

A MAJOR LAND PARTITION

LYING IN THE N 1/2 OF THE S 1/2, SECTION 33, T27S, R7W, W.M.

COUNTY SURVEYORS FILE DATA
TO NOT REMOVE FROM OFFICE

FILED
RECORDED

PARTITIONER & OWNER:

ROBERT L. & HELEN R. DAKE
RT. 4 BOX 1110A
ROSEBURG, OR 97470

SURVEYOR:

AA SURVEYING SERVICE, INC.
P.O. BOX 130
ROSEBURG, OR 97470

SCALE: 1" = 100'

JANUARY 1983

SEWER: SUBSURFACE SYSTEM
WATER: UMPQUA BASIN WATER ASSN.
ZONING: AW

NOTE*:

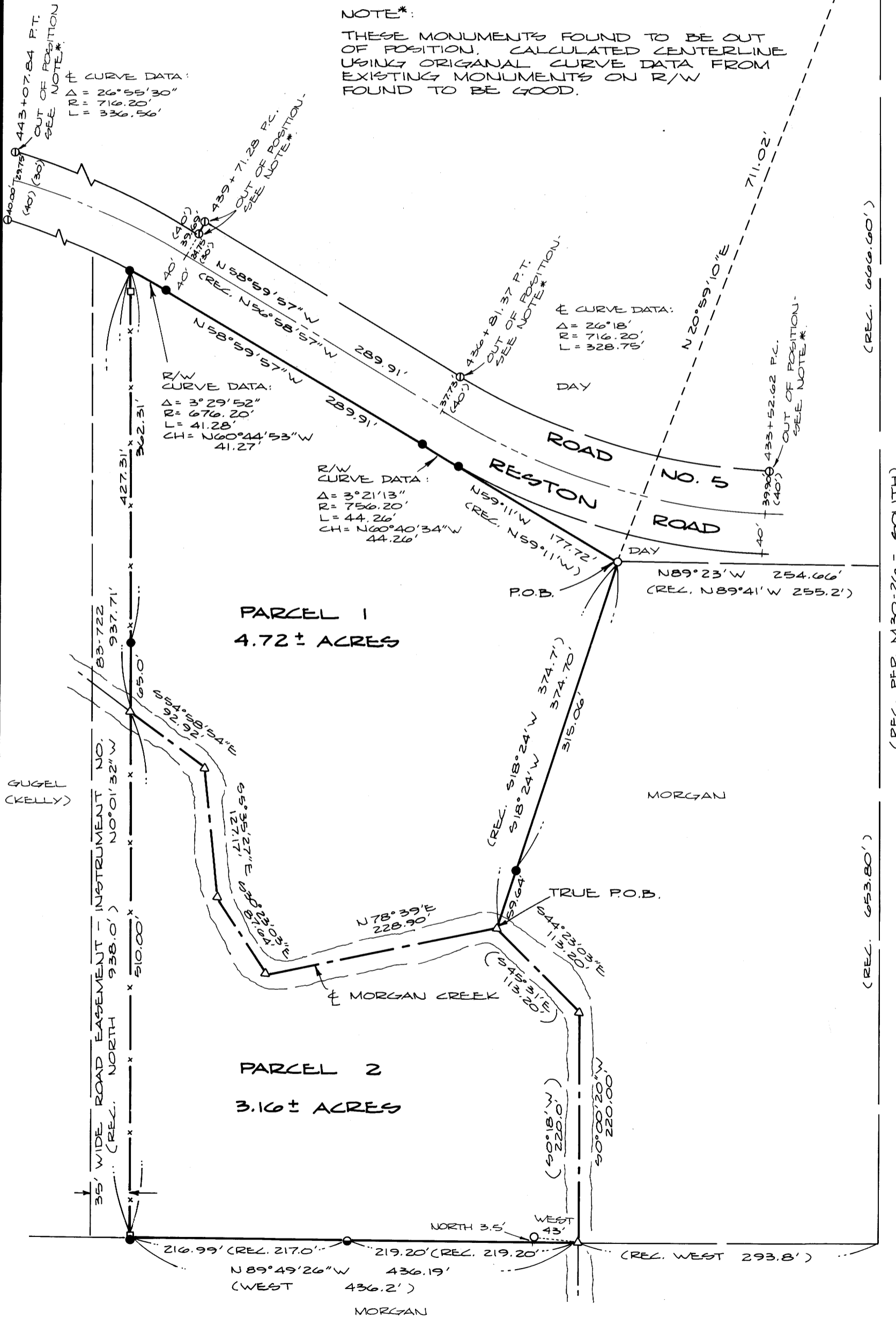
THESE MONUMENTS FOUND TO BE OUT OF POSITION. CALCULATED CENTERLINE USING ORIGINAL CURVE DATA FROM EXISTING MONUMENTS ON R/W FOUND TO BE GOOD.

△ CURVE DATA:
Δ = 26° 55' 30"
R = 716.20'
L = 336.56'

△ CURVE DATA:
Δ = 26° 18'
R = 716.20'
L = 328.75'

R/W CURVE DATA:
Δ = 3° 29' 52"
R = 676.20'
L = 41.28'
CH = N60° 44' 53" W
41.27'

R/W CURVE DATA:
Δ = 3° 21' 13"
R = 756.20'
L = 44.26'
CH = N60° 40' 34" W
44.26'



(N89°55'E 1977.2')
BASIS OF BEARINGS PER M30-26

N89°55'E 1977.51'

34

33

B.S.

NARRATIVE

PURPOSE:

TO SURVEY PROPERTY INTO TWO PARCELS, CREATING A MAJOR LAND PARTITION.

PROCEDURE:

I RAN A TRAVERSE TO TIE IN EXISTING MONUMENTS. MONUMENTS FOUND ARE SHOWN ON THE ANNEXED MAP. I USED THE MAP M30-26 TO DETERMINE THE LOCATION OF THE INTERIOR LINES AND TO ESTABLISH THE NW CORNER OF THE ORIGINAL PARCEL. BASIS OF BEARINGS PER M30-26.

PERSONNEL:

PERSONNEL USED ON THIS SURVEY:

- EUGENE A. BLOOM, L.S.
- RONALD QUIMBY, L.S.
- HAROLD STOCKHOFF, L.S.
- DAVID STRINGER, L.S.
- PHILLIP PIESKE, SURVEY AIDE
- DAVID BATES, SURVEY AIDE

EQUIPMENT:

TOP-CON, GUPPY, STAFF AND REFLECTORS.

Eugene A. Bloom

LEGEND

- SET 5/8" x 30" IRON ROD WITH CAP MKD. "AA SURVEYING SERVICE"
- FOUND 1" IRON PIPE PER M30-26
- ⊙ FOUND ANGLE IRON PER M30-26
- ⊙ FOUND 1/2" IRON PIPE PER M30-26
- FOUND FENCE POST
- △ POINT IN CREEK
- ⊙ FOUND BRASS CAP
- FOUND 3/4" IRON ROD

BR 8-19 35A

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FILED ✓
RECEIVED 7/8

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ROSEBURG, OR 97470

SURVEYOR:

AA SURVEYING SERVICE, INC.
P.O. BOX 130
ROSEBURG, OR 97470

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

B.S

PARCEL 1:

Beginning at a 1" iron pipe from which the 1/4 Corner common to Sections 33 and 34, Township 27 South, Range 7 West, Willamette Meridian, bears N20°59'10"E 711.02 feet and N89°55'E 1977.51 feet; thence N59°11'W 177.72 feet to a 5/8" iron rod on the southerly right-of-way line of County Road No. 5; thence along an arc of a 756.20 foot radius curve to the right (the chord of which bears N60°40'34"W 44.26 feet) 44.26 feet to a 5/8" iron rod (Engineer's Station 436+81.37 P.T.); thence N58°59'57"W 289.91 feet to a 5/8" iron rod (Engineer's Station 439+71.28 P.C.); thence along an arc of a 676.20 foot radius curve to the left (the chord of which bears N60°44'53"W 41.27 feet) 41.28 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line, S0°01'32"E along a fenceline 427.31 feet to a point on the centerline of Morgan Creek; thence along the centerline of Morgan Creek S54°58'54"E 92.92 feet and S5°35'27"E 127.17 feet and S30°23'03"E 87.64 feet and N78°39'E 228.90 feet; thence leaving said Creek centerline, N18°24'E 374.70 feet to the Point of Beginning, situated in Section 33, Township 27 South, Range 7 West, Willamette Meridian, containing 4.72 acres, more or less.

TOGETHER WITH a 35 foot Roadway Easement as described in Recorder's No. 83-722, Deed Records of Douglas County, Oregon.

PARCEL 2:

Beginning at the 1/4 Corner common to Sections 33 and 34, Township 27 South, Range 7 West, Willamette Meridian, thence S89°55'W 1977.51 feet to a 1/2" iron pipe; thence S20°59'10"W 711.02 feet to a 1" iron pipe; thence S18°24'W 374.70 feet to a point on the centerline of Morgan Creek, being the TRUE POINT OF BEGINNING; thence along the centerline of Morgan Creek S44°23'03"E 113.20 feet and S0°00'20"W 220.00 feet to a point; thence leaving said Creek centerline, N89°49'26"W 436.19 feet to a fence corner (5/8" iron rod set on South side); thence N0°01'32"W 510.00 feet along a fence line to a point on the centerline of Morgan Creek; thence along said centerline S54°58'54"E 92.92 feet and S5°35'27"E 127.17 feet and S30°23'03"E 87.64 feet and N78°39'E 228.90 feet to the TRUE POINT OF BEGINNING, situated in Section 33, Township 27 South, Range 7 West, Willamette Meridian, containing 3.16 acres, more or less.

TOGETHER WITH a 35 foot Roadway Easement as described in Recorder's No. 83-722, Deed Records of Douglas County, Oregon.

Eng. Allen

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

1/31/83
Date

Francis L. Ingram
Douglas County Surveyor

2-9-83
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:

FEB -9 1983 4:38

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary Lee Seal
DEPUTY
No. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

83- 1611

BK 8 - Pg 35B