

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M99-76A

FILED CMO
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NOV 20 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, OR
CMO

MAJOR LAND PARTITION

SW $\frac{1}{4}$ S28 T30S R3W WM

DEED * 76-17326

PARTITIONER:
Donald and Jennifer Van Norman
P.O. Box 1852
Myrtle Creek, OR 97457

LEGAL OWNER:
Leland and Vivian Van Norman
Milo OR

WATER:
Springs, each parcel

SEWAGE DISPOSAL:
Subsurface septic systems, each parcel

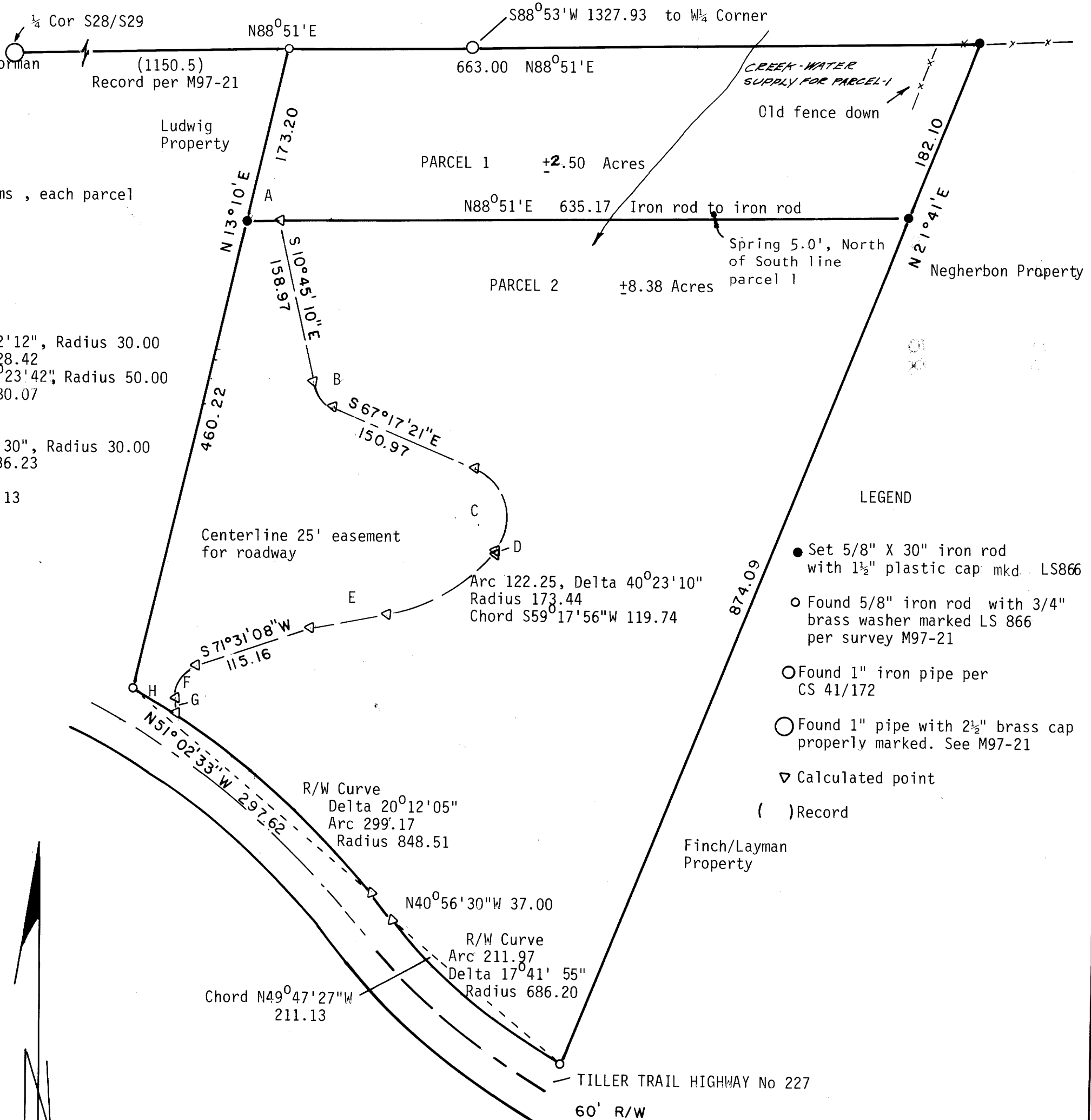
NUMBER OF LOTS: Two

ZONE RR

SHORT LINE INDEX

- A N88°51'E 35.46
- B Arc 29.60, Delta 56°32'12", Radius 30.00
Chord S39°01'14"E 28.42
- C Arc 92.85, Delta 106°23'42", Radius 50.00
Chord S14°05'30"E 80.07
- D S39°06'21"W 0.40
- E S79°29'31"W 75.17
- F Arc 38.90, Delta 74°17'30", Radius 30.00
Chord S34°22'22"W 36.23
- G S2°46'23"E 16.98
- H Chord N59°33'20"W 47.13

Loeblein Property



LEGEND

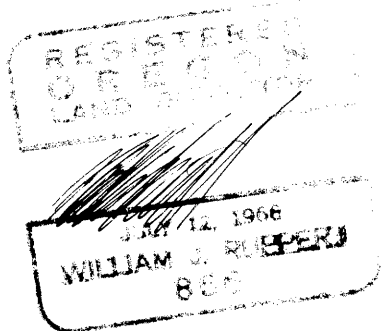
- Set 5/8" X 30" iron rod with 1 1/2" plastic cap mkd. LS866
- Found 5/8" iron rod with 3/4" brass washer marked LS 866 per survey M97-21
- Found 1" iron pipe per CS 41/172
- Found 1" pipe with 2 1/2" brass cap properly marked. See M97-21
- ▽ Calculated point
- () Record

Surveyed By
William J. Ruppert
P.O. Box 1564
Myrtle Creek, OR 97457

October 1985

BEARINGS BASED ON M97-21

SCALE 1" = 100'



Bl. 9-14 504

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Page 2 of 2 Pages
MLP/DONALD & JENNIFER VAN NORMAN

PARCEL 1

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST-WEST CENTERLINE OF SAID SECTION 28, BEING NORTH 88°51' EAST 1150.5 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE FROM THE POINT OF BEGINNING NORTH 88°51' EAST 663.00 FEET TO A 5/8" IRON ROD ON SAID EAST-WEST LINE; THENCE SOUTH 21°41' WEST 182.10 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°51' WEST 635.17 FEET TO A 5/8" IRON ROD; THENCE NORTH 13°10' EAST 173.20 FEET TO THE POINT OF BEGINNING. BEARINGS ROTATED 1°08' CLOCKWISE FROM PREVIOUS DEED DESCRIPTION.

TOGETHER WITH A ROADWAY EASEMENT AS DESCRIBED BELOW.

PARCEL 2

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 88°51' EAST 1150.5 FEET SOUTH 13°10' WEST 173.20 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE FROM THE POINT OF BEGINNING NORTH 88°51' EAST 635.17 FEET TO A 5/8" IRON ROD; THENCE SOUTH 21°41' WEST 874.09 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 227; THENCE ALONG SAID RIGHT-OF-WAY 211.97 FEET ON THE ARC OF A 686.20 FOOT RADIUS CURVE RIGHT (CHORD BEARING NORTH 49°47'27" WEST 211.13 FEET); THENCE NORTH 40°56'30" WEST 37.00 FEET; THENCE 299.17 FEET ON THE ARC OF A 848.51 FOOT RADIUS CURVE LEFT (CHORD BEARING NORTH 51°02'33" WEST 297.62 FEET) TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13°10' EAST 460.22 FEET TO THE POINT OF BEGINNING. BEARINGS ROTATED 1°08' CLOCKWISE FROM PREVIOUS DEED DESCRIPTION.

SUBJECT TO A ROADWAY EASEMENT DESCRIBED BELOW.

CENTERLINE DESCRIPTION FOR ROAD EASEMENT

A NON-EXCLUSIVE ROAD EASEMENT LYING IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS NORTH 88°51' EAST 1150.5 FEET, SOUTH 13°10' WEST 173.20 FEET, AND NORTH 88°51' EAST 35.46 FEET; THENCE FROM THE POINT OF BEGINNING SOUTH 10°45'10" EAST 158.97 FEET; THENCE 29.60 FEET ON THE ARC OF A 30 FOOT RADIUS CURVE LEFT (CHORD BEARING SOUTH 39°01'14" EAST 28.42 FEET); THENCE SOUTH 67°17'21" EAST 150.97 FEET; THENCE 92.85 FEET ON THE ARC OF A 50 FOOT RADIUS CURVE RIGHT (CHORD BEARING SOUTH 14°05'30" EAST 80.07 FEET); THENCE SOUTH 39°06'21" WEST 0.40 FEET; THENCE 122.25 FEET ON THE ARC OF A 173.44 FOOT RADIUS CURVE RIGHT (CHORD BEARING SOUTH 59°17'56" WEST 119.74 FEET); THENCE SOUTH 79°29'31" WEST 75.17 FEET; THENCE SOUTH 71°31'08" WEST 115.16 FEET; THENCE 38.90 FEET ON THE ARC OF A 30 FOOT RADIUS CURVE LEFT (CHORD BEARING SOUTH 34°22'22" WEST 36.23 FEET); THENCE SOUTH 2°46'23" EAST 16.98 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF TILLER TRAIL HIGHWAY AND THERE ENDING. BEARINGS ROTATED 1°08' CLOCKWISE FROM EXISTING DEED DESCRIPTION.

SURVEY NARRATIVE

BASIS OF BEARING & BOUNDARY CONTROL:

THREE MONUMENTS PER M97-21 WERE FOUND AND USED AS A BASIS OF BEARING. MONUMENTS WERE WITHIN 0.15 FEET OF RECORD POSITION. THE NORTHERLY LINE OF PARCEL 1 WAS SET AT DEED DISTANCE ALONG THE EAST-WEST CENTERLINE OF SECTION 28. THE EASTERLY LINE OF THIS MLP WAS DETERMINED BY ROTATING BEARINGS OF THE EXISTING DEED DESCRIPTION 1°08' CLOCKWISE.

HIGHWAY RIGHT-OF-WAY CONTROL AND THE WESTERLY LINE OF THIS MLP ARE PER SURVEY M97-21.

EQUIPMENT:

MAC II EDM, LIETZ T60D THEODOLITE AND 100 FOOT STEEL TAPE. LOOP CLOSURES 1:10,000 OR BETTER.

APPROVALS:

Keith L. Cubic
PLANNING COMMISSION

11/19/85
DATE

Amy J. Norman Deary
COUNTY SURVEYOR

11-20-85
DATE

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, DOUG L. WADSWORTH, COUNTY CLERK
AND RECORDER OF DEEDS, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WHICH INSTRUMENT WAS RECORDED THIS DAY:

NOV 21 1985

DOUG L. WADSWORTH
COUNTY CLERK

BY *Mary J. Seal*
NO. _____ FILE 1204

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
WILLIAM J. RUPPERT
866

45-14646

36-9-19-508

MAP FILE M99-76B