

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

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 SEP 12 AM 9:02

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

FILED

SEP 11 1986 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**MINOR LAND PARTITION**

IN THE S.W. 1/4 OF SECTION 27, T30S, R5W, W.M.

SCALE 1" = 50' SEPTEMBER 1986

NO. 1200pd FEE 1200pd  
DOUGLAS COUNTY OFFICIAL RECORDS  
46-12266

**PARTITIONER & LEGAL OWNER:**

Fred J. and Ruth Y. Harder  
531 N. Main  
Canyonville, OR 97417

**WATER:** City of Canyonville

**SEWER:** City of Canyonville

**NUMBER OF LOTS:** Three

**MAP PREPARED BY:**

AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, OR 97470  
672-2096

**DESCRIPTIONS**

**PARCEL 1**

Beginning at a 5/8" iron rod on the west right-of-way of the school access road from which the corner common to the the NW corner of DLC #58, and the NE corner of DLC #59, T.30S. R.5W. W.M., bears N7°41'24"W, 90.50 feet and S6°17'00"E, 945.73 feet; thence along the west right-of-way of the school access road S7°41'24"E, 24.40 feet to a 5/8" iron rod; thence along a 40.0 feet radius curve to the right, the long chord of which bears S24°32'06"W, 42.66 feet to a 5/8" iron rod; thence S56°45'36"W, 50.59 feet to a 5/8" iron rod on the north line of the property belonging to the School District No. 8 recorded as Reference #231845, Douglas County Deed Records; thence leaving the west right-of-way of the school access road along the said north line of School District #8 property, S89°44'48"W, 69.78 feet to a 5/8" iron rod and S89°44'48"W, 40.93 feet to a point on the Centerline of Canyon Creek; thence along the Centerline of Canyon Creek, N4°12'08"E, 90.74 feet to a point; thence leaving the Centerline of Canyon Creek, N89°44'48"E, 48.90 feet to a 5/8" iron rod and N89°44'48"E, 111.93 feet to

the Point of Beginning. Situated in the SW 1/4 of Section 27, T.30S. T.5W. W.M., Douglas County, Oregon, and containing 0.32 acres, more or less.

**PARCEL 2**

Beginning at a 5/8" iron rod on the west right-of-way of the school access road from which the corner common to the NW corner of DLC #58 and the NE corner of DLC #59, T.30S. R.5W. W.M., bears S6°17'00"E, 945.73 feet; thence along said right-of-way S7°41'24"E, 90.50 feet to a 5/8" iron rod; thence leaving the west right-of-way of the school access road, S89°44'48"W, 111.93 feet to a 5/8" iron rod and S89°44'48"W, 48.90 feet to a point on the Centerline of Canyon Creek; thence along the Centerline of Canyon Creek the following courses and distances, N4°12'08"E, 51.83 feet to a point; thence N27°23'54"W, 42.78 feet to a point; thence leaving the Centerline of Canyon Creek, N89°44'48"E, 63.39 feet to a 5/8" iron rod and N89°44'48"E, 101.22 feet to the Point of Beginning. Situated in the SW 1/4 of Section 27, T.30S. R.5W. W.M., Douglas County, Oregon, and containing 0.32 acres, more or less.

**PARCEL 3**

Beginning at a 5/8" iron rod on the west right-of-way of the school access road from which the corner common to the NW corner of DLC #58, and the NE corner of DLC #59, T.30S. R.5W. W.M., bears S6°17'00"E, 945.73 feet; thence leaving said right-of-way S89°44'48"W, 101.22 feet to a 5/8" iron rod and S89°44'48"W, 63.39 feet to a point on the Centerline of Canyon Creek; thence along the Centerline of Canyon Creek the following courses and distances, N27°23'54"W, 17.15 feet to a point; thence N45°37'07"W, 206.14 feet to a point; thence N23°29'29"W, 36.01 feet to a point on the south right-of-way of Hamlin Drive; thence along said right-of-way S89°57'22"E, 98.68 feet to a 5/8" iron rod, and S89°57'22"E, 99.69 feet to a 5/8" iron rod at the intersection of the south right-of-way of Hamlin Drive and the south right-of-way of the school access road; thence along the south right-of-way of the school access road S89°37'28"E, 75.32 feet to a 5/8" iron rod; thence along a 40.0 feet radius curve to the right, the long chord of which bears S48°39'25"E, 52.45 feet to a 5/8" iron rod; thence S7°41'24"E, 157.83 feet to the Point of Beginning. Situated in the SW 1/4 of Section 27, T.30S. R.5W. W.M., Douglas County, Oregon, containing 1.06 acres, more or less.

**APPROVALS:**

William W. Hester 9-4-86  
Canyonville Planning Commission Chmn. Date

Gwyn O. Seaton 9-4-86  
Planning Commission Secretary Date

Larry E. Monahan 9-11-86  
Douglas County Surveyor Date

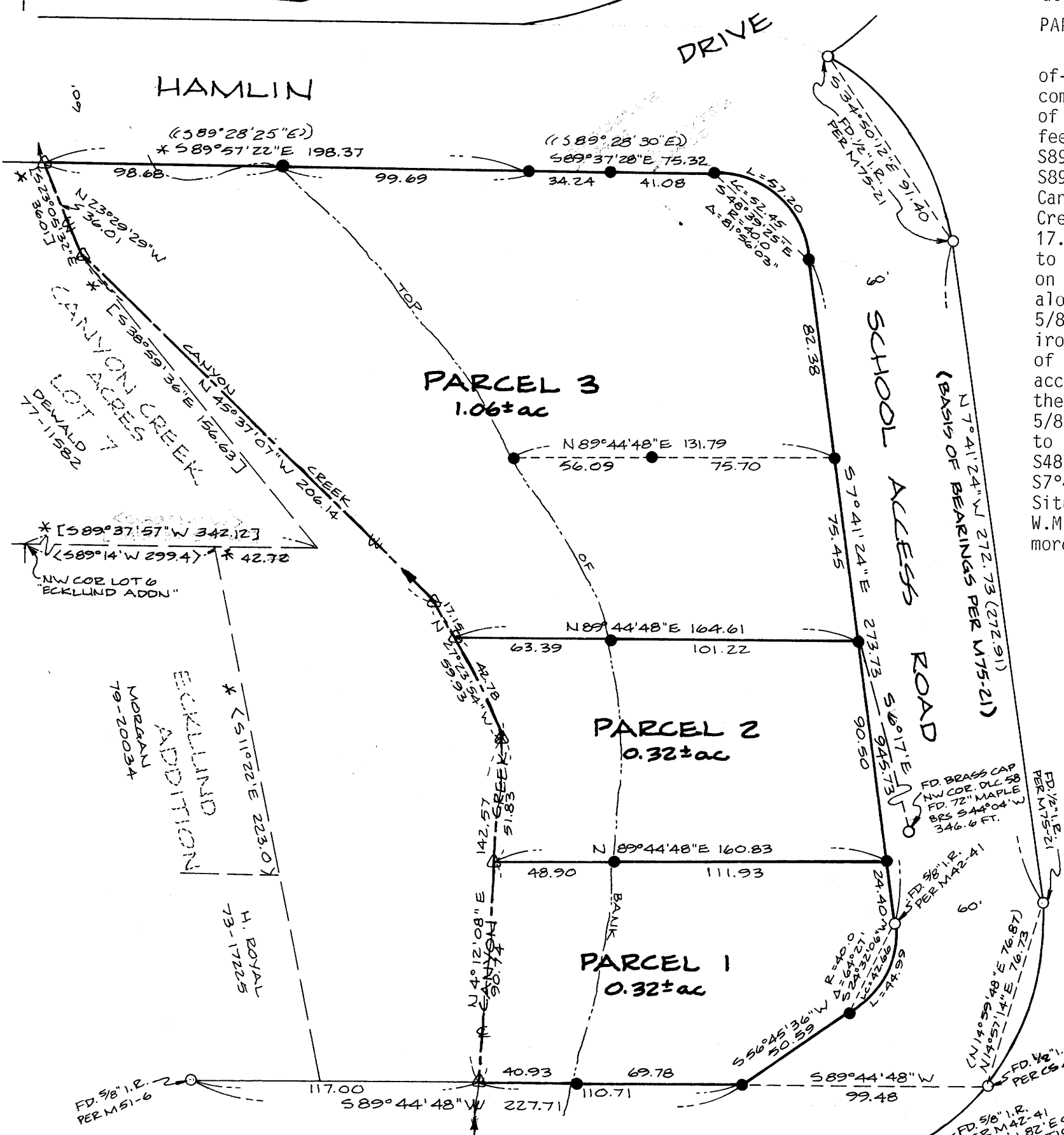
**LEGEND**

- FOUND MON. AS NOTED HEREON
- SET 5/8"x30" IRON ROD W/ PLASTIC CAP MKD. "AA SURVEYING INC."
- △ POINT NOT SET- FALLS IN CREEK
- ( ) RECORD DATA PER M 75-21
- [ ] RECORD DATA PER "CANYON CREEK ACRES" VOL. 14, PG. 10
- < > RECORD DATA PER "ECKLUND ADDITION" VOL. 10, PG. 34
- ( ) RECORD DATA PER M 42-41

BASIS OF BEARINGS: EAST LINE SCHOOL ACCESS ROAD

REGISTERED PROFESSIONAL LAND SURVEYOR

HERMAN A. PIESKE  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651



\*NOTE: CALCULATED THROUGH ROTATED, RECORD BEARINGS AND DISTANCES TO SOUTH LINE OF HAMLIN DRIVE.

PR 9-18-103

M 102-43

NARRATIVE  
MINOR LAND PARTITION  
Fred J. and Ruth Y. Harder

FILED

*2/2*

SEP 11 1986 TF

PURPOSE

To divide the property into three parcels.

COUNTY SURVEYOR

DOUGLAS COUNTY, ORE. TF

PROCEDURE

Reference maps include surveys by George Wenderoth recorded as M27-3 of 1952, Vol. 10, Page 34, Ecklund Addition of 1953, and M5-35 of 1956. Also, surveys by Glenn Baughman recorded as M42-41 of October, 1971, Vol. 14, Page 10, Canyon Creek Acres of December, 1971, and M75-21 of 1978. Also a survey by Eugene Bloom recorded as M51-6 of 1973.

I found existing monuments of record as per the various aforementioned reference maps and they are situated as shown on the annexed map. I used the east line of the school access road as per M75-21 for a basis of bearing. In establishing the west line of the subject property, I found that the east line of Ecklund Addition and the east line of Canyon Creek Acres are qualified to the centerline of Canyon Creek. Physical evidence and comments made by local property owners indicate that creek banks and, subsequently, the location of center of flow along Canyon Creek, has been gradually changed by fill dirt placed along the stream by property owners on both sides of Canyon Creek. Because the change was a gradual occurrence over the last 30 plus years and has never been contested by owners on either side of the creek, I believe that Riparian rights dictate that the existing centerline of Canyon Creek be held as the line dividing ownership. I have found or set all monuments in their relationship to each other as shown on the annexed map.

EQUIPMENT

GTS-1 Topcon.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herman A. Pieske*

OREGON  
JULY 14, 1973  
HERMAN A. PIESKE  
1651