

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

OF DEED #80-6399 IN SE 1/4 SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN

FILED
RECEIVED

JUL 8 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

STATE OF OREGON)
COUNTY OF DOUGLAS)

PARTITIONER: DONALD L. & CYNTHIA D. JONES
P.O. BOX 31, RIDDLE, OR 97469
PHONE: 874-2645

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:

LEGAL OWNER OF RECORD:
NANCY L. ADDIS
P. O. BOX 641, RIDDLE, OR 97469
PHONE: 874-2695

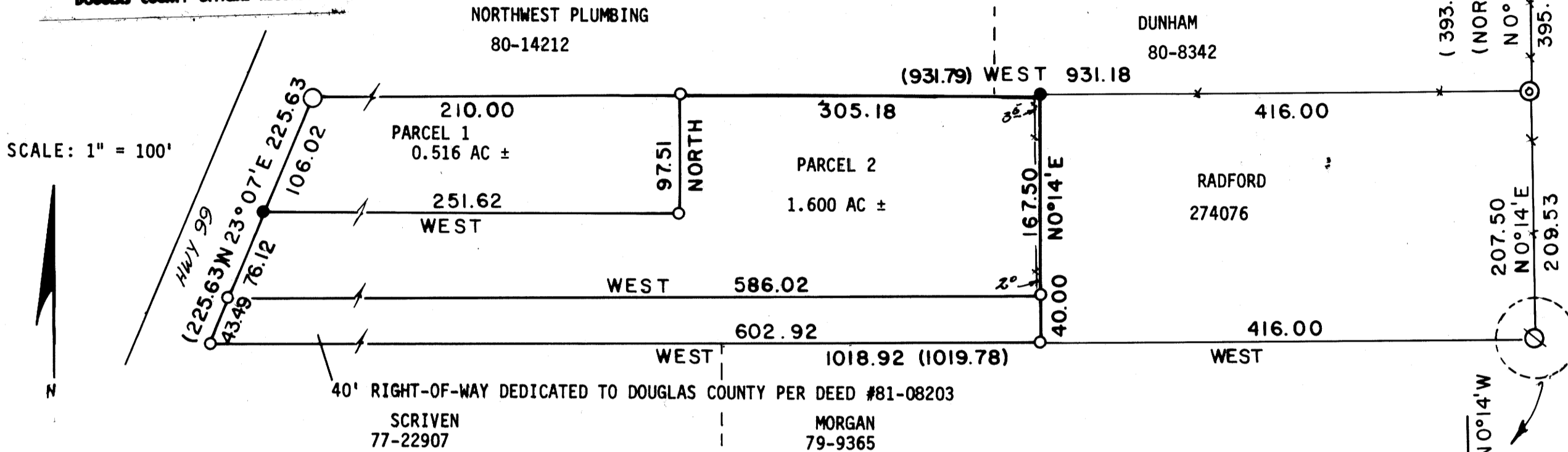
1981 JUL 9 AM 9 14

TOTAL NUMBER OF LOTS: TWO
WATER: TRI CITY WATER
SEWER: TRI CITY SANITARY

N68°-14'-30"W 32.5
NE COR JOHN W. WEAVER D.L.C. #42
PER MC CULLOUGH TRACTS
SEE NARRATIVE
INITIAL POINT McCULLOUGH TRACTS

BY Mary J. Ruppert
No. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

81-08549



LEGEND:

- ⊙ FOUND 1" IRON PIPE PER McCULLOUGH TRACTS & M3-16
- ⊙ FOUND 3/4" IRON PIPE PER M3-16
- FOUND 3/4" IRON PIPE PER M67-27
- FOUND 3/4" IRON ROD PER M66-27
- FOUND 1" IRON ROD PER McCULLOUGH TRACTS
- SET 5/8" X 30" IRON ROD
- SET 3/4" X 30" IRON ROD
- () RECORD PER DEED 80-6399
- x-x- FENCE

BASIS OF BEARING: BEARINGS ARE BASED ON DEED RECORD. ROTATE 0°-18' CLOCKWISE TO TRUE BY SOLAR OBSERVATION.

PROCEDURE: I ACCEPTED MONUMENTS ON THE EAST LINE OF DONATION LAND CLAIM #42 PER M3-16. THE SOUTH LINE OF McCULLOUGH TRACTS AND THE SOUTH LINE OF M67-27 DETERMINED THE NORTH BOUNDARY OF THE SUBJECT PARCEL. THE SOUTH LINE OF THE SUBJECT PARCEL WAS SET AT DEED RECORD DISTANCE FROM THE NORTH LINE. DEED RECORD BEARING FROM THE NORTHWEST CORNER WAS USED TO SET THE WESTERLY LINE WHICH FALLS 30 FEET FROM THE CENTER LINE OF THE CONSTRUCTED ROADWAY. RADFORDS' WESTERLY LINE, PER DEED #274076 WHICH WAS PREVIOUSLY SEGREGATED FROM THE SUBJECT PARTITION, WAS ESTABLISHED AT 416 FEET FROM THE DONATION LAND CLAIM LINE.

I HAVE SHOWN THE NORTHEAST CORNER OF WEAVER DONATION LAND CLAIM #42 AS LOCATED PER McCULLOUGH TRACTS; HOWEVER I HAVE MAINTAINED THE DEED RECORD LOCATION OF THE DONATION LAND CLAIM CORNER FOR THE PURPOSE OF DESCRIBING THE SUBJECT PROPERTY. THE LOCATION OF SAID DONATION LAND CLAIM CORNER CAN BE MORE PROPERLY DETERMINED FROM EXISTING DEED DESCRIPTIONS RATHER THAN BY INTERSECTION AS SHOWN ON McCULLOUGH TRACTS. THEREFORE SAID DONATION LAND CLAIM CORNER WOULD FALL 2.52 FEET SOUTHERLY FROM THE INITIAL POINT OF McCULLOUGH TRACTS. I DID NOT SET A NEW MONUMENT FOR THE DONATION LAND CLAIM CORNER.

PARCEL 1

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; BEGINNING AT A 5/8" IRON ROD 5.96 CHAINS SOUTH AND 721.18 FEET WEST OF THE NORTHEAST CORNER OF JOHN W. WEAVER DONATION LAND CLAIM #42; THENCE FROM THE POINT OF BEGINNING WEST 210.00 FEET TO A 3/4" IRON PIPE AT THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 99; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 23°-07' WEST 106.02 FEET TO A 3/4" IRON ROD; THENCE EAST 251.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 97.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2.

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; BEGINNING AT A 3/4" IRON ROD 5.96 CHAINS SOUTH AND 416.00 FEET WEST OF THE NORTHEAST CORNER OF JOHN W. WEAVER DONATION LAND CLAIM #42; SAID POINT OF BEGINNING ALSO BEING ON THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN DEED #274076 DOUGLAS COUNTY CLERKS BOOK OF RECORDS; THENCE FROM THE POINT OF BEGINNING WEST 305.18 FEET TO A 5/8" IRON ROD; THENCE SOUTH 97.51 FEET TO A 5/8" IRON ROD; THENCE WEST 251.62 FEET TO A 3/4" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 99; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 23°-07' WEST 76.12 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF THE LAND CONVEYED TO DOUGLAS COUNTY; THENCE ALONG SAID NORTHERLY LINE EAST 586.02 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID DEED #274076; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 0°-14' EAST 167.50 FEET TO THE POINT OF BEGINNING.

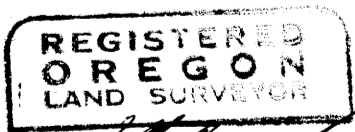
UMPQUA SURVEYING COMPANY

P.O. BOX 791

MYRTLE CREEK, OR 97457

863-5201

JUNE 1981



JULY 12, 1988
WILLIAM J. RUPPERT
866

APPROVALS:

Keith D. Cubic
PLANNING DEPARTMENT

7/6/81
DATE

Francis L. Ingram
COUNTY SURVEYOR

7-8-81
DATE