

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

M100 - 57A

FILED

APR 17 1986

MINOR LAND PARTITION

NW¼ S32 T30S R5W WM

Deed Book 867 Page 172

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

Owner and Partitioner: Virginia Dumas Tenenbaum  
Box 994  
Canyonville, OR 97417

Number of lots: Two, including remainder  
greater than 10 acres

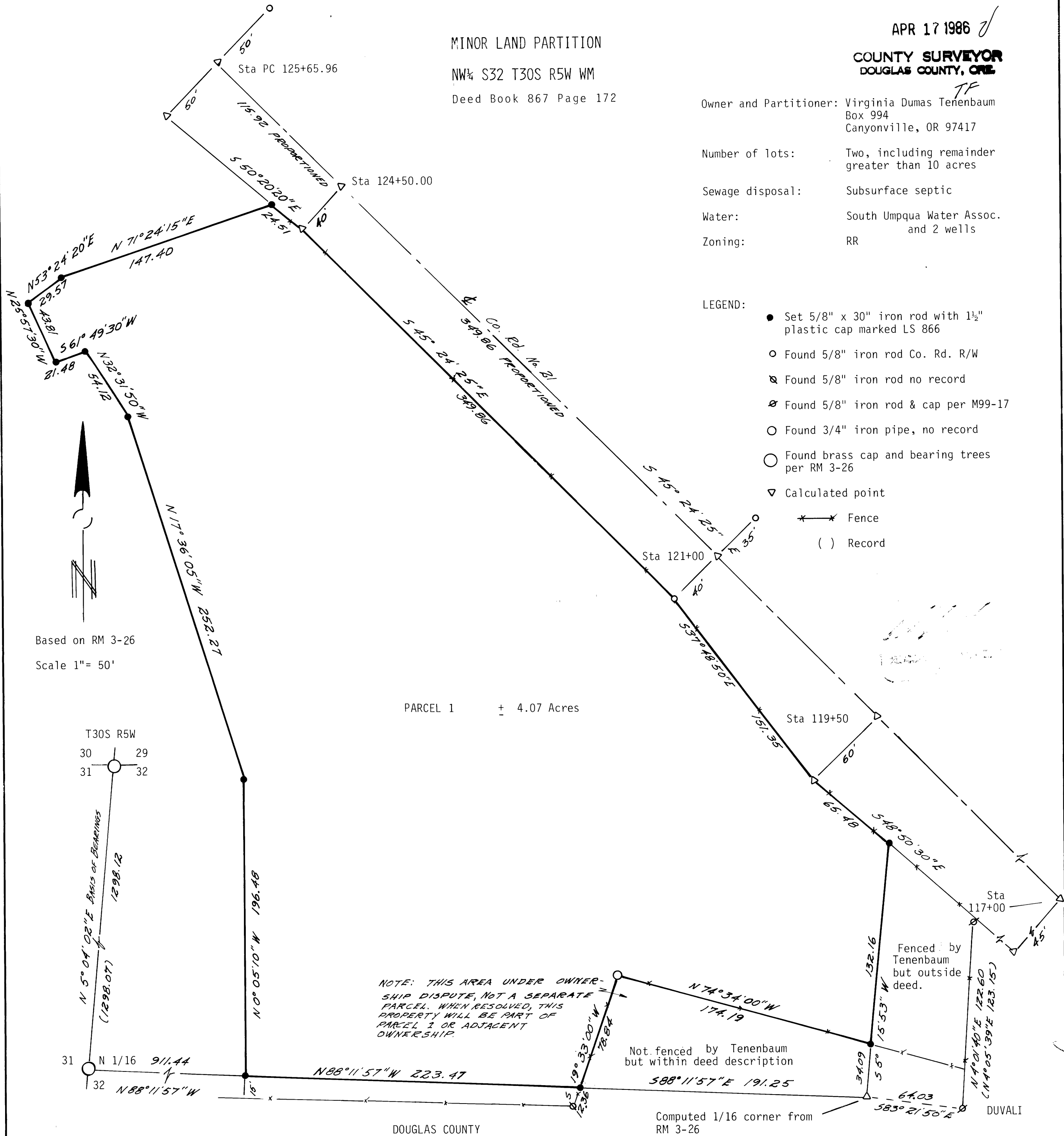
Sewage disposal: Subsurface septic

Water: South Umpqua Water Assoc.  
and 2 wells

Zoning: RR

LEGEND:

- Set 5/8" x 30" iron rod with 1½" plastic cap marked LS 866
- Found 5/8" iron rod Co. Rd. R/W
- ⊗ Found 5/8" iron rod no record
- ⊗ Found 5/8" iron rod & cap per M99-17
- Found 3/4" iron pipe, no record
- Found brass cap and bearing trees per RM 3-26
- ▽ Calculated point
- ✕ Fence
- ( ) Record



M100 - 57A

BR 9- Pa. 4112

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875 - 001W

PAGE 2  
MINOR LAND PARTITION  
VIRGINIA DUMAS TENENBAUM

FILED

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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
JP

PARCEL 1

A PARCEL OF LAND IN THE NW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 88°11'57" EAST 911.44 FEET FROM THE NORTH 1/16 CORNER COMMON TO SECTIONS 31 AND 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING NORTH 0°05'10" WEST 196.48 FEET TO A 5/8" IRON ROD; THENCE NORTH 17°36'05" WEST 252.27 FEET TO A 5/8" IRON ROD; THENCE NORTH 32°31'50" WEST 54.12 FEET TO A 5/8" IRON ROD; THENCE SOUTH 61°49'30" WEST 21.48 FEET TO A 5/8" IRON ROD; THENCE NORTH 25°57'30" WEST 43.81 FEET TO A 5/8" IRON ROD; THENCE NORTH 53°24'20" EAST 29.57 FEET TO A 5/8" IRON ROD; THENCE NORTH 71°24'15" EAST 147.40 FEET TO A 5/8" IRON ROD ON THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 21; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 50°20'20" EAST 24.51 FEET, SOUTH 45°24'25" EAST 349.86 FEET, SOUTH 37°48'50" EAST 151.35 FEET AND SOUTH 48°50'30" EAST 65.48 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF THE NW $\frac{1}{4}$  OF SAID SECTION 32; THENCE LEAVING THE RIGHT-OF-WAY OF COUNTY ROAD NO. 21 ALONG SAID EASTERLY LINE OF THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SAID SECTION 32 SOUTH 5°15'53" WEST 132.16 FEET TO A 5/8" IRON ROD; THENCE NORTH 74°34'00" WEST 174.19 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 19°33'00" WEST 78.84 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SAID SECTION 32; THENCE ALONG THE SOUTHERLY LINE OF THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SAID SECTION 32 NORTH 88°11'57" WEST 223.47 FEET TO THE POINT OF BEGINNING. (IT IS ADVISED THAT THE USER OF THIS DESCRIPTION EXAMINE THE ACCOMPANYING MAP WITH RESPECT TO CONFLICTS BETWEEN FENCE AND DEED LINES. LEGAL ADVISE MAY BE NEEDED TO RESOLVE THESE CONFLICTS.)

SURVEY NARRATIVE

PURPOSE: THE SURVEY WAS MADE TO PARTITION A 4+ ACRE PARCEL AT THE DIRECTION OF MS. TENENBAUM.

DEED CONTROL: MS. TENENBAUM OWNS THE LAND IN THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD. THE SUBDIVISION OF SECTION 32 PER RM 3-26 IS USED AS DEED CONTROL. I RECOMMEND PROPERTY LINE AGREEMENTS FOR AREAS IN WHICH DEED LINES CONFLICT WITH FENCES. THE 4 ACRES OF PARCEL 1 IS NOT WITHIN THE AREAS OF CONFLICT.

BASIS OF BEARING: BEARINGS ARE BASED ON RM 3-26 AND CHECKED BY SOLAR OBSERVATION BY HOUR ANGLE METHOD.

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

SURVEYED BY: WILLIAM J. RUPPERT  
P.O. BOX 1564  
MYRTLE CREEK, OR 97457  
APRIL 1986

APPROVALS: Francis L. Ingram COUNTY SURVEYOR DATE 4-17-86

Keith L. Cubic PLANNING COMMISSION DATE 4/8/86

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
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:

1986 APR 17 AM 11:19

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Maryel Seal  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00

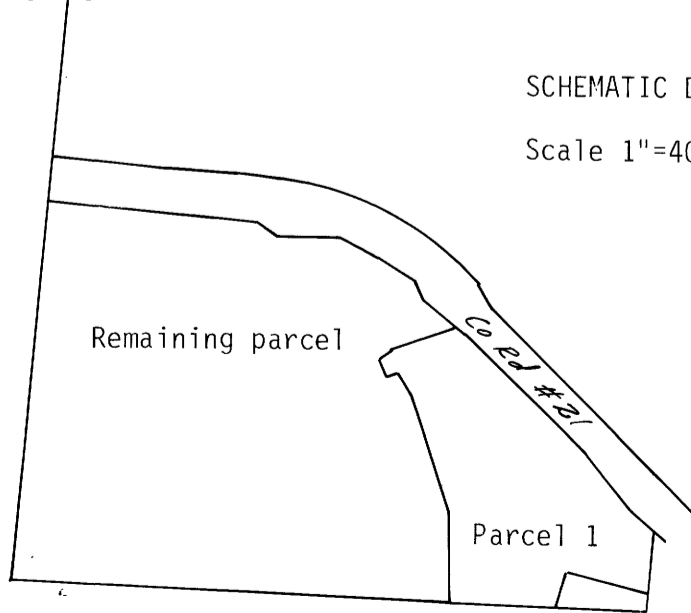
DOUGLAS COUNTY OFFICIAL RECORDS

86-4402

30 29  
31 32 T30S R5W WM

SCHEMATIC DIAGRAM

Scale 1"=400'



BR 9-19-71B

MAP FILE M100-57B