

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION FOR
THOMAS AND CAROL DELSMAN
IN
S. 33 T.29S. R.5W. W.M.

DEED 80-5823

FILED
RECEIVED CMO

DEC 8 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

CMO

OWNER AND PARTITIONER:
Thomas and Carol Delsman
P.O. Box 1439
Myrtle Creek, OR 97457

WATER AND SEWER:
Tri-City Water and Sanitary
District

NUMBER OF LOTS:
Three

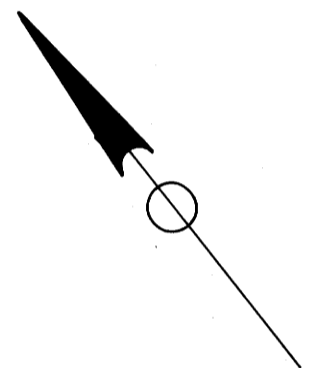
ZONE R-1

LEGEND

- Set 5/8x30" iron rod with 1 1/2" plastic cap marked "LS 866"
- ⊙ Found 3/4" iron pipe per M 26-3
- ⊘ Found 5/8" iron rod per M 63-26
- ⊘ Found 5/8" iron rod per deed 83-12808
- Found 3/4" iron rod per deed 83-12808
- Found 1 1/2" iron pipe record 5/8" iron rod per deed 83-9255
- () Record per deed
- ▲ Calculated point
- ⊙ Found 5/8" iron rod per M-59-30
- +— Fence

SCALE 1"=50'

September 1985



NORTH BASED ON
DEED No. 80-5823

1/4 Cor 33/34
T29S R5W WM

For corner
description
see narrative

- 85-5858
DEEDS 85-5859 & 85-5861
- DEED 85-5860
- EASEMENT
85-5857

Found 3/4" iron pipe N53°24'W 2.00

85-14950 & 85-14951

85-5858
DEEDS 85-5859 & 85-5861

- DEED 85-5860
- EASEMENT
85-5857

Parcel 1
of lot 20 Second Add. to
Briggs Acres.

Parcel 2

CARTE LANE

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

REGISTERED
DEED
FILED

OVERLAP DETAIL
1"=20'

BK 9-99 524

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PARCEL 1

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 84°06'30" WEST 2219.7 FEET, NORTH 53°05' WEST 135.0 FEET AND NORTH 53°24'30" WEST 92.50 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 53°24'30" WEST 43.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 11°35'30" WEST 64.84 FEET TO A 5/8" IRON ROD; THENCE NORTH 37°24'00" EAST 89.28 FEET TO A 5/8" IRON ROD; THENCE SOUTH 53°24'30" EAST 93.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°58'00" WEST 132.55 FEET TO THE POINT OF BEGINNING.

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PARCEL 2

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE WHICH IS SOUTH 84°06'30" WEST 2219.7 FEET AND NORTH 53°05' WEST 135.0 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 37°58'00" EAST 132.55 FEET ALONG THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN DEED #78-4338 OF DOUGLAS COUNTY DEED RECORDS TO A 5/8" IRON ROD; THENCE NORTH 53°24'30" WEST 92.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°58'00" WEST 132.55 FEET TO A 5/8" IRON ROD; THENCE SOUTH 53°24'30" EAST 92.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 84°06'30" WEST 2219.7 FEET, NORTH 53°05' WEST 135.0 FEET, AND NORTH 37°58'00" EAST 132.55 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 37°58'00" EAST 117.05 FEET ALONG THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN DEED #78-4338 OF DOUGLAS COUNTY DEED RECORDS AND THE CONTINUATION OF SAID LINE TO A 5/8" IRON ROD; THENCE NORTH 53°24'30" WEST 186.90 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN DEED #77-12293 OF DOUGLAS COUNTY DEED RECORDS TO A 5/8" IRON ROD; THENCE SOUTH 37°24'00" WEST 117.05 FEET TO A 5/8" IRON ROD; THENCE SOUTH 53°24'30" EAST 185.75 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR 15 FOOT EASEMENT AND FUTURE DEDICATION ALONG SOUTH BOUNDARIES OF PARCELS 1 & 2.

A 15 FOOT WIDE ROADWAY LOCATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, WITH THE SOUTHWESTERLY LINE OF THE ROADWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE WHICH IS SOUTH 84°06'30" WEST 2219.7 FEET AND NORTH 53°05' WEST 135.0 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 53°24'30" WEST 135.5 FEET TO A 5/8" IRON ROD; THENCE NORTH 11°35'30" WEST 64.84 FEET TO A 5/8" IRON ROD AND THERE ENDING.

DESCRIPTION FOR 25 FOOT ROAD EASEMENT BETWEEN PARCELS 1 & 2.

A 25 FOOT WIDE ROADWAY LOCATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, WITH THE CENTER LINE OF THE ROADWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 84°06'30" WEST 2219.7 FEET AND NORTH 53°05' WEST 135.0 FEET AND NORTH 53°24'30" WEST 92.50 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING NORTH 37°58' EAST 132.55 FEET TO A 5/8" IRON ROD AND THERE ENDING.

SURVEY NARRATIVE

BOUNDARY CONTROL: THE SOUTHEASTERLY LINE WAS DETERMINED BY MONUMENTS FOUND PER ADJOINERS DEEDS. THE MOST NORTHERLY CORNER WAS SET BY HOLDING DEED DISTANCE FROM THE MOST EASTERLY CORNER AND DEED DISTANCES FROM THE SURVEY LINE PER M 63-26. SOUTHWESTERLY CORNERS OF THIS PARTITION WERE THEN SET BY HOLDING DEED DISTANCES.

SECTION CORNER: FOUND 1" GALVANIZED IRON PIPE WITH 2 1/2" BRASS CAP MARKED T. 29 S., R. 5 W., 1/4 S 33/S 34, RLS 866, 1980. 23" WHITE OAK SOUTH 52°20' WEST, 66.3 FEET, GOOD SCAR 1 1/2" MADRONE NORTH 4°30' EAST, 49.1 FEET, SCAR

POSSESSION LINES: FENCE CORNERS LOCATED AT MOST SOUTHERLY AND MOST EASTERLY CORNERS OF THIS PARTITION. AT THE MOST NORTHERLY CORNER, THE FENCE CORNER IS 2 FEET EAST OF THE MONUMENT. THE NORTHWESTERLY FENCE IS IN LINE WITH THE 3/4" IRON PIPE WHICH IS NORTH 53°24' WEST 2 FEET FROM THE CORNER AS SHOWN ON THE PLAT.

EQUIPMENT: LIETZ T60D THEODOLITE, MAC II EDM, AND 100 FOOT STEEL TAPE.

APPROVALS:

Keith L. Cubic
PLANNING COMMISSION

11/25/85
DATE

Carol E. Delman DEPUTY
COUNTY SURVEYOR

12-03-85
DATE:

85-15067

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

NOV 22 - 3 30 4 22

BARRIS L. WADSWORTH
COUNTY CLERK

BY Mary Lee
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

BK 9-19 52B