

MAJOR LAND PARTITION lying in the SE 1/4 of Section 2, Township 33 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED  
RECEIVED  
AUG 25 1983

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
STATE OF OREGON ) SS.  
COUNTY OF DOUGLAS )

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 AUG 28 AM 11:25

DORIS L. WADSWORTH  
COUNTY CLERK

BY Mary L. Beal  
DEPUTY  
NO. 631 FEE

DOUGLAS COUNTY OFFICIAL RECORDS  
PROFESSIONAL  
LAND SURVEYOR 83-10538  
David J. Stringer  
OREGON  
JULY 17, 1981  
DAVID J. STRINGER  
#1956

LEGEND

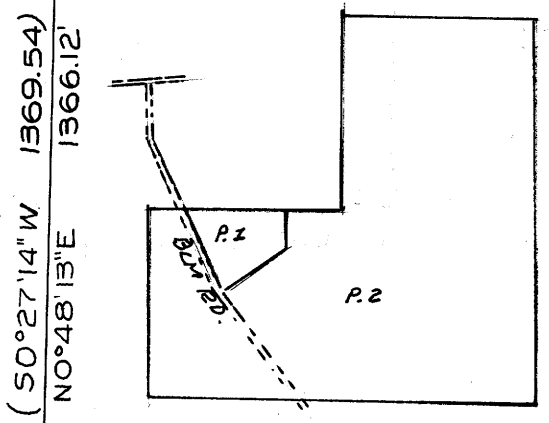
- P- Power line
- ( ) Record data per M41-39
- Set 5/8" 30" I.R. w/plstc cap mkd. AA SURVEYING SERVICES INC.
- Monuments as noted

CS 1/8" I.R. w/plstc cap Per M41-39 246.90

SE 1/8" Cor. Fd 5/8" I.R. No cap

SCALE 1"=100'  
Bearings based on solar observation

SKETCH MAP  
NO SCALE



PARCEL 2:  
Remainder of lands described in Recorder's No. 71-12646, containing 11.5 acres, more or less.

1/4 COR. 11

Fd 1/4" splined shaft Per M41-39  
Fd BT:  
16" Madrone N8°E 23'  
16" D. Fir N78°E 11.4'  
Face opened & pitched over  
16" Fir stump S32°W 17'  
14" D. Fir w/ healed blazes

2 COR. 12

Fd BT's per BLM Notes Except roof crown to SW  
Fd. 2" I.P. w/ 3" Brass cap Mkd. Dept. of the Interior  
T355 RTW  
S2 | S1  
S11 | S12

NARRATIVE:

PURPOSE: To create a Major Land Partition of a parcel as shown hereon.

FINDINGS: The north and west lines of the parent parcel were surveyed by C.E. Masters in 1971 (M41-39). The B.L.M. right-of-way is described in Volume 302, Page 276 and Volume 303, Page 459 of the Douglas County Book of Records. Book 303, Page 459 describes the portion of the right-of-way through the parent parcel. Book 302, Page 876 describes the portion from the county road through the Thompson property to the north. I found no monuments on this right-of-way.

CONCLUSIONS AND PROCEDURE: I based my bearings upon a solar observation. I calculated the B.L.M. right-of-way from the descriptions using true bearings. I accepted the section subdivision corners as monumented by Masters.

EQUIPMENT: Topcon GTS-1 and Sokkisha TM 20C for solar observation.

PARTITIONER AND LEGAL OWNER:

Richard W. Landwehr, Sr.  
Rattlesnake Creek Rd.  
Box 516,  
Glendale, OR 97442

NUMBER OF LOTS: 2

WATER SUPPLY: Spring

SEWER: Sub-surface (septic)

ZONED: FF

MAP PREPARED BY: AA SURVEYING SERVICE, INC.  
P.O. Box 130,  
Roseburg, OR 97470  
503-672-2096

August, 1983

DESCRIPTION: PARCEL NO. 1

A parcel of land in the southeast quarter of Section 2, Township 33 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, containing 3.56 acres, being more particularly described as follows:

Beginning at a 5/8" x 30" iron rod on the E/W centerline of the southeast quarter of said section 2, said point being N 57°52'32" W, 2,323.58 feet from the southeast corner of said section 2; thence, from said point of beginning, S 89°01'45" E 494.30 feet along said E/W centerline to a 5/8" x 30" iron rod; thence S 0°01'05" E 242.20 feet to a 5/8" x 30" iron rod; thence S 55°38'26" W 352.17 feet to a 5/8" x 30" iron rod; thence N 36°30'00" W, 210.08 feet to a 5/8" x 30" iron rod; thence N 13°30'00" W 194.67 feet to a 5/8" x 30" iron rod; thence N 20°00'00" W, 97.02 feet to then Point of Beginning.

TOGETHER WITH a 100 foot perpetual easement, over and across the lands described in Book 856, Recorder's No. 83-10151, Records of Douglas County, Oregon.

APPROVALS:

Keith L. Cubic  
Douglas County Planning Dept.

8/25/83  
Date

Larry E. Moore DEPUTY  
Douglas County Surveyor

8-25-83  
Date

337-8-19-83