" BLACK OAK	S35°-15'E	69.6

NOTE THIS IS A PROPORTIONED CORNER PER M37-62

HISTORY: THE NORTH LINE OF PARCELS 1 AND 2 AND THE SOUTH LINE OF PARCEL 1 AS SHOWN ON THE ACCOMPANYING MAP DO NOT AGREE WITH THE DEED CALL TO THE SECTION CORNER. THE DISCREPANCY ARISES BECAUSE THE SOUTHEAST CORNER OF SECTION 34 HAS BEEN LOCATED BY PROPORTIONAL MEASURE FROM OTHER SECTION CORNERS AND MOST LIKELY DOES NOT FALL IN THE ORIGINAL LOCATION. THE DEED DESCRIPTION PER INSTRUMENT #77-4469 CALLS A FENCE CORNER AT THE POINT OF BEGINNING, WHICH HAS BEEN DESTROYED BY THE COUNTY ROAD LOCATION; HOWEVER AN EAST-WEST FENCE IS STILL LOCATED TO THE WEST OF THE COUNTY ROAD AND RUNS WEST TO THE CREEK. THIS FENCE IS OF RATHER RECENT CONSTRUCTION; BUT OLDER ROTTEN POSTS IN THE SAME LOCATION GIVE EVIDENCE OF AN OLDER FENCE. THE EAST END OF THE FENCE ALONG THE NORTH LINE OF THE LAND DESCRIBED IN INSTRUMENT #77-4469 IS WITHIN 1 FOOT OF BEING 825 FEET NORTH OF THE SOUTH FENCE. I LOOKED FOR MONUMENTS PER CS 42/100 BUT FOUND ONLY FENCES IN THE APPROPRIATE LOCATION WITH RESPECT TO THE OTHER FENCES DESCRIBED ABOVE.

CONCLUSION: I USED THE MOST EASTERLY REMAINING PORTION OF THE SOUTHERLY FENCE AS A NORTHING FOR THE POINT OF BEGINNING WHICH ALSO CONTROLS THE SOUTH BOUNDARY. AN EAST-WEST LINE 825 FEET NORTH FROM THE SOUTH LINE WAS USED AS THE NORTH BOUNDARY. THE OTHER BOUNDARIES ARE CONTROLLED BY THE CREEK AND ROAD RIGHT-OF-WAY.

NOTE: THE NORTH AND SOUTH BOUNDARIES AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIPTIONS DO NOT AGREE WITH DEED RECORDS OF ADJOINING PROPERTY AS LOCATED WITH RESPECT TO THE SECTION CORNER. LEGAL ADVICE SHOULD BE SOUGHT TO REMEDY THE SITUATION BEFORE SALE OF THE PROPERTY.

BASIS OF BEARING: BEARINGS ARE BASED ON SOLAR OBSERVATIONS.

PARCEL 1.

A PARCEL OF LAND IN W. L. WILSON DONATION LAND CLAIM NO. 41 IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTH LINE OF THE FIRST PARCEL OF LAND DESCRIBED IN INSTRUMENT NO 77-4469 OF DOUGLAS COUNTY CLERK'S BOOK OF RECORDS, SAID POINT OF BEGINNING IS ALSO ON THE WESTERLY RIGHT-OF-WAY OF SHOESTRING ROAD (COUNTY ROAD NO. 44) AND IS NORTH 02°-16'-21" EAST 1336.92 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, AS LOCATED PER MAP M37-62 OF DOUGLAS COUNTY SURVEYORS RECORDS; THENCE FROM THE POINT OF BEGINNING WEST 231.75 FEET TO A 5/8" IRON ROD; THENCE WEST 50.00 FEET MORE OR LESS TO THE CENTER OF RUSSELL CREEK; THENCE ALONG THE CENTER OF RUSSELL CREEK NORTH 53°-22'-19" WEST 52.29 FEET, NORTH 23°-28'-43" WEST 115.38 FEET, NORTH 05°-41'-36" WEST 97.11 FEET, NORTH 25°-43'-13" WEST 83.20 FEET, AND NORTH 11°-24'-50" WEST 306.74 FEET; THENCE LEAVING RUSSELL CREEK NORTH 25°-36'-53" EAST 18.00 FEET MORE OR LESS TO A 5/8" IRON ROD; THENCE NORTH 25°-36'-53" EAST 75.04 FEET TO A 5/8" IRON ROD; THENCE NORTH 16°-18'-41" WEST 137.36 FEET TO AN IRON ROD ON THE NORTH LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 77-4469; THENCE EAST ALONG SAID NORTH LINE 398.53 FEET TO A 5/8" IRON ROD IN THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 02°-37'-02" WEST 209.48 FEET, SOUTH 6°-10'-55" WEST 207.97 FEET, AND 430.19 FEET ON THE ARC OF A 676.62 FOOT RADIUS CURVE LEFT WITH A CHORD SOUTH 14°-46'-50" EAST 422.98 FEET TO THE POINT OF BEGINNING CONTAINING 6.33 ACRES MORE OR LESS.

PARCEL 2.

A PARCEL OF LAND IN W. L. WILSON DONATION LAND CLAIM NO. 41 IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF THE FIRST PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 77-4469 OF DOUGLAS COUNTY CLERK'S BOOK OF RECORDS, SAID POINT OF BEGINNING IS ALSO NORTH 11°-02'-12" WEST 2201.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST AS LOCATED PER MAP M37-62 OF DOUGLAS COUNTY SURVEYORS RECORDS; THENCE FROM THE POINT OF BEGINNING SOUTH 16°-18'-41" EAST 137.36 FEET TO A 5/8" IRON ROD; THENCE SOUTH 25°-36'-53" WEST 75.04 FEET TO A 5/8" IRON ROD; THENCE SOUTH 25°-36'-53" WEST 18.00 FEET MORE OR LESS TO THE CENTER OF RUSSELL CREEK NORTH 62°-40'-58" WEST 80.54 FEET, NORTH 75°-21'-27" WEST 66.90 FEET, NORTH 80°-34'-41" WEST 155.89 FEET, NORTH 89°-10'-18" WEST 91.01 FEET, NORTH 65°-33'-34" WEST 96.30 FEET, NORTH 45°-16'-31" WEST 83.50 FEET, NORTH 69°-05'-31" WEST 102.05 FEET; THENCE LEAVING RUSSELL CREEK EAST 50.00 FEET TO A 5/8" IRON ROD; THENCE EAST 575.04 FEET TO THE POINT OF BEGINNING, CONTAINING 1.85 ACRES MORE OR LESS.

ACCESS EASEMENT

A 25' WIDE ACCESS EASEMENT IN W.L. WILSON DONATION LAND CLAIM NO. 41 IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF THE FIRST PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 77-4469 OF DOUGLAS COUNTY CLERK'S BOOK OF RECORDS, SAID POINT OF BEGINNING IS ALSO NORTH 11°-02'-12" WEST 2201.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST AS LOCATED PER MAP M37-62 OF DOUGLAS COUNTY SURVEYORS RECORDS; THENCE FROM THE POINT OF BEGINNING EAST 398.53 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHOESTRING ROAD (COUNTY ROAD NO. 44); THENCE SOUTH 02°-37'-02" WEST 25.03 FEET; THENCE WEST 390.07 FEET; THENCE NORTH 16°-18'-41" WEST 26.05 FEET TO THE POINT OF BEGINNING.

