

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

#-501W

MAJOR LAND PARTITION  
S½, S33 T29S R5W WM  
Lot 28 of 2nd Add. to Brigg's Acres

**FILED**  
*JL*  
DEC 18 1986 TF  
**COUNTY SURVEYOR**  
DOUGLAS COUNTY, ORE. TF

Partitioner and owner: Joane G. Fay  
P.O. Box 1269  
Myrtle Creek, OR 97457

Number of lots: Three (3)

Water and Sewer: Tri-City Water and Sanitary District

Zone: R1

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

July 1986

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 DEC 18 AM 11:49

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY: *Madysa Seal*  
DEPUTY

NO. \_\_\_\_\_ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS:

*Keith L. Cubie*  
Planning Commission

12/15/86  
Date

*Francis L. Ingram*  
County Surveyor

12-18-86  
Date

86-17037

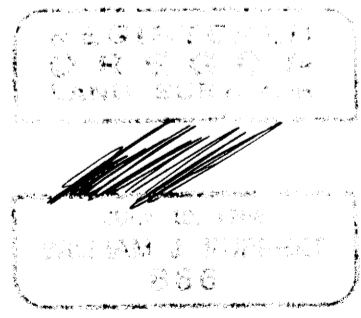
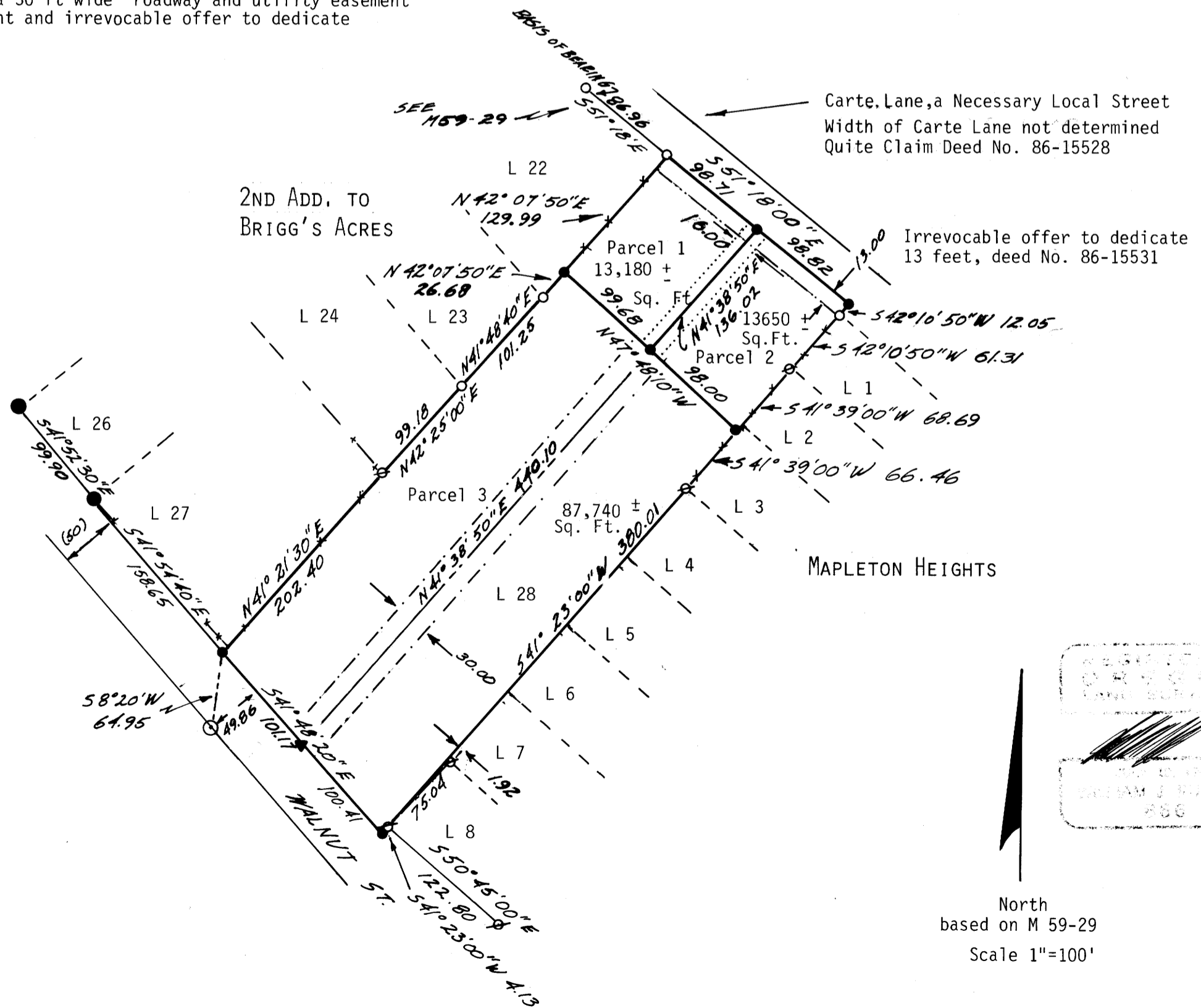
Legend

- Set 5/8"x30" Iron rod with 1½" plastic cap "LS 866"
- ⊗ Found 1/2" iron rod
- Found 5/8" iron rod
- Found 3/4" iron rod
- ⊗ Found 3/4" iron pipe
- ▼ Calculated point

- ..... Easement #1, a 76 ft wide utility easement
- - - - - Easement #2, a 30 ft wide roadway and utility easement
- --- 13 ft. Easement and irrevocable offer to dedicate

← \* Fence

( ) Record



North  
based on M 59-29  
Scale 1"=100'

BR 9-19-1254

COUNTY SURVEYORS FILE DATA  
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MAP FILE M103-AB

PAGE 2 OF 2  
MLP FOR JOANE G. FAY  
SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN

FILED

DEC 18 1986 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. TF

PARCEL 1

A PART OF LOT 28, 2ND ADDITION TO BRIGGS ACRES, IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 28 SOUTH 51°18'00" EAST 98.71 FEET TO A 5/8" IRON ROD; THENCE SOUTH 41°38'50" WEST 136.02 FEET TO A 5/8" IRON ROD; THENCE NORTH 47°48'10" WEST 99.68 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF SAID LOT 28; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 28 NORTH 42°07'50" EAST 129.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENT #1, A 16 FOOT EASEMENT FOR UTILITIES, AS DESCRIBED BELOW AND ALSO TOGETHER WITH EASEMENT #2, A 30 FOOT EASEMENT FOR ROADWAY AND UTILITIES, AS DESCRIBED BELOW:

PARCEL 2

A PART OF LOT 28, 2ND ADDITION TO BRIGGS ACRES, IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 28, WHICH IS SOUTH 51°18'00" EAST 98.71 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE SOUTH 51°18'00" EAST 98.82 FEET TO A 5/8" IRON ROD AT THE MOST EASTERLY CORNER OF SAID LOT 28; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28 SOUTH 42°10'50" WEST 73.36 FEET TO A 1/2" IRON ROD AND SOUTH 41°39'00" WEST 68.69 FEET TO A 5/8" IRON ROD; THENCE NORTH 47°48'10" WEST 98.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 41°38'50" EAST 136.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENT #1, A 16 FOOT EASEMENT FOR UTILITIES, AS DESCRIBED BELOW AND ALSO TOGETHER WITH EASEMENT #2, A 30 FOOT EASEMENT FOR ROADWAY AND UTILITIES, AS DESCRIBED BELOW:

PARCEL 3

A PART OF LOT 28, 2ND ADDITION TO BRIGGS ACRES, IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF SAID LOT 28, SAID POINT OF BEGINNING IS SOUTH 42°07'50" WEST 129.99 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE SOUTH 47°48'10" EAST 197.68 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY LINE OF SAID LOT 28; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28 SOUTH 41°39'00" WEST 66.46 FEET TO A 1/2" IRON ROD AND SOUTH 41°23'00" WEST 384.14 FEET TO A 5/8" IRON ROD AT THE MOST SOUTHERLY CORNER OF SAID LOT 28; THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 28 NORTH 41°48'20" WEST 201.58 FEET TO A 5/8" IRON ROD AT THE MOST WESTERLY CORNER OF SAID LOT 28; THENCE NORTH ALONG THE NORTHWESTERLY LINE OF SAID LOT 28 NORTH 41°21'30" EAST 202.40 FEET TO A 1/2" IRON ROD, NORTH 42°25'00" EAST 99.18 FEET TO A 5/8" IRON ROD, NORTH 41°48'40" EAST 101.25 FEET TO A 5/8" IRON ROD AND NORTH 42°07'50" EAST 26.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT #2, A 30 FOOT EASEMENT FOR ROADWAY AND UTILITIES, AS DESCRIBED BELOW AND TOGETHER WITH EASEMENT #1, A 16 FOOT EASEMENT FOR UTILITIES, AS DESCRIBED BELOW:

EASEMENT #1

A 16 FOOT EASEMENT FOR UTILITIES THE CENTERLINE WHICH IS DESCRIBED BELOW:

BEGINNING AT A POINT WHICH IS SOUTH 51°18'00" EAST 98.71 FEET FROM THE MOST NORTHERLY CORNER OF LOT 28, 2ND ADDITION TO BRIGGS ACRES IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE FROM THE POINT OF BEGINNING SOUTH 41°38'50" WEST 136.02 FEET AND THERE ENDING, ALL IN SAID LOT 28.

EASEMENT #2

A 30 FOOT EASEMENT FOR ROADWAY AND UTILITIES THE CENTERLINE WHICH IS DESCRIBED BELOW:

BEGINNING AT A POINT WHICH IS SOUTH 51°18'00" EAST 98.71 FEET AND SOUTH 41°38'50" WEST 136.02 FEET FROM THE MOST NORTHERLY CORNER OF LOT 28, 2ND ADDITION TO BRIGGS ACRES IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE FROM THE POINT OF BEGINNING SOUTH 41°38'50" WEST 440.10 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 28 THERE ENDING, ALL IN SAID LOT 28.

DESCRIPTION OF 13 FOOT EASEMENT AND IRREVOCABLE OFFER TO DEDICATE A ROADWAY FOR THE DEVELOPMENT OF CARTE LANE

A PART OF LOT 28 OF THE 2ND ADDITION TO BRIGGS ACRES IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE NORTHEASTERLY LINE OF A 13 FOOT WIDE STRIP WHICH IS DESCRIBED BELOW:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE SOUTH 51°18'00" EAST 197.53 FEET MORE OR LESS TO THE MOST EASTERLY CORNER OF SAID LOT 28 AND THERE ENDING.

SURVEY NARRATIVE

BOUNDARY CONTROL: THE BEST FIT OF LOT 28 TO EXISTING MONUMENTS WAS MADE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 28 AS ESTABLISHED BY M59-29, I EXTENDED THE NORTHEASTERLY LINE OF LOT 22 TO INTERSECT AN EXTENSION OF THE NORTHWESTERLY LINE OF MAPLETON HEIGHTS; THENCE ALONG THE NORTHWESTERLY LINE OF MAPLETON HEIGHTS (DISCOUNTING THE MONUMENT 1.92 FEET OFF LINE) RECORD DISTANCE OF 592.65 FEET. THE MOST WESTERLY CORNER OF LOT 28 WAS THEN SET AT RECORD DISTANCE OF 559.5 FEET FROM THE MOST NORTHERLY CORNER OF LOT 28 AND AT PROPORTIONATE DISTANCE 358.75 FT. TO 360.23 FT MEASURED DISTANCE BETWEEN THE MOST SOUTHERLY CORNER OF LOT 28 AND THE MOST WESTERLY CORNER OF LOT 27. THIS FIT PRODUCES A REASONABLY STRAIGHT LINE AND GOOD WIDTH FOR WALNUT STREET.

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

MAP FILE M103-AB

BR 9-19-125B