

COUNTY SURVEYORS FILE DATA

# MINOR LAND PARTITION

IN  
THE SE 1/4, SEC. 35, T27S, R5W, W.M.  
DOUGLAS COUNTY, OREGON

FILED  
RECEIVED DLS

OCT 21 1981

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

\* ACCESS (R/W) & UTILITY EASEMENT FOR PARCEL 1, Per Rec. No. 74-3004  
& DESCRIPTION OF A 30' WIDE EASEMENT  
Beginning at a point on the west line of Parcel 1, from which the N.W. Corner  
of said Parcel 1 bears N0°39'05"W 287'; Thence N45°22'15"W 50 feet,  
more or less, to the east R/W line of Co. Rd. No. 16.

OCT. 1981

SCALE: 1" = 200'

PARTITIONER & OWNER:

EDWARD A. & FRETA KARCHER  
16075 DIXONVILLE ROAD  
ROSEBURG, OREGON 97470  
PH. 672-3808

NO. OF PARCELS:

3

WATER:

DIXONVILLE WATER ASSOC.

SEWER:

SEPTIC SYSTEM

ZONE:

AGRICULTURAL

SURVEYOR:

ALPHA & OMEGA ENGINEERS, INC.  
1622 NE VINE ST.  
ROSEBURG, OREGON 97470  
PH. 672-7151

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Roderick B. Kimberling*  
OREGON  
July 13, 1980  
RODERICK B. KIMBERLING  
1903

### DESCRIPTIONS

**PARCEL 1** Beginning at the Quarter Corner common to Section 35 and 36, T27S, R5W, W.M.; Thence N89°31'31"W along the south line of the Jerry A. & Linda Smith property described in deed #79-05913, Deed Records of Douglas County, Oregon, 647.18 feet to the Southwest Corner thereof; Thence S0°39'05"E 532.87 feet; Thence S89°29'20"E 221.21 feet; Thence N76°19'35"E 432.14 feet to the Section Line common to Sections 35 and 36, T27S, R5W, W.M.; Thence along said Section Line, Due North 427.30 feet to the Point of Beginning, containing 7.37 acres, more or less, situated in Section 35, T27S, R5W, W.M., Douglas County, Oregon. Together with the easement described above left, marked \*

**PARCEL 2** Beginning at a point on the east right of way line of Douglas County Road No. 83, from which the Section Corner common to Sections 35 and 36, T27S, R5W, W.M. and Sections 1 and 2, T28S, R5W, W.M. bears S41°49'18"E 664.46 feet; Thence N68°47'52"E 218.78 feet; Thence N15°43'44"W 205.07 feet; Thence S70°29'36"W 250.17 feet to the east line of Douglas County Road No. 83; Thence along said east line, S24°22'26"E 211.86 feet to the Point of Beginning, containing 1.12 acres, more or less, situated in Section 35, T27S, R5W, W.M., Douglas County, Oregon.

**PARCEL 3** The remainder of the Karcher ranch.

### NARRATIVE

The purpose of this partition is to divide the ± 180 acre Karcher Ranch into three parcels; parcel 1 is a 7.37 acre parcel at the N.W. corner of the property, parcel 2 is a ± 1.12 acre parcel, including the original Karcher house, leaving the remainder of the Jennie C. Karcher Estate as Parcel 3. Since parcels 1 and 2 are both in Section 35, we limited our survey to that portion of the ranch within that section. There are three deeded exceptions to the original ranch in Section 35. Deed Ref. #74-1860 from William A., Edward A. and Isabell Karcher to Raymond A and Nicky E. Karcher will be included in and expanded by Parcel 1. Deed Ref. #72-13456 from the Jennie C. Karcher Estate to Edward and Freta Karcher is being monumented by this survey, and considered an exception to the partitioning. Deed Ref. #69-7712 from Jennie Karcher to the South Deer Creek Grange No. 440 is also considered an exception to the partitioning. County Road No. 16 crosses the west side of the property, and is described in Vol.166, Pg.553 and Vol.164, Pg.303. County Road No. 83 was established by resolution as a 30 ft. wide road in 1874, recorded in Road Record Vol.2, Pg.205.

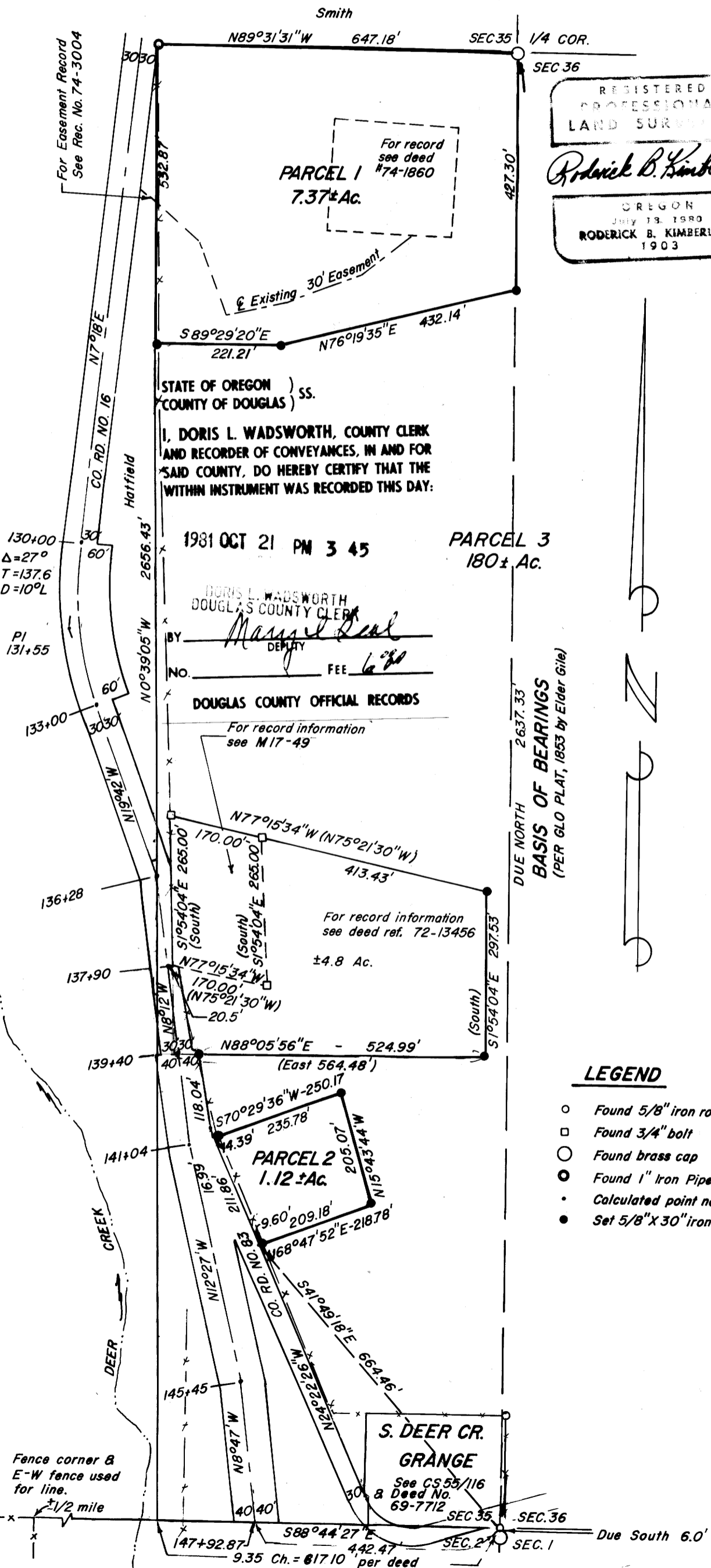
We established the section line between the S.E. Corner and the East 1/4 Corner, Section 35, T27S, R5W, W.M. as Due North and our Basis of Bearings per the GLO Plat as surveyed by Elder Gile in 1853. We found a 1" iron pipe in the NW fence corner of the Karcher property, and used the deeded distance, along with an alignment established by sighting the section line fence 1/2 mile west of the Section Corner to calculate the S.W. Property Corner. Deed Vol.164, Pg.303 indicates that Albert Karcher understood that he owned property west of the parcel depicted in M17-49, where the fence runs.

We established the right-of-ways by tying the centerlines of the existing roads at the north and south property lines and using 20.5 feet from the S.W. Corner of the property depicted on M17-49 to establish Centerline Station 137+90. We set the N.E. and S.E. Corners of the 4.8 ± acre exception by deed description, intersecting the Co. Rd. No. 16 to set the S.W. Corner.

### APPROVALS

*Keith L. Cubic* 10/19/81  
Planning Commission Dde

*Francis L. Ingram* 10-21-81  
Douglas County Surveyor Date



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:

1981 OCT 21 PM 3 45

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY *Margaret Seal*  
DEPUTY

NO. FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

For record information  
see M17-49

### LEGEND

- Found 5/8" iron rod
- Found 3/4" bolt
- Found brass cap
- Found 1" iron Pipe
- Calculated point not set
- Set 5/8" X 30" iron rod

17800  
10-19-81