

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

MAP FILE M102-457

MINOR LAND PARTITION  
SE $\frac{1}{4}$  S20 T32S R5W WM  
Deed # 85-12765

DATE OF RECORD  
COUNTY OF DOUGLAS)  
L. DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WHICH INSTRUMENT WAS RECORDED THIS DAY:

FILED

SEP 12 1986 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. TF

SEP 16 PM 4 12

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Mary J. Deal  
NO. \_\_\_\_\_ PER 1200

DOUGLAS COUNTY OFFICIAL RECORDS

86-12538

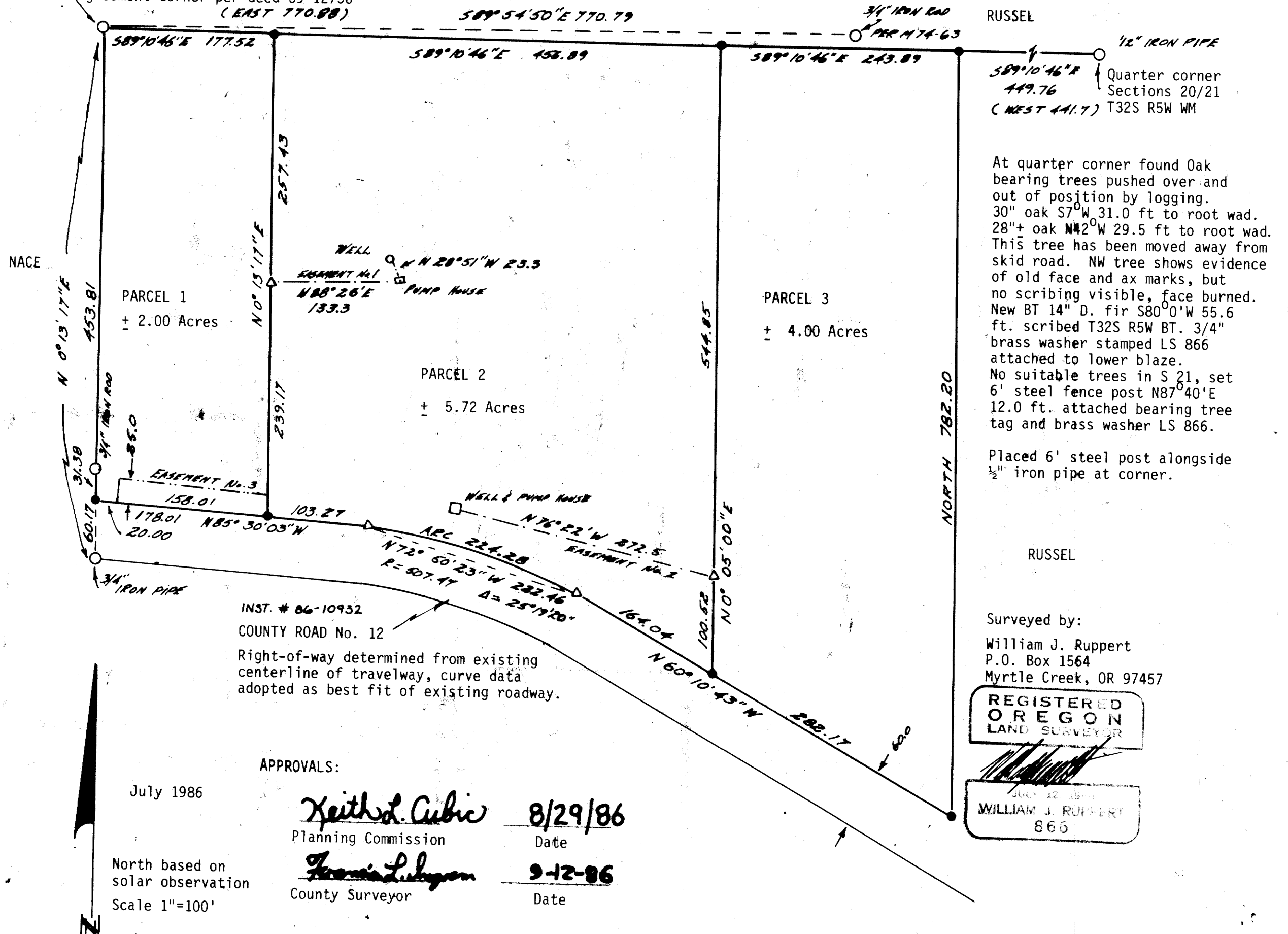
Owner and Partitioner Ben and Elaine Reagan  
4055 Azalea-Glendale Road  
Glendale, OR 97442

Number of lots: Three (3)  
Water Supply: Wells  
Sewage Disposal: Septic systems  
Zone: RR-2

LEGEND

- Set 5/8"x30" iron rod with 1 1/2" plastic cap marked LS 866
- Found monument as noted
- Centerline of waterline easement
- - - - - Northerly and westerly line of roadway easement
- △ Calculated point
- ( ) Record

Found 1 1/2" iron pipe, 26" Douglas fir N6°E 30.7 ft with good scar, tree in good condition  
28" Black oak N24°W 21.0 ft., tree badly deteriorated but alive  
Agreement corner per deed 69-12756  
(EAST 770.88)



At quarter corner found Oak bearing trees pushed over and out of position by logging. 30" oak S7°W 31.0 ft to root wad. 28"+ oak N42°W 29.5 ft to root wad. This tree has been moved away from skid road. NW tree shows evidence of old face and ax marks, but no scribing visible, face burned. New BT 14" D. fir S80°0'W 55.6 ft. scribed T32S R5W BT. 3/4" brass washer stamped LS 866 attached to lower blaze. No suitable trees in S 21, set 6' steel fence post N87°40'E 12.0 ft. attached bearing tree tag and brass washer LS 866. Placed 6' steel post alongside 1/2" iron pipe at corner.

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

REGISTERED  
OREGON  
LAND SURVEYOR

WILLIAM J. RUPPERT  
866

APPROVALS:

July 1986

Keith L. Cubic 8/29/86  
Planning Commission Date

Thomas L. Lyman 9-12-86  
County Surveyor Date

North based on solar observation  
Scale 1"=100'

MAP FILE M102-457

BK 9-Pg. 107

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M102-45B

PAGE 2 OF 2  
MINOR LAND PARTITION FOR BEN & ELAINE REAGAN  
SE 1/4 SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN

FILED

VL

SEP 12 1986 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

TF

PARCEL 1

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE WHICH IS A CORNER BY AGREEMENT PER INSTRUMENT NO. 69-12756 OF DOUGLAS COUNTY DEED RECORDS, SAID POINT OF BEGINNING BEING NORTH 89°10'46" WEST 1328.06 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING FROM THE POINT OF BEGINNING SOUTH 89°10'46" EAST 177.52 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°13'17" WEST 496.60 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 12; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 85°30'03" WEST 178.01 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 0°13'17" EAST 485.19 FEET TO THE POINT OF BEGINNING, SUBJECT TO LOCATION OF COUNTY ROAD RIGHT-OF-WAY BY DOUGLAS COUNTY.

TOGETHER WITH EASEMENT NO. 1, A 10 FOOT WIDE EASEMENT FOR MAINTENANCE OF A WATER LINE AND WELL (THE CENTERLINE OF THE EASEMENT IS DESCRIBED BELOW).

SUBJECT TO ROADWAY EASEMENT NO. 3, A 25 FOOT WIDE ROADWAY EASEMENT (THE SOUTHERLY LINE OF THE EASEMENT IS DESCRIBED BELOW).

PARCEL 2

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 89°10'46" EAST 177.52 FT. FROM A 1 1/2" IRON PIPE WHICH IS A CORNER BY AGREEMENT PER INSTRUMENT NO. 69-12756 OF DOUGLAS COUNTY DEED RECORDS, SAID POINT OF BEGINNING BEING NORTH 89°10'46" WEST 1150.54 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING FROM THE POINT OF BEGINNING SOUTH 89°10'46" EAST 456.89 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°05'00" WEST 645.37 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 12; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 60°10'43" WEST 164.04 FEET, 224.28 FEET ON THE ARC OF A 507.47 FOOT RADIUS CURVE LEFT WITH THE LONG CHORD BEARING NORTH 72°50'23" WEST 222.46 FEET, AND NORTH 85°30'03" WEST 103.27 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 0°13'17" EAST 496.60 FEET TO THE POINT OF BEGINNING, SUBJECT TO LOCATION OF COUNTY ROAD RIGHT-OF-WAY BY DOUGLAS COUNTY.

SUBJECT TO EASEMENTS NO. 1 AND NO. 2 10 FEET WIDE FOR MAINTENANCE OF A WATER LINE AND WELL (THE CENTERLINES OF THE EASEMENTS WHICH ARE DESCRIBED BELOW).

TOGETHER WITH A ROADWAY EASEMENT NO. 3, A 25 FOOT WIDE EASEMENT (THE SOUTHERLY LINE OF THE EASEMENT WHICH IS DESCRIBED BELOW).

PARCEL 3

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 89°10'46" EAST 634.41 FEET FROM A 1 1/2" IRON PIPE WHICH IS A CORNER BY AGREEMENT PER INSTRUMENT NO. 69-12756 OF DOUGLAS COUNTY DEED RECORDS, SAID POINT OF BEGINNING BEING NORTH 89°10'46" WEST 693.65 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST; THENCE RUNNING FROM THE POINT OF BEGINNING SOUTH 89°10'46" EAST 243.89 FEET TO A 5/8" IRON ROD; THENCE SOUTH 782.20 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 12; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 60°10'43" WEST 282.17 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 0°05'00" EAST 645.37 FEET TO THE POINT OF BEGINNING, SUBJECT TO LOCATION OF COUNTY ROAD RIGHT-OF-WAY BY DOUGLAS COUNTY.

TOGETHER WITH EASEMENT NO. 2, A 10 FOOT WIDE EASEMENT FOR MAINTENANCE OF A WATER LINE AND WELL (THE CENTERLINE OF THE EASEMENT WHICH IS DESCRIBED BELOW).

EASEMENT NO. 1, CENTERLINE OF A 10 FOOT WIDE WATERLINE AND WELL EASEMENT

BEGINNING AT A POINT NORTH 89°10'46" WEST 1150.54 FEET AND SOUTH 0°13'17" WEST 257.43 FEET FROM THE EAST 1/4 CORNER OF SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 88°26' EAST 133.3 FEET; THENCE NORTH 28°51' WEST 23.3 FEET TO A WELL AND THERE ENDING, ALL IN SAID SECTION 20 DOUGLAS COUNTY, OREGON.

EASEMENT NO. 2, CENTERLINE DESCRIPTION FOR 10 FOOT WIDE WATERLINE AND WELL EASEMENT

BEGINNING AT A POINT NORTH 89°10'46" WEST 693.65 FEET AND SOUTH 0°05'00" WEST 544.85 FEET FROM THE EAST 1/4 CORNER OF SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING RUNNING NORTH 76°22' WEST 272.5 FEET TO A WELL AND PUMP HOUSE AND THERE ENDING, ALL IN SAID SECTION 20 DOUGLAS COUNTY, OREGON.

EASEMENT NO. 3, DESCRIPTION OF THE SOUTHERLY LINE OF A 25 FOOT WIDE ROADWAY EASEMENT

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 89°10'46" WEST 1150.54 FEET AND SOUTH 0°13'17" WEST 496.60 FEET FROM THE EAST 1/4 CORNER OF SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING NORTH 85°30'03" WEST 158.01 FEET AND THERE ENDING ALL IN SAID SECTION 20, DOUGLAS COUNTY, OREGON.

SURVEY NARRATIVE

BOUNDARY CONTROL: THE SURVEY PER M74-63 WAS NOT USED AS PROPERTY OWNERS DID NOT FILE DOCUMENTATION TO ACCEPT THE SURVEY AS PROPERTY BOUNDARIES.

THE NORTH LINE WAS DETERMINED BY HOLDING DEED DISTANCE OF 878.3 FEET (DEED 85-12765) ALONG A LINE FROM THE AGREEMENT CORNER PER 69-12756 TOWARD THE EAST 1/4 CORNER OF SECTION 20.

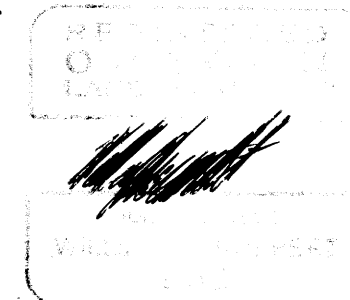
ALONG THE EAST BOUNDARY, THE BEARING SOUTH WAS HELD TO THE NORTHERLY LINE OF COUNTY ROAD NO. 12.

RIGHT-OF-WAY FOR THE COUNTY ROAD WAS DETERMINED FROM THE CENTERLINE OF THE EXISTING PAVEMENT. SINCE THE MAP ON FILE IN THE COUNTY SURVEYOR'S OFFICE SHOWS A 12° CENTERLINE CURVE, I FIT THIS CURVE AS BEST I COULD TO THE EXISTING ROAD.

THE WESTERLY LINE IS BASED ON MONUMENTS AS SHOWN ON THE ACCOMPANYING PLAT.

BASIS OF BEARING: BEARINGS ARE BASED ON A SOLAR OBSERVATION BY THE HOUR ANGLE METHOD AND CHECKED BY THE ALTITUDE METHOD.

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



M102-45B

BR. 9- R.107B