

MINOR LAND PARTITION
 IN THE N.E. & SE 1/4 OF 10 T26S R3W WM.
 JUNE 1982 SCALE 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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:

1982 AUG -3 PM 1:42

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

Bk 7-Pg 148

FILED *es*
 RECEIVED *RWD*

AUG 2 1982

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
es

NOTE: INACCURATE TIE -
 SEE M 98-73 A+B
 J.P. 6/12/85

6792.00 NORDHAGEN
 T26S R3W WM

N89°09'39"W 1448.99 - 3/2 - WITNS. COR.
 1405.49

- Set 5/8"x30" I.R. w/2" alum. cap mkd. 'A-A' Surveying Service Inc.
 - Fd. mon. as noted CS 51-313, M36-41A & M76-54
 - Fd. 3" B.C. witness cor. 43.5' East of true cor.
- () Denotes record data

ACREAGE REMAINING
 APPROX. 75± ACRES

PARCEL #2
 ALL OF REC. NO. 78-20310
 EXCEPT PARCEL #1, & EXCEPT
 ALL THE EXCEPTIONS LISTED IN
 INST. NO. 78-20310

N71°24'58"E 199.37
 S84°35'26"E 232.62
 S69°00'06"E 287.00

PARCEL NO. 1
 9.65± Acs.

277.42 N87°28'03"E
 (N87°32'20"E 291.14)
 443.45 N87°18'46"E
 (N87°16'30"E 478.65)

6816.02
 BARNEY

M76-54 & M85-65
 6816.31 GRUBBS

R/W

PARTITIONER AND LEGAL OWNER: *Mary Reed*
 David and Paula Kennaday
 22950 No. Umpqua Hwy.
 Idleyld Park, Oregon 97447
 DOUGLAS COUNTY OFFICIAL RECORDS 496-0053

WATER SUPPLY: *CS-08112* Creek
 SEWAGE: Sub-Surface
 NUMBER OF LOTS: 1

MAP PREPARED BY: AA Surveying Service, Inc.
 P.O. Box 130,
 Roseburg, Oregon 97470
 672-2096

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Herman A. Pieske

OREGON
 JULY 14, 1978
 HERMAN A. PIESKE
 1651

DESCRIPTION:

A parcel of land in Section 10, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, containing 9.65 acres, more or less, being more particularly described as follows:

Beginning at the Section Corner common to Sections 3, 2, 10 and 11, Township 26 South, Range 3 West, W.M., which is referenced by a Brass Cap which bears East 43.50 feet; thence N 89°09'39" W 1405.49 feet and S 02°27'50" E 1892.96 feet and S 02°06'46" E 610.48 feet and N 87°53'14" E 21.38 feet and N87°28'03" E 13.62 feet to a 5/8" iron rod with alum. cap, being the True Point of Beginning; thence N 02°06'46" W 485.45 feet to a 5/8" x 30" iron rod with a 2" alum. cap; thence N 17°37'37" E 99.98 feet to a 5/8" x 30" iron rod with a 2" alum. cap; thence N 71°24'58" E 199.37 feet to a 5/8" x 30" iron rod with a 2" alum. cap; thence S 84°35'26" E 232.62 feet to a 5/8" x 30" iron rod with a 2" alum. cap; thence S 69°00'06" E 287.00 feet to a 5/8" x 30" iron rod with a 2" alum. cap; thence S 02°15'57" E 486.50 feet to a 5/8" x 30" iron rod with a 2" alum. cap; thence S 87°18'46" W 443.45 feet to a 3/4" iron rod; thence S 87°28'03" W 277.42 feet to the True Point of Beginning.

TOGETHER WITH an access easement, 35 feet in width, being perpendicular to the easterly line of said easement which is described as follows:

Beginning at the Section Corner common to Sections 3, 2, 10 and 11, Township 26 South, Range 3 West, W.M., which is referenced by a Brass Cap which bears East 43.50 feet; thence N 89°09'39" W 1405.49 feet and S 02°27'50" E 1892.96 feet and S 02°06'46" E 610.48 feet and N 87°53'14" E 21.38 feet and N87°28'03" E 13.62 feet to a 5/8" iron rod with alum. cap, being the True Point of Beginning; thence along said easterly line N 02°06'46" W 485.45 feet and N 17°37'37" E 99.98 feet and end of said described easement.

ALSO TOGETHER WITH an access easement, 35 feet in width, described as follows:

Beginning at the Section Corner common to Sections 3, 2, 10 and 11, Township 26 South, Range 3 West, W.M., which is referenced by a Brass Cap which bears East 43.50 feet; thence N 89°09'39" W 1405.49 feet and S 02°27'50" E 1892.96 feet and S 02°06'46" E 590.83 feet to the True Point of Beginning; thence S 87°53'14" W 15.00 feet and S 02°06'46" E 220.17 feet to a point on the Northerly R/W line of the North Umpqua Hwy.; thence N 87°15'24" E along said northerly R/W line 35.00 feet; thence leaving said Northerly R/W line, N 02°06'46" W 200.13 feet and S 87°53'14" W 20.00 feet and N 02°06'46" W 19.65 feet to the True Point of Beginning; situated in Section 10, Township 26 South, Range 3 West, Willamette Meridian.

APPROVALS:

Keith D. Cubic
 Douglas County Planning Dept.

7/21/82
 Date

Francis L. Ingram
 Douglas County Surveyor

8-2-82
 Date

MAP FILE M 92-50

C. S. File No. 58/263
 MAP FILE M 92-50

M 92-50

NARRATIVE

FILED
RECEIVED *JL*

AUG 4 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

For: David and Paula Kennaday

Location: T26S, R3W, NE & SE 1/4, Sec 10, W.M.

By: AA Surveying Service

Date: June 1982

Purpose: To survey approx. 10 acre parcel for minor land partition along with its adjoining access easements. Parent parcel is described in Book 696, Page 494, Douglas County Book of Records.

History of Surveys: Three surveys were done to south of property and filed as C.S. 51/313, M 76-54, and M 85-65 in the Douglas County Surveyor's Office. These surveys established the southerly boundary of the subject property and supposedly left a 20 foot wide strip on west and a 25 foot wide easement on east, both for access to the North Umpqua Highway.

A survey filed as M 36-41-A in 1970 subdivided the section, ignoring the three surveys previously done, and established the westerly boundary of the subject property.

A survey filed as M 4-76 established the easterly boundary of the subject property.

Findings: I found monuments from each of these surveys as shown on the map. I found that the fence along the westerly line is not on the more recent survey line and that the 20 foot strip shown on C.S. 51/313 is less than 14 feet from the survey line.

I found the fences on the south and east in substantial agreement with the surveys.

Procedure: My client and his neighbor to the west agreed to the fence as the property line between them. My client also obtained a 15 foot wide easement from his neighbor as shown on the map.

I laid out the parcel as shown and monumented it. I also monumented the 15 foot easement.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1976
HERMAN A. PIESKE
1551