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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Major Land Partition for Alfred G. Gurney

SE 1/4 Sec. 4, T. 22 S., R. 5 W., W.M., DOUGLAS COUNTY, OREGON.

ZONED RR-2ac.

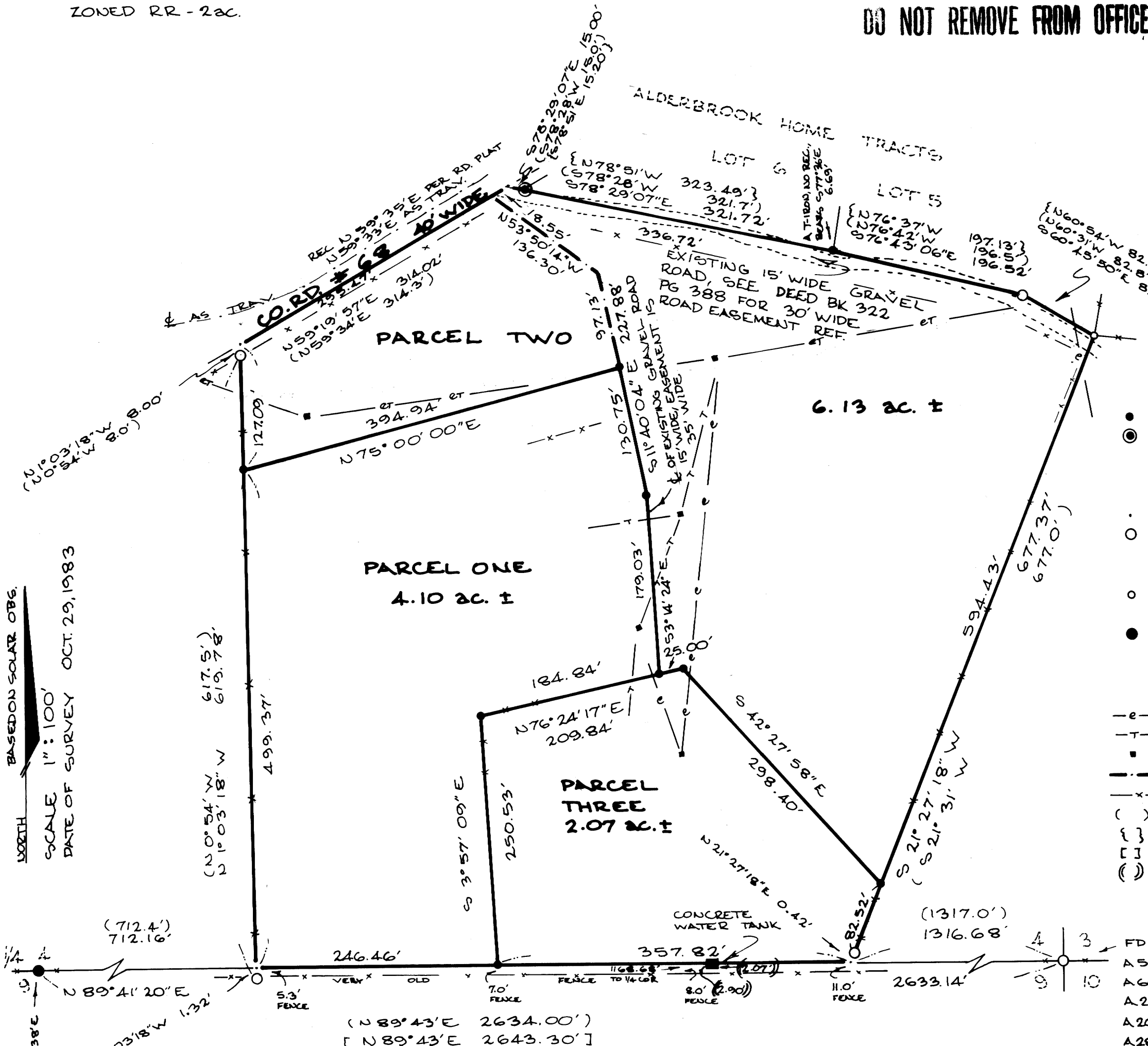
RT. 38 BOX 18, DRAIN, ORE. - OWNER & PARTITIONER
COUNTY SURVEYORS FILE DATA
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Approvals

Keith L. Cubic 12/27/83
DIRECTOR DATE

Randy E. M... Deputy 12-28-83
COUNTY SURVEYOR DATE

MAP FILE N. 25-64.4A



Legend

- SET 3/4" x 36" IRON REBAR STAMPED "LS1808" ON TOP.
- ⊙ FOUND BENT & RUSTED 1" x 27" IRON PIPE, REC PER PLAT OF ALDERBROOK HOME TRACTS IS 3/4" x 30" IRON PIPE. I SET A 3/4" x 36" IRON REBAR INSIDE THE IRON PIPE. W. COR. LOT 6, ALDERBROOK HOME TRACTS.
- CALCULATED LOCATION, NOT MARKED.
- FOUND 3/4" x 1" T-IRON WITH BRASS DISC MARKED "239 WILFORD HAINES, DRAIN ORE, SURVEY POINT". PER SURVEY # M 11-68.
- FOUND 1/2" IRON ROD INSIDE 1/2" IRON PIPE, SEE SURVEY # M 11-68.
- FOUND 1/4" x 24" IRON BAR 1' S. OF OLD FENCE, SEE PLAT OF CO. RD. # 68 SHEET 1 JUNE 1935. A 3/4" x 1" T-IRON PER SURVEY # M 11-68 BEARS N 75° 37' W 0.50'.
- e- OVERHEAD POWER LINES.
- t- OVERHEAD TELEPHONE LINES.
- POWER POLE.
- - - CENTERLINE OF ACCESS EASEMENT.
- x- FENCE.
- () RECORD PER SURVEY # M 11-68
- { } RECORD PER PLAT OF ALDERBROOK HOME TRACTS.
- [] RECORD PER G.L.O.
- () OFFSET DISTANCE FROM CORNER OF CONCRETE TANK TO SECTION LINE.

- FD T-IRON FROM WHICH:
- A 5" POST HOLE (SPLIT POST) BEARS N 64° 45' E 1.0';
 - A 60" ROTTED STUMP BEARS N 34° 43' E 13.0' [N 25° E 11.88'];
 - A 20" D. FIR, GOOD SCAR, BEARS N 64° 26' E 4.3' - REC. N 66° E 4.5' REN# 103;
 - A 20" D. FIR, GOOD SCAR, BEARS S 52° 10' E 42.4' - REC. S 53° E 42.5' REN# 103;
 - A 28" STUMP, BEARS S 9° 41' E 61.7' [S 10° E 56.76'];
 - A 14" MADRONE, SCRIBING VIG. BEARS S 21° 36' W 25.0' - REC. S 22° W 25.5' REN# 103;
 - A DEPRESSION BEARS S 68° 55' W 20.5' [S 72° W 21.12'];
 - A 30" STUMP BEARS N 37° 44' W 33.0' [N 38° W 30.36'];
 - A 16" D. FIR, GOOD SCAR, BEARS N 20° 14' W 23.8' - REC. N 22° W 23.8' REN# 103.

NORTH
SCALE 1" = 100'
DATE OF SURVEY OCT. 29, 1983

MAP FILE N. 25-64.4A

Cottage Grove Land Surveying
Robert G. Dean L.S.

1135 BIRCH AVE.
COTTAGE GROVE, OR.
942-8256

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 18, 1979
ROBERT G. DEAN
1808

Parcel One

A parcel of land situated in Section 4, Township 22 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a point on the southerly line of said Section 4 and from which point the 1/4 corner common to Sections 4 and 9, Township 22 South, Range 5 West, Willamette Meridian bears South 89*-41'-20" West 712.16 feet; thence running North 1*-03'-18" West 499.37 feet to a 3/4" x 36" iron rod; thence North 75*-00'-00" East 394.94 feet to a 3/4" x 36" iron rod; thence South 11*-40'-04" East 130.75 feet to a 3/4" x 36" iron rod; thence South 3*-14'-24" East 179.03 feet to a 3/4" x 36" iron rod; thence South 76*-24'-17" West 184.84 feet to a 3/4" x 36" iron rod; thence South 3*-57'-09" East 250.53 feet to a 3/4" x 36" iron rod; thence South 89*-41'-20" West 246.46 feet to the point of beginning and containing 4.10 acres of land more or less.

Parcel Two

A parcel of land situated in Section 4, Township 22 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a point being marked with a 3/4" x 36" iron rod and from which point the 1/4 corner common to Sections 4 and 9, Township 22 South, Range 5 West, Willamette Meridian bears South 1*-03'-18" East 499.37 feet and South 89*-41'-20" West 712.16 feet; thence running North 1*-03'-18" West 127.09 feet to the southerly line of County Road #68; thence along said southerly line North 59*-19'-57" East 314.02 feet to a point on the southerly line of Alderbrook Home Tracts; thence along said southerly line South 78*-29'-07" East 336.72 feet to a 3/4" x 36" iron rod, South 76*-43'-06" East 196.52 feet to a T-iron and South 60*-45'-50" East 82.82 feet to a 1/2" iron rod; thence leaving said southerly line South 21*-27'-18" West 594.43 feet to a 3/4" x 36" iron rod; thence North 42*-27'-58" West 298.40 feet to a 3/4" x 36" iron rod; thence South 76*-24'-17" West 25.00 feet to a 3/4" x 36" iron rod; thence North 3*-14'-24" West 179.03 feet to a 3/4" x 36" iron rod; thence North 11*-40'-04" West 130.75 feet to a 3/4" x 36" iron rod; thence South 75*-00'-00" West 394.94 feet to the point of beginning and containing 6.13 acres of land more or less.

Parcel Three

A parcel of land situated in Section 4, Township 22 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a point being marked with a 3/4" x 36" iron rod on the southerly line of said Section 4 and from which point the 1/4 corner common to Sections 4 and 9, Township 22 South, Range 5 West, Willamette Meridian bears South 89*-41'-20" West 958.62 feet; thence running North 3*-57'-09" West 250.53 feet to a 3/4" x 36" iron rod; thence North 76*-24'-17" East 209.84 feet to a 3/4" x 36" iron rod; thence South 42*-27'-58" East 298.40 feet to a 3/4" x 36" iron rod; thence South 21*-27'-18" West 82.94 feet to a point on said southerly line of Section 4; thence along said southerly line South 89*-41'-20" West 357.82 feet to the point of beginning and containing 2.07 acres of land more or less.

Access Easement

A strip of land, 35 feet wide, situated in Section 4, Township 22 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and lying 17.50 feet on each side of a centerline described as follows:

Beginning at a point on the southerly line of County Road Number 68 and from which point the 1/4 corner common to Sections 4 and 9, Township 22 South, Range 5 West, Willamette Meridian bears South 59*-19'-57" West 295.47 feet, South 1*-03'-18" East 626.46 feet and South 89*-41'-20" West 712.16 feet; thence running along the centerline of a gravel road South 53*-50'-14" East 136.30 feet, South 11*-40'-04" East 227.88 feet to a 3/4" x 36" iron rod and South 3*-14'-24" East 179.03 feet to a 3/4" x 36" iron rod and there terminating.

Watertank Easement

A piece of land situated in Section 4, Township 22 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a point on the southerly line of said Section 4 and from which point the 1/4 corner common to Sections 4 and 9, Township 22 South, Range 5 West, Willamette Meridian bears South 89*-41'-20" West 1168.68 feet; thence running South 3.00 feet; thence East 10.00 feet; thence North 3.05 feet; thence South 89*-41'-20" West 10.00 feet to the point of beginning.

Survey Narrative

Procedure: A random perimeter traverse was run using Topcon TL60E Theodolite (4 repetitions) and Topcon DMC2 E.D.M. (closure 1:56,000).

Findings: The description in deed Bk 580 Page 623 is based on survey #M11-68. Monuments of that survey are used to control the perimeter lines of the subject land. The iron rod at the S.W. corner of Lot 5, Alderbrook Home Tracts was not found and the corner was re-monumented using the "grant boundaries" method and based on survey #M11-68. The southerly line of Co. Road #68 is as determined by survey #M11-68. Mr. Alfred G. Gurney has instructed me to not include all of the land enclosed by the old fences in this partitioning and to prepare an easement description for the water tank in accordance with the requirements of the Douglas County Planning Department in order to expedite approval of the partition and the subsequent conveyances. Owners of Parcels One and Three may have appurtenant rights to the lands between the section line and the very old fence commensurate with the useage of those lands to date.

Major Land Partition for Alfred G. Gurney

SE 1/4 Sec 4, T. 22 S., R. 5 W., W.M. DOUGLAS COUNTY, OREGON.

DATE OF SURVEY: OCT. 29, 1983.

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, DORIS L. WADSWORTH, County Clerk
do hereby certify that the
above described land is the
property of the owner thereof.
1983 DEC 29 PM 4:14
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

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PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1979
ROBERT G. DEAN
1983

by Cottage Grove Land Surveying
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83-16164

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