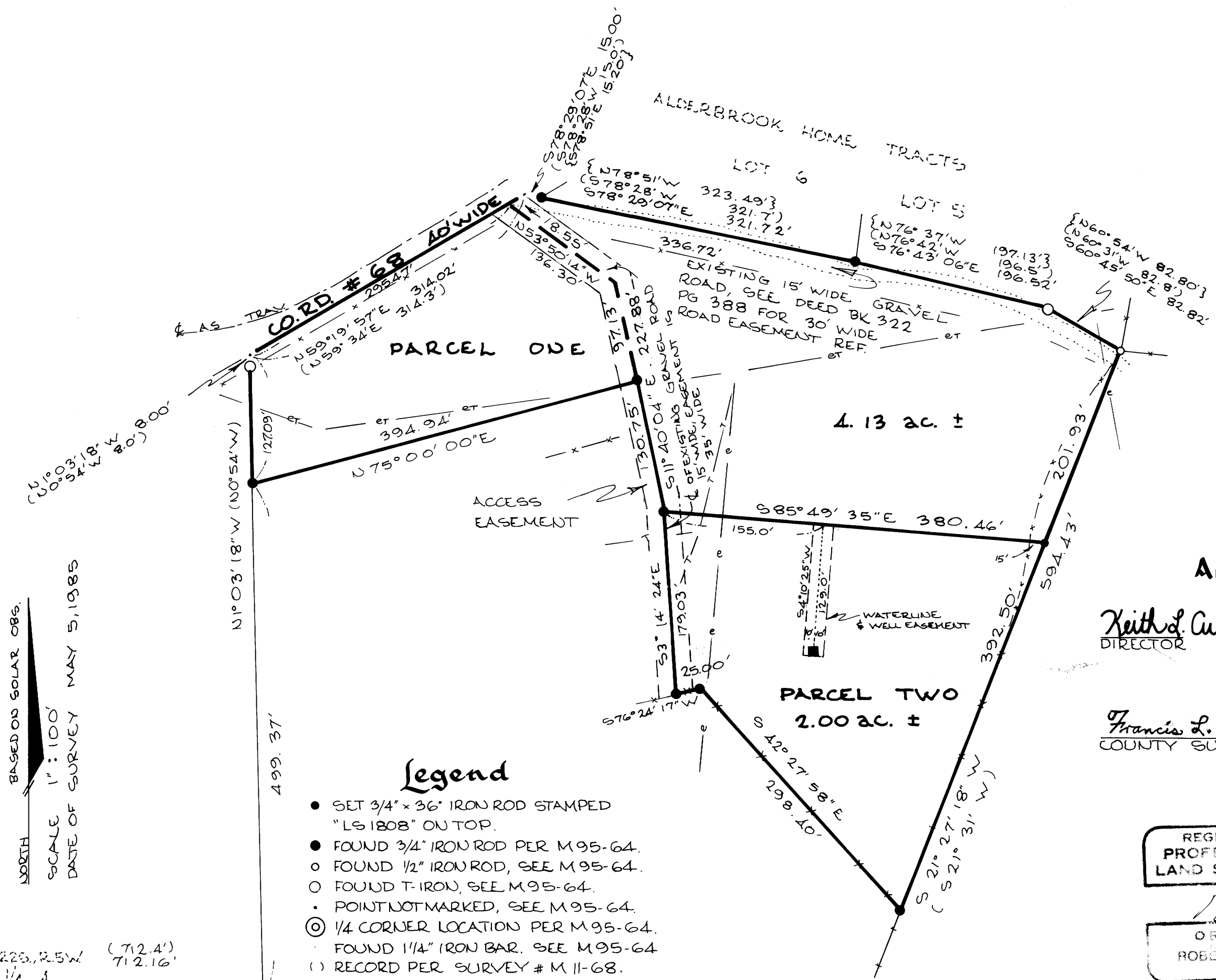


# Major Land Partition for Alfred G. Gurney

SE 1/4 Sec. 4, T. 22 S., R. 5 W., W.M. DOUGLAS COUNTY, OREGON. ZONED RR-2

RT 38 BOX 18 DRAIN, OR.  
OWNER & PARTITIONER.

CMO  
MAY 11 1985  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
CMO



NORTH  
BASED ON SOLAR OBS.  
SCALE 1" = 100'  
DATE OF SURVEY MAY 5, 1985

## Legend

- SET 3/4" x 36" IRON ROD STAMPED "LS 1808" ON TOP.
- FOUND 3/4" IRON ROD PER M 95-64.
- FOUND 1/2" IRON ROD, SEE M 95-64.
- FOUND T-IRON, SEE M 95-64.
- POINT NOT MARKED, SEE M 95-64.
- ⊙ 1/4 CORNER LOCATION PER M 95-64.
- FOUND 1 1/4" IRON BAR, SEE M 95-64.
- ( ) RECORD PER SURVEY # M 11-68.
- { } RECORD PER PLAT OF ALDERBROOK HOME TRACTS.
- [ ] RECORD PER G.L.O.
- e- OVERHEAD POWER LINES.
- t- OVERHEAD TELEPHONE LINES.
- x- FENCE.
- - - CENTERLINE OF ACCESS EASEMENT.
- 6' x 8' WELL & PUMP HOUSE.

WATER SUPPLY : WELL  
SEWER : SEPTIC

## Approvals

Keith J. Cubic  
DIRECTOR  
5/8/85  
DATE

Francis L. Ingram  
COUNTY SURVEYOR  
5-9-85  
DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
ROBERT G. DEAN  
1808

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

76841 HOOTON'S COR.  
COTTAGE GROVE, OR.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M98-56B

FILED CMO  
RECEIVED CMO

MAY 9 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. CMO

SURVEY NARRATIVE

The purpose of this survey is to partition the land shown in Parcel Two of survey #M95-64 of Douglas County Surveyor's Records, in accordance with Planning Department approval #85-031. One new monument is set on line between existing monuments by using the traverse control stations of my previous survey. All other monuments shown hereon as "found" still exist as shown in my previous survey. Distances and bearings have not been rechecked in this survey.

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 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 201.93 feet to a 3/4" x 36" iron rod; thence North 85\*-49'-35" West 380.46 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 4.13 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 North 11\*-40'-04" West 130.75 feet, South 75\*-00'-00" West 394.94 feet, South 1\*-03'-18" East 499.37 feet and South 89\*-41'-20" West 712.16 feet; thence running South 85\*-49'-35" East 380.46 feet to a 3/4" x 36" iron rod; thence South 21\*-27'-18" West 392.50 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 the point of beginning and containing 2.00 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.

WELL AND WATERLINE EASEMENT

A strip of land, 20 feet wide, 10 feet on each side of a centerline described as follows:

Beginning at a point from which the 1/4 corner common to the Sections 4 and 9, Township 22 South, Range 5 West, Willamette Meridian bears North 85\*-49'-35" West 155.00 feet, North 11\*-40'-04" West 130.75 feet, South 75\*-00'-00" West 394.94 feet, South 1\*-03'-18" East 499.37 feet and South 89\*-41'-20" West 712.16 feet; thence running South 4\*-10'-25" West 129.0 feet to a point and there terminating.

SE 1/4 Sec 4, T. 22S, R. 5W, W.M. DOUGLAS COUNTY, OREGON. DATE OF SURVEY MAY 5, 1985.

Mayor Land Partition for Alfred G. Swans

Cottage Grove Land Surveying  
Robert G. Dean ES  
76841 HOOTON'S COR.  
COTTAGE GROVE, OR.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss  
I, DORIS L. WADSWORTH, COUNTY CLERK  
AND MEMBER OF COURSEWORK, DO AND FOR  
SAY COUNTY, DO HEREBY CERTIFY THAT THE  
WORK DESCRIBED WAS RECORDED THIS DAY:

1985 MAY -9 PM 4:28

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1979  
ROBERT G. DEAN  
1808

BY Mary L. Dean  
No. 1298

DOUGLAS COUNTY OFFICIAL RECORDS

85- 5370

PAGE 2 OF 2

Book 9 Page 15B

MAP FILE M98-56B