

MINOR LAND PARTITION
IN NW 1/4 SECTION 15, T30S, R4W, WILLAMETTE MERIDIAN

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

FILED *bs*
RECEIVED *rl*

JUN 16 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

OWNER & PARTITIONER: MR & MRS JOE D. MCKINLEY
4102 SHADYDALE AVENUE
COVINA, CA 91722

NUMBER OF LOTS: 1 AND REMAINDER GREATER THAN 10 ACRES
WATER SUPPLY: WELL
SEWAGE DISPOSAL: SEPTIC SYSTEM

LEGEND:

- FOUND BRASS CAP, SEE NARRATIVE
- FOUND 5/8" IRON ROD PER CS 58/16
- FOUND 1/2" IRON ROD PER CS 58/16, RECORD 5/8" IRON ROD
- CALCULATED POINT

APPROVALS:

James E. Mann DEPUTY COUNTY SURVEYOR 6-16-82 DATE

Keith Cubic PLANNING COMMISSION 6/11/82 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:

JUN 16 1982
DORIS L. WADSWORTH
COUNTY CLERK

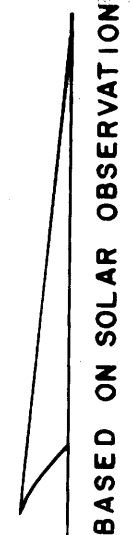
BY *Maryel Deal* DEPUTY
No. _____ FEE 12.00

82-06300

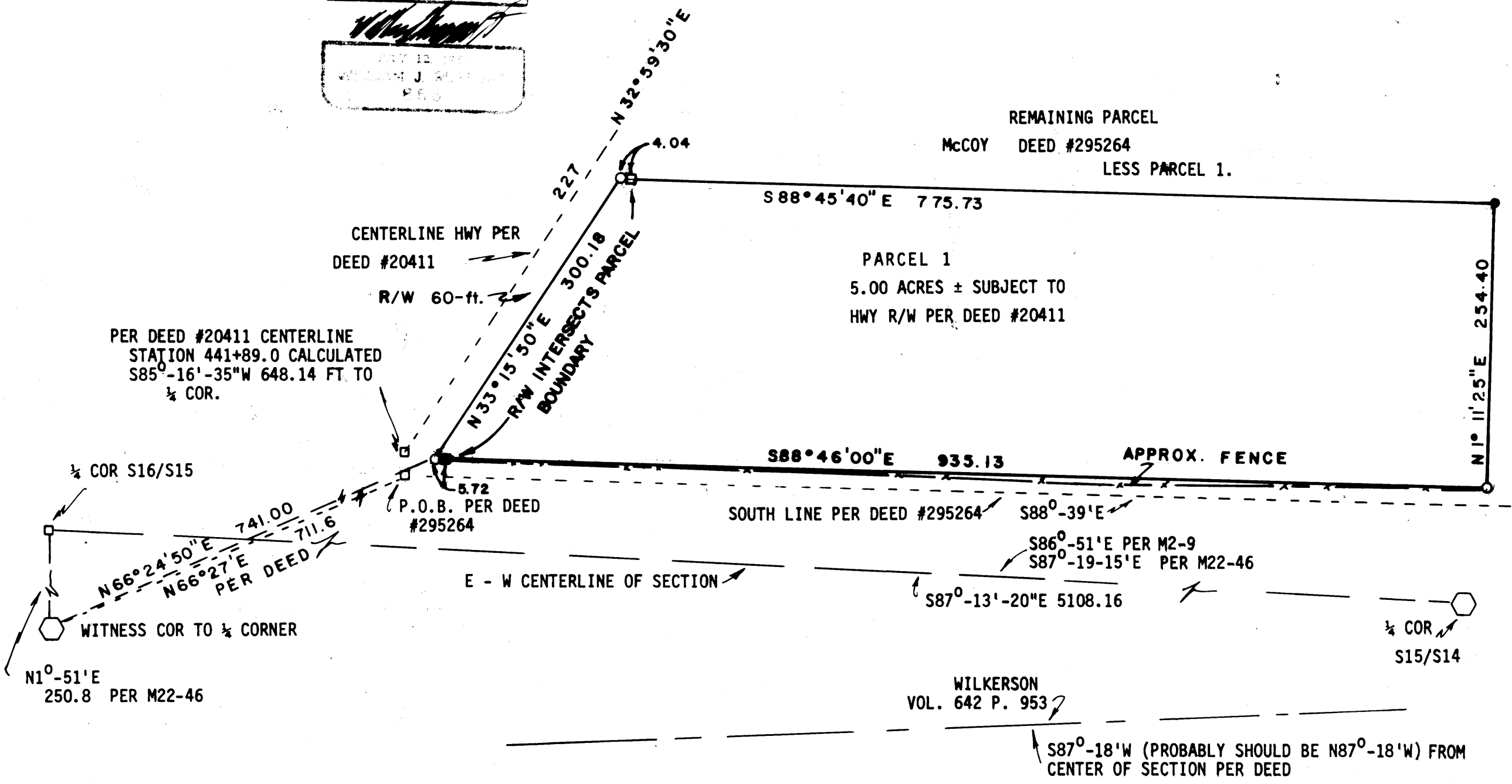
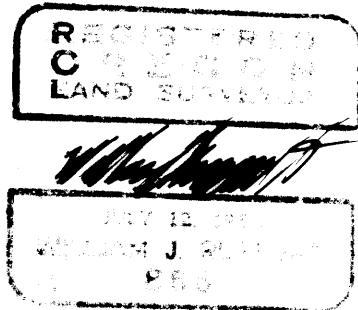
DOUGLAS COUNTY OFFICIAL RECORDS

UMPQUA SURVEYING COMPANY
P.O. BOX 791 - 626 NE DIVISION
MYRTLE CREEK, OR 97457
863 - 5201

JUNE 1982



SCALE:
1" = 100'



WILKERSON
VOL. 642 P. 953

S87°-18'W (PROBABLY SHOULD BE N87°-18'W) FROM
CENTER OF SECTION PER DEED

Blk. 7- Pg. 139A

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

PARCEL 1.

FILED *BS*
RECEIVED *vh*

JUN 16 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
BS

A PARCEL OF LAND SITUATED IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE WITNESS CORNER COMMON TO SECTION 15 AND 16 OF TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN BEARS SOUTH 66°-24'-50" WEST 741.00 FEET; THENCE FROM THE POINT OF BEGINNING NORTH 33°-15'-50" EAST 300.18 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°-45'-40" EAST 775.73 FEET TO A 1/2" IRON ROD; THENCE SOUTH 1°-11'-25" WEST 254.40 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°-46'-00" WEST 935.13 FEET TO THE POINT OF BEGINNING, EXCEPTING ANY LAND LYING WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 227.

SURVEY NARRATIVE

PURPOSE: TO MAKE A MINOR LAND PARTITION MAP OF 5 ACRES PREVIOUSLY PARTITIONED FROM THE McCOY PROPERTY.

HISTORY: PARCEL 1 WAS FIRST SOLD BY LEE McCOY AND CLARIBEL McCOY TO DAVID A. BRUSIUS PER DEED #77-22067 WITHOUT A MINOR LAND PARTITION. A SURVEY OF THIS PARCEL WAS MADE BY DON MARTIN IN JUNE 1970 BUT NOT RECORDED UNTIL FEBRUARY 24, 1975 PER CS 58/16. MR. & MRS MCKINLEY NOW OWN THE PARCEL THAT WAS FIRST CONVEYED TO BRUSIUS.

INTERPRETATION OF BRUSIUS DEED & CS 58/16: THE FOLLOWING ELEMENTS WERE NOT USED TO CONSTRUE DEED #77-22067:

1. THE CALL TO THE SOUTH LINE OF LAND DESCRIBED IN VOLUME 90, PAGE 161 (WHICH ALSO APPEARS IN McCOY'S DEED #295264).
2. THE CALL TO THE NORTHERLY LINE OF THE TRACT OF LAND IN VOLUME 150, PAGE 247.

THE ABOVE DEED ELEMENTS ARE NOT CONSISTENT WITH EACH OTHER NOR WITH THE DISTANCES AND BEARINGS AS SURVEYED BY MARTIN. BY TELEPHONE CONVERSATION, MRS. McCOY SAID THAT AS FAR AS SHE OR HER LATE HUSBAND KNEW THE FENCE LINE, WHICH IS APPROXIMATELY 2 - 8 FEET SOUTHERLY OF THE SOUTH LINE OF PARCEL 1, WAS HER BOUNDARY LINE. THE INTENT OF DEED #77 - 22067 APPEARS TO BE THAT THE LAND WHICH WAS CONVEYED BY McCOY TO BRUSIUS IS IDENTICAL TO THE LAND SURVEYED BY MARTIN PER CS 58/16. MR. MARTIN ERRORED IN HIS PLACEMENT OF THE E - W CENTERLINE, WHICH IS ALSO THE THE NORTH LINE OF THE LAND DESCRIBED BY VOLUME 150 PAGE 247 AND HIS PLACEMENT OF THE POINT OF BEGINNING FOR THE LAND DESCRIBED IN VOLUME 90 PAGE 161.

HIGHWAY RIGHT-OF-WAY: I ALSO FIND THAT THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF PARCEL 1 FALL WITHIN THE HIGHWAY RIGHT-OF-WAY. THE HIGHWAY HAS BEEN EXCEPTED FROM THE PARCEL DESCRIPTION.

WILKERSON PROPERTY: MR. WILKERSON TOLD ME THAT HE CLAIMS THE FENCE LINE SHOWN ON THE PLAT IS HIS NORTHERLY LINE. MR. WILKERSON ALSO SAID HE HAS STARTED WORK TO SECURE LEGAL AGREEMENTS.

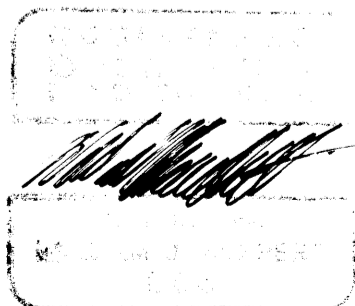
CORNERS: THE WITNESS CORNER TO S16/S15 IS A BRASS CAP ON A 1" IRON PIPE. THE BEARING TREES ARE DOWN. THE 1/4 CORNER TO S15/S14 IS A BRASS CAP ON A 1" IRON PIPE. THE 5" WHITE OAK IS IN GOOD CONDITION. THE 20" FIR HAS BEEN KILLED BY A FIRE.

I FOUND A 24" PINE WITH A GOOD SCAR, 12" PER M22-46, WHICH IS THE BEARING TREE TO THE CW 1/16 CORNER. THE IRON PIPE WAS NOT FOUND. THE POSITION OF THE CW 1/16, FROM RECORD DISTANCE AND BEARING FROM THE BEARING TREE, BEARS SOUTH 87°-06' EAST 1257.89 FROM THE W1/4 OF SECTION 15.

EQUIPMENT: MAC II EDM, LIETZ T60D THEODOLITE, 300 FT TAPE.

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92-4-19-1395