

MINOR LAND PARTITION FOR BARBARA NEVES

SW 1/4 S29 T28S R7W

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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APR 15 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH A 15" WHITE OAK BEARS NORTH 66°30' EAST 17.8 FEET AND FROM WHICH THE 1/4 CORNER BETWEEN SECTION 29 AND SECTION 30, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN BEARS NORTH 0°14'55" WEST 770.67 FEET; THENCE FROM THE POINT OF BEGINNING NORTH 88°52' EAST 433.3 FEET TO A 5/8" IRON ROD FROM WHICH A 32" FIR BEARS NORTH 53°30' WEST 23.8 FEET; THENCE SOUTH 2°20' WEST 65.8 FEET; THENCE SOUTH 13°35' WEST 128.1 FEET; THENCE SOUTH 1°18' WEST 83.28 FEET TO A 5/8" IRON ROD; THENCE WEST 397.97 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°07'44" WEST 264.96 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PORTION LYING WITH THE RIGHT-OF-WAY OF TENMILE VALLEY COUNTY ROAD NO. 109.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE 1/4 CORNER BETWEEN SECTION 29 AND SECTION 30, TOWNSHIP 28 SOUTH, RANGE 7 WEST, BEARS NORTH 0°07'44" WEST 264.96 FEET AND NORTH 0°14'55" WEST 770.67 FEET; THENCE FROM THE POINT OF BEGINNING EAST 397.97 FEET TO A 5/8" IRON ROD; THENCE SOUTH 1°18' WEST 41.52 FEET; THENCE SOUTH 3°07' WEST 101.9 FEET; THENCE SOUTH 26°40' WEST 177.5 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°01' WEST 311.2 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°07'44" WEST 296.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF TENMILE VALLEY COUNTY ROAD NO. 109. ALSO EXCEPTING AND TOGETHER WITH THE EASEMENTS DESCRIBED IN RECORDERS NO. 80-02566.

SURVEY NARRATIVE

HISTORY: DEED #80-02566 AS NOW OWNED BY BARBARA NEVES IS BASED ON THE SURVEY BY EPPSTEIN PER VOL. 4, PAGE 15, FEB. 10, 1934. THE SOUTH 1/16 CORNER BETWEEN SECTION 29 AND SECTION 30 WAS SET JULY 1973 PER M51-54. I DID NOT FIND A DESCRIPTION FOR COUNTY ROAD NO. 109; HOWEVER THE RIGHT-OF-WAY WIDTH IS 60 FEET PER RIGHT-OF-WAY RECORDS OF DOUGLAS COUNTY PUBLIC WORKS DEPT.

EVIDENCE FOUND: A 2" GALVANIZED PIPE WAS FOUND AT THE 1/4 CORNER TO SECTION 29 AND SECTION 30. A 15" OAK WITH A GOOD SCAR BEARS NORTH 18°38' EAST 56.7 FEET. A 10" OAK WITH A GOOD SCAR BEARS SOUTH 27°45' EAST 25.2 FEET. A 3/4" IRON PIPE WAS FOUND AT THE S 1/16 CORNER TO SECTION 29 AND SECTION 30. AN 18" OAK WITH A SCAR BEARS SOUTH 15°45' EAST 40.0 FEET. A 30" OAK BEARS SOUTH 64°38' WEST 79.0 FEET. AT THE NORTHWEST DEED CORNER, I FOUND A 15" WHITE OAK WHICH I OPENED BUT DID NOT FIND SCRIBING. AT THE NORTHEAST DEED CORNER I FOUND A 32" D. FIR WITH A GOOD SCAR AND AX MARKS ON THE BARK. I DID NOT OPEN THE TREE BECAUSE IT IS LOCATED ALONG-SIDE THE ROAD. THERE IS A FENCE IN GOOD REPAIR ALONG THE SOUTHERLY BOUNDARY. A FENCE IN FAIR CONDITION APPROXIMATES THE EASTERLY LINE OF THE DEED DESCRIPTION. THE WESTERLY FENCE LINE IS NOT STRAIGHT AND HAS SECTIONS OF FENCE MISSING. THE NORTHERLY FENCE IS IRREGULAR AND COMPLETELY MISSING AT PLACES.

PROCEDURE: I ACCEPTED THE BEARING TREES ALONG THE NORTHERLY LINE OF THE PROPERTY AS THE BASIS OF BEARING AND BASIS OF THE DEED DESCRIPTION. A CORNER WAS SET SOUTH 66°30' WEST 17.8 FEET (17.8 PER EPPSTEIN, 17 PER DEED) FROM THE OAK AND SOUTH 53°30' EAST 23.8 FEET FROM THE FIR. THE DEED WAS HELD EXCEPT FOR THE LAST COURSE WHICH WAS ADJUSTED SLIGHTLY FOR MATHEMATICAL ADJUSTMENT. (0.1 FOOT ERROR IN THE DESCRIPTION). ALTHOUGH THE DEED CALLS TO THE SECTION LINE, THERE IS NO EVIDENCE FROM EPPSTEIN'S SURVEY THAT HE LOCATED THE SECTION LINE. I HELD THE DEED CALLS BUT SHOW THE EXTENDED DISTANCE TO THE SECTION LINE. THE APPROXIMATE COUNTY ROAD RIGHT-OF-WAY WAS CALCULATED AT 30 FEET FROM THE CENTER OF THE PRESENT TRAVELED SURFACE.

DESCRIPTION FOR SEPTIC EASEMENT

BEGINNING AT A POINT FROM WHICH THE 1/4 CORNER BETWEEN SECTIONS 29 AND 30, T28S, R7W, W.M., DOUGLAS COUNTY, OREGON BEARS WEST 137.72 FEET, NORTH 0°07'44" WEST 264.96 FEET, AND NORTH 0°14'55" WEST 770.67 FEET; THENCE FROM THE POINT OF BEGINNING SOUTH 26°30' EAST 49.21 FEET; THENCE NORTH 63°30' EAST 98.70 FEET; THENCE WEST 110.29 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR WELL AND WATERLINE

AN EASEMENT TEN (10) FEET WIDE, LOCATED FIVE (5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT FROM WHICH THE 1/4 CORNER BETWEEN SECTIONS 29 AND 30, T28S, R7W, W.M., DOUGLAS COUNTY, OREGON BEARS WEST 24 FEET, NORTH 0°07'44" WEST 264.96 FEET, AND NORTH 0°14'55" WEST 770.67 FEET; THENCE FROM THE POINT OF BEGINNING NORTH 1°07' EAST 62.00 FEET AND THERE TERMINATING.

APPROVALS:

Keith L. Cubie
PLANNING COMMISSION

4/13/83
DATE

Francis L. Ingram
COUNTY SURVEYOR

4-15-83
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:

1983 APR 19 AM 11: 14

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Mary Leal*
(DEPUTY)
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

DL 8-19-40B