

COUNTY SURVEYORS FILE DATA
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

TF

MINOR LAND PARTITION FOR TURNER & TURNER, INC.
SE 1/4 SEC. 27 & NE 1/4 SEC. 34, T30S, R6W, WM
Page 2

PARCEL 1

A PARCEL OF LAND IN SECTIONS 27 AND 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AS DESCRIBED IN DEED NO. 78-17087 OF DOUGLAS COUNTY DEED RECORDS AS BEING 2940.2 FEET SOUTH AND 1760.8 FEET WEST FROM THE 1/4 CORNER BETWEEN SECTIONS 26 AND 27, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID POINT OF BEGINNING BEING SOUTH 31°15'10" WEST 3404.21 FEET FROM SAID 1/4 CORNER; THENCE NORTH 83°30'00" WEST 74.42 FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING; THENCE RUNNING FROM THE TRUE POINT OF BEGINNING NORTH 83°30'00" WEST 468.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 39; THENCE ALONG SAID RIGHT-OF-WAY NORTH 35°24'30" EAST 95.80 FEET, 102.93 FEET ON THE ARC OF A 256.48 FOOT RADIUS CURVE RIGHT (CHORD BEARING NORTH 46°54'15" EAST 102.23 FEET), AND NORTH 58°24'00" EAST 94.41 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 9°34'20" EAST 108.39 FEET TO A 5/8" IRON ROD; THENCE 193.88 FEET ON THE ARC OF A 90.00 FOOT RADIUS CURVE LEFT (CHORD BEARING SOUTH 71°17'10" EAST 158.51 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 43°00'00" EAST 126.69 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 25 FOOT EASEMENT AS DESCRIBED BELOW.

PARCEL 2

A PARCEL OF LAND IN SECTIONS 27 AND 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AS DESCRIBED IN DEED NO. 78-17087 OF DOUGLAS COUNTY DEED RECORDS AS BEING 2940.2 FEET SOUTH AND 1760.8 FEET WEST FROM THE 1/4 CORNER BETWEEN SECTIONS 26 AND 27, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID POINT OF BEGINNING BEING SOUTH 31°15'10" WEST 3404.21 FEET FROM SAID 1/4 CORNER; THENCE NORTH 83°30'00" WEST 74.42 FEET AND NORTH 43°00'00" WEST 126.69 FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING; THENCE RUNNING FROM THE TRUE POINT OF BEGINNING 193.88 FEET ON THE ARC OF A 90.00 FOOT RADIUS CURVE RIGHT (CHORD BEARING NORTH 71°17'10" WEST 158.51 FEET) TO A 5/8" IRON ROD; THENCE NORTH 9°34'20" WEST 108.39 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 39; THENCE ALONG SAID RIGHT-OF-WAY NORTH 58°24'00" EAST 181.27 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 32°59'00" EAST 197.23 FEET TO A 5/8" IRON ROD; THENCE SOUTH 47°00'00" WEST 128.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 25 FOOT EASEMENT AS DESCRIBED BELOW.

PARCEL 3

A PARCEL OF LAND IN SECTIONS 27 AND 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AS DESCRIBED IN DEED NO. 78-17087 OF DOUGLAS COUNTY DEED RECORDS AS BEING 2940.2 FEET SOUTH AND 1760.8 FEET WEST FROM THE 1/4 CORNER BETWEEN SECTIONS 26 AND 27, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID POINT OF BEGINNING BEING SOUTH 31°15'10" WEST 3404.21 FEET FROM SAID 1/4 CORNER; THENCE FROM THE POINT OF BEGINNING NORTH 83°30'00" WEST 74.42 FEET TO A 5/8" IRON ROD; THENCE NORTH 43°00'00" WEST 126.69 FEET TO A 5/8" IRON ROD; THENCE NORTH 32°59'00" WEST 197.23 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 39; THENCE ALONG SAID RIGHT-OF-WAY NORTH 58°24'00" EAST 160.58 FEET, AND 191.77 FEET ON THE ARC OF A 1939.86 FOOT RADIUS CURVE LEFT (CHORD BEARING NORTH 55°30'45" EAST 191.69 FEET) TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN DEEDS NO. 78-17087 AND NO. 73-7971 OF DOUGLAS COUNTY DEED RECORDS SOUTH 12°27'10" WEST 559.65 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 25 FOOT EASEMENT AS DESCRIBED BELOW.

ROAD EASEMENT DESCRIPTION

A 25 FOOT WIDE ROAD EASEMENT IN SECTIONS 27 AND 34, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON HAVING A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AS DESCRIBED IN DEED NO. 78-17087 OF DOUGLAS COUNTY DEED RECORDS AS BEING 2940.2 FEET SOUTH AND 1760.8 FEET WEST FROM THE 1/4 CORNER BETWEEN SECTIONS 26 AND 27, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID POINT OF BEGINNING BEING SOUTH 31°15'10" WEST 3404.21 FEET FROM SAID 1/4 CORNER; THENCE NORTH 83°30'00" WEST 74.42 FEET, NORTH 43°00'00" WEST 126.69 FEET, AND NORTH 47°00'00" EAST 128.00 FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING FOR THE CENTERLINE OF THE EASEMENT; THENCE RUNNING FROM THE TRUE POINT OF BEGINNING, SOUTH 47°00'00" WEST 128.00 FEET TO A 5/8" IRON ROD; THENCE 193.88 FEET ON THE ARC OF A 90.00 FOOT RADIUS CURVE RIGHT (CHORD BEARING NORTH 71°17'10" WEST 158.51 FEET) TO A 5/8" IRON ROD; THENCE NORTH 9°34'20" WEST 108.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 39 AND THERE ENDING.

SURVEY NARRATIVE

BOUNDARY CONTROL: THE BOUNDARY IS BASED ON FOUND MONUMENTS CALLED FOR IN DEEDS NO. 78-17087 AND 73-7971 OF DOUGLAS COUNTY DEED RECORDS.

BASIS OF BEARING: BEARINGS ARE BASED ON COUNTY ROAD RIGHT-OF-WAY SURVEY AS SHOWN ON THE PLAT. THE SOUTHERLY DEED LINE OF THIS SURVEY IS IN AGREEMENT WITH COUNTY ROAD BEARINGS.

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

APPROVALS: Francis L. Ingram
COUNTY SURVEYOR

DATE 8-20-87

Keith L. Cubic
PLANNING COMMISSION

DATE 8/13/87

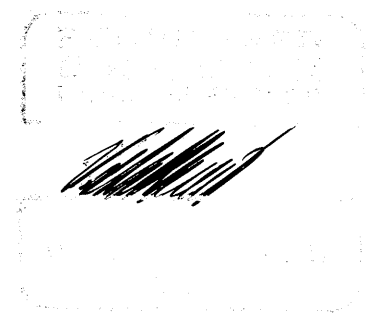
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1987 AUG 24 PM 2:17

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Cigels
DEPUTY

FEE 10.00
paid



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