

COUNTY SURVEYORS FILE MAPS
 DO NOT REMOVE FROM FILE
 MAJOR LAND PARTITION

BR 9-R 91A

LEGEND

Scale 1"=200'

Apr. 19, 1986

corners found

w/2in. alum. tag marked L.S. 1077 4/19/86

corners set 5/8" I.R. 30' long

(record dist. & brg.)

House

Creek

Road Centerlines

corners not tied to survey

Water supply

Septic System

Goss

McDivitt

Anderson

15 ft. easement to Douglas Co. RD. #195 Vol. 259 Pg. 891

5/8" I.R. by Luckman 8-20-79 S 36°00'07" E 21.86 ft.

5/8" I.R. 5.5' above ground & 2' Metal Fence Post

Thompson

NE CORNER
NW $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 16 T.21 S. R.11 W.
6' Steel Rail

Jacobson

Snell

9 10
16 15

N

Newton-Ross

(S 89°39'13" W) (1281.89')

Centerline of existing roadway to Sec. 9 & 10 T.21S. R.11W. W.M. Recorded in Douglas Co. clerks records;

Vol: 554 Page 237
Vol: 554 Page 239

- 1) N32°12'E 223.4'
- 2) N43°34'E 210.8'
- 3) N66°44'E 138.9'
- 4) N31°26'E 362.1'
- 5) N26°50'E 125.1'
- 6) N82°30'E 185.1'
- 7) N42°30'E 601.0'

(water line)
15' easement
S 43°30' W 161.2'

(N 1°1'11.43" E 1318.84')
(calculated)

The owner of Parcel II grants access to the owner of Parcel I for ingress, egress and maintenance of a water supply system over a 15 ft. easement being 7.5 ft. on each side of an existing waterline as described below:
Beginning at a tank which lies 340.6 ft. South and 94.6 ft. East of the NE corner of the NW $\frac{1}{4}$, NE $\frac{1}{4}$ Sec. 16, T.21 S., R.11 W., W.M.; thence S 43°30' W 161.2 ft. to the East boundary of Parcel I, including all diversion, impoundment and pumping structures.

PARCEL II
46.34 ac.

(FF) FARM FOREST

SW CORNER NE $\frac{1}{4}$, NE $\frac{1}{4}$ Sec.16

(S 89°49'10" E) (1285.83')

S 88°54'49" E 683.21'
(EAST 706.9')

(NORTH 1309.5')

steel post

S 25°03'09" W 397.24' (S 25° W)

S 42°24'25" E 236.53' (S 45° W)

EAST 184.39'

N 2°03'08" E 566.32'

740.86'

steel post

S 25°03'09" W 397.24' (S 25° W)

S 44°29'30" W 288.58'

(S 44°29'30" W)

Wicks

Basis for Bearing M67-71

PARCEL I

Beginning at a point marked by a 6 ft. steel rail and is accepted as the NE corner of the NW $\frac{1}{4}$, NE $\frac{1}{4}$ of Sec. 16, T. 21 S., R. 11 W., W.M.; thence S 44°29'30" W 288.58 ft. to a steel post, this line being the basis of bearing as shown on the survey M67-71 by Hintz dated 11-23-77, thence S 25°03'09" W 397.24 ft. to a steel post; thence S 42°24'25" E, 236.53 ft. to an iron rod; thence EAST, 184.39 ft. to an iron rod; thence N 2°03'08" E, 740.86 ft. to the point of beginning and containing 3.78 acres, more or less.

PARCEL II

The NE $\frac{1}{4}$, NE $\frac{1}{4}$ of Sec. 16, T. 21 S., R. 11 W., W.M., and those lands as described by bargain and sale deed as recorded in book 486 page 474 Douglas Co. clerk records, excepting PARCEL I as shown hereon.

COUNTY SURVEYOR

DATE

Francis S. Ingram 6-20-86

PLANNING COMMISSION DATE

Keith S. Cubie 5/30/86

APPROVALS

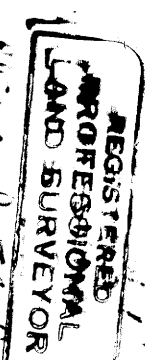
Phillip R. Ekelund
900 Kadara Dr.
North Bend, Oregon
97459

SURVEYED BY

SAME

LEGAL OWNER OF RECORD

PARTITIONER
Forrest R. Abbott
Rt. 3 Box 54
Reedsport, Oregon
97467



FILED
JUN 23 1986
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M.102-4B

APPROVALS

X. L. Aubie 5/30/86
PLANNING COMMISSION DATE

Francis L. Ingram 6-20-86
COUNTY SURVEYOR DATE

STATE OF OREGON (SS.
COUNTY OF DOUGLAS)
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 JUN 24 PM 4:13
DOUGLAS COUNTY CLERK

BY *Philip R. Ekkelund*
DEPUTY
NO. 127
FEE
DOUGLAS COUNTY OFFICIAL RECORDS

N.E. 1/4, Sec. 16, T.21S., R.11W. W.M.

FILED *js*
JUN 23 1986
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Philip R. Ekkelund
OREGON
JULY 30, 1976
PHILIP R. EKELUND
#1077

NARRATIVE

The purpose of the survey was to divide the existing parcel into two parcels. A Pentax PX-10D total station was used for boundary survey, and a Warren-Knight 40-1300 surveying compass and 200 ft. steel chain were used to locate existing roadways. Parole evidence from Forrest Abbott indicated that the existing roadway along the creek shown hereon was the actual road called for as "Gateway Road" Reference surveys; M67-71 Hintz, dated Nov. 23, 1977 M80-36 Luckman, dated Aug. 20, 1979.

LEGEND

Scale 1" = 200'
Apr. 19, 1986
Traverse point ○ not set
Property corner ⊙
Creek
Centerline trav. ○—○ not set
NEW 25' EASEMENT

The owner of Parcel II grants access to the owner of Parcel I for ingress egress and maintenance over a 25 ft. easement being 12.5 ft. on each side of centerline as described below:
Beginning at a point on the West boundary of Parcel II which lies on the centerline of the existing access road described in Vol. 259 pg. 891 Douglas Co. clerks records; said point being 1102.6 ft. South and 635.6 ft. West of the 6ft. steel rail which is accepted as the NE corner of the NW 1/4 NE 1/4 of Sec.16, T.21 S, R 11 W, W.M. Thence N 44°30'00" E 192.07 ft; thence along a curve to the right, having a radius of 200 ft. through a central angle of 15°; thence N 58°59'45" E a distance of 53.79 ft; thence along a curve to the left the radius point of which bears N 31°00'15" W a distance of 450 ft. through a central angle of 33°55'24" to the Southwest boundary of Parcel I.

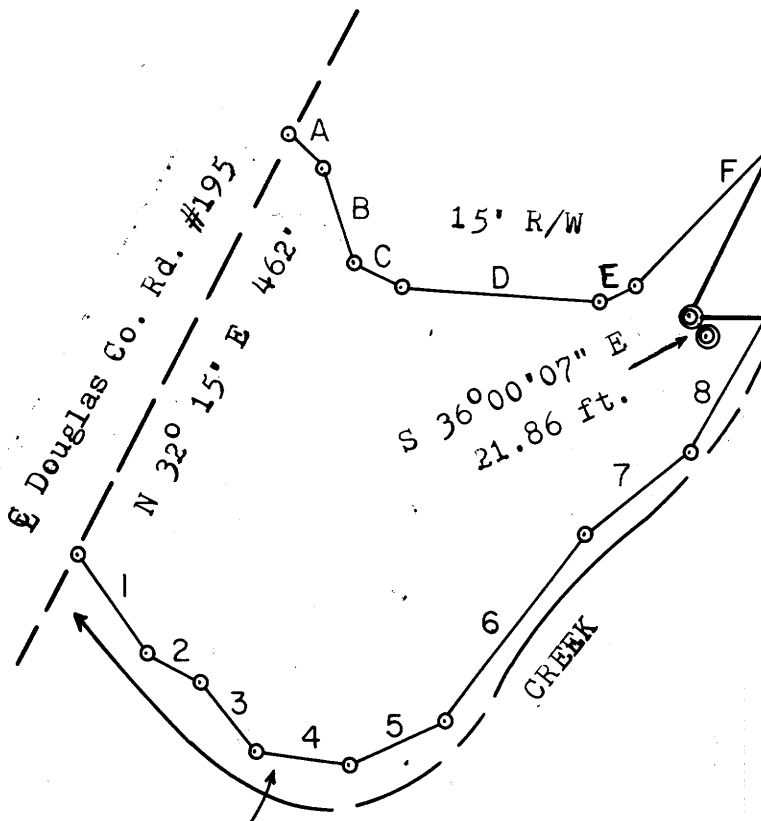


TRAVERSE

- A) s53°00'e 55.4'
- B) s17°00'e 101.2'
- C) s60°00'e 58.8'
- D) s85°30'e 200.0'
- E) n73°00'e 47.6'
- F) n44°30'e 413.7'
- G) curve
- H) n58°59'45"e 53.79'
- I) curve

Curve "I" Data
R=450'
Δ=33°55'24"
L=266.43'
T=137.25'
C=262.56'
n42°02'10"e

Curve "G" Data
R=200'
Δ=15°
L=52.36'
T=26.33'
C=52.21'
n52°00'07"e



Easements of record as shown.

"GATEWAY ROAD"

- 1) Vol. 240 pg. 562
- 2) Vol. 554 pg. 237
- 3) Vol. 554 pg. 239

Existing roadway traversed as described below:

Beginning at a point being at the centerline of the existing paved surface of Douglas Co. Rd. #195, said point being 1536.4 ft. South and 1376.9 ft. West of the accepted NW corner of the NE 1/4 NE 1/4 Sec. 16, T 21 S, R 11 W, W.M., thence S 34°30' E 125.0 ft; thence S 59°15' E 61.4 ft; thence S 39°00' E 93.5 ft; thence S 81°30' E 101.0 ft; thence N 65°00' E 110.8 ft; thence N 37°15' E 246.1 ft; thence N 52°30' E 143.7 ft; thence N 30°15' E 181.0 ft; thence N 32°12' E 223.4 ft; thence N 43°34' E 210.8 ft; thence N 66°44' E 138.9 ft; thence N 31°26' E 362.1 ft; thence N 26°50' E 125.1 ft; thence N 82°30' E 185.1 ft; thence N 42°30' E 601.0 ft. to a point being on the North boundary of the NE 1/4 NE 1/4 Sec. 16, T 21 S, R 11 W, W.M.

TRAVERSE

- 1) s34°30'e 125.0'
- 2) s59°15'e 61.4'
- 3) s39°00'e 93.5'
- 4) s81°30'e 101.0'
- 5) n65°00'e 110.8'
- 6) n37°15'e 246.1'
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MAP FILE M.102-4B