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SEP 10 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PICKETT
REMAINING PARCEL
VOL 166 PAGE 362

PARCEL ONE
1.338 AC. ±

BAILEY
#77-20246

POLAND
#68-6345

POLAND
#76-11826

NE COR. Wm PRESTON D.L.C. #62
T. 30 S., R. 5 W., W. M.

FOUND: 1/2" IRON PIPE AT COR. 6" DEEP
33" W. OAK N6°44'E 142.1' GOOD SCARS
22" W. OAK S9°28'W 356' GOOD SCAR
1 1/4" IRON ROD N47°45'E 13.07' (NO RECORD)

SET: 1/2" IRON ROD AT COR. INTO 1/2" PIPE 2"
BELOW SURFACE

5/8" IRON ROD S47°43'W 5.61'

SURVEY NARRATIVE

THE NORTH LINE OF THE WILLIAM PRESTON D.L.C. #62 WAS RETRACED WITH REFERENCE TO M8-34, M43-15 AND M69-38.

THE LAND DESCRIBED IN DEED #77-20246 WAS RETRACED WITH REFERENCE TO M43-15.

THE EXISTING ACCESS ROAD DOES NOT FOLLOW THE EASEMENT RIGHT-OF-WAY LOCATION AS RECORDED IN DEED VOLUME 179, PAGE 191 AND IT MAY PASS ACROSS PORTIONS OF THE LANDS DESCRIBED IN DEEDS #76-4051, #76-15209, #74-11442 AND #74-12025.

NOTE: THE EASEMENT ALONG THE WESTERLY LINE OF THE POLAND PROPERTY IS A NEWLY CREATED EASEMENT ACROSS THE PICKETT PROPERTY AND MUST BE RECORDED ALONG WITH THE DESCRIPTION OF PARCEL 1. PART OF THE NEW EASEMENT IS NOT NOW OVER A CONSTRUCTED ROADWAY. THE REMAINING EASEMENT KNOWN LOCALLY AS PICKET ROAD MAY NOT BE PROPERLY DOCUMENTED. THE PROPER EASEMENT RECORDS SHOULD BE RECTIFIED WITH THE OWNERS INVOLVED.

SEE INST. NO. 81-7236 WHICH IS AN EASEMENT OVER LAND NOT OWNED BY PICKETT

MINOR LAND PARTITION

Sec. 26, T. 30 S., R. 5 W., W. M. (NW 1/4 & NE 1/4)

Bennetta Pickett - owner & partitioner

Star Rte Box 17A Canyonville

water supply - well
sewage disposal - septic
2 parcels

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK
DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1981 SEP 10 AM 10:01

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: *Mary J. Deal*
No. _____ Fee 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

81-11439

SCALE 1" = 100'
FEB. 1980

LEGEND

- SET 1/2" IRON ROD
- FOUND 5/8" IRON ROD PER M 69-38
- FOUND 1" IRON PIPE PER M 43-15
- FOUND 1" DRILL STEEL PER M 43-15
- ⊙ D.L.C. COR. AS NOTED
- FOUND OLD FENCE POST SEE M 8-34
- () RECORD PER M 43-15
- (()) RECORD PER M 69-38

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE NORTH LINE OF THE WILLIAM PRESTON DONATION LAND CLAIM NUMBER 62, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN FROM WHICH POINT THE NORTHEAST CORNER OF SAID DONATION LAND CLAIM BEARS SOUTH 88°-12'-00" EAST 739.88 FEET; THENCE RUNNING ALONG SAID NORTH LINE NORTH 88°-12'-00" WEST 235.20 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID NORTH LINE NORTH 2°-50'-00" WEST 195.31 FEET TO A 1/2" IRON ROD; THENCE NORTH 70°-49'-20" EAST 260.69 FEET TO A 1/2" IRON ROD; THENCE SOUTH 0°-17'-40" WEST 288.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.338 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A ROAD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 88°-12' WEST 975.08 FEET AND NORTH 2°-50'-00" WEST 28.72 FEET FROM THE NORTHEAST CORNER OF THE WILLIAM PRESTON DONATION LAND CLAIM NO. 62, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING SOUTH 41°-26'-00" WEST 298.87 FEET; THENCE 65.12 FEET ALONG THE ARC OF A 66.61 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 13°-25'-30" WEST 62.56 FEET); THENCE SOUTH 14°-35' EAST 656.26 FEET; THENCE SOUTH 16°-55' EAST TO THE POINT OF ENDING ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY #227.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PICKETT
VOL 166 PAGE 362

CURVE
RAD. = 66.61
Arc = 65.12
Δ = 56° 01'
CHORD = 62.56
C. BEG. S13°25'30" W

O'LEARY
#74-11442

KERCHER
#76-15209

BARNES
#74-12025

RICHEY
VOL 179
PAGE 191

APPROVALS

JOHNSON
75-5511

Keith J. Cubic
planning commission

9/4/81
date

Judy G. Hansen
DEPUTY
COUNTY SURVEYOR

9-10-81
date

REGISTERED
OF OREGON
LAND SURVEYORS

JUL 12 1981
WILLIAM J. ROBERT
866

STATE HWY #227

Book 7 pg 79