

COUNTY SURVEYORS FILE DATA
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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

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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.

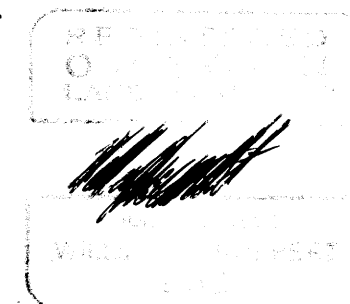
ALONG THE EAST BOUNDARY, THE BEARING SOUTH WAS HELD TO THE NORTHERLY LINE OF COUNTY ROAD NO. 12.

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

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