

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M104-65A

FILED

SEP 24 1987

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

A MAJOR LAND PARTITION IN LOT 25, SCHMOLL PLAT "A", IN THE S.E. 1/4 S7, T30S, R5W, WM  
DEED No. 81-01368 and No. 85-4043

SURVEYED BY: William J. Ruppert  
P.O. Box 1564  
Myrtle Creek, OR 97457

September 1987

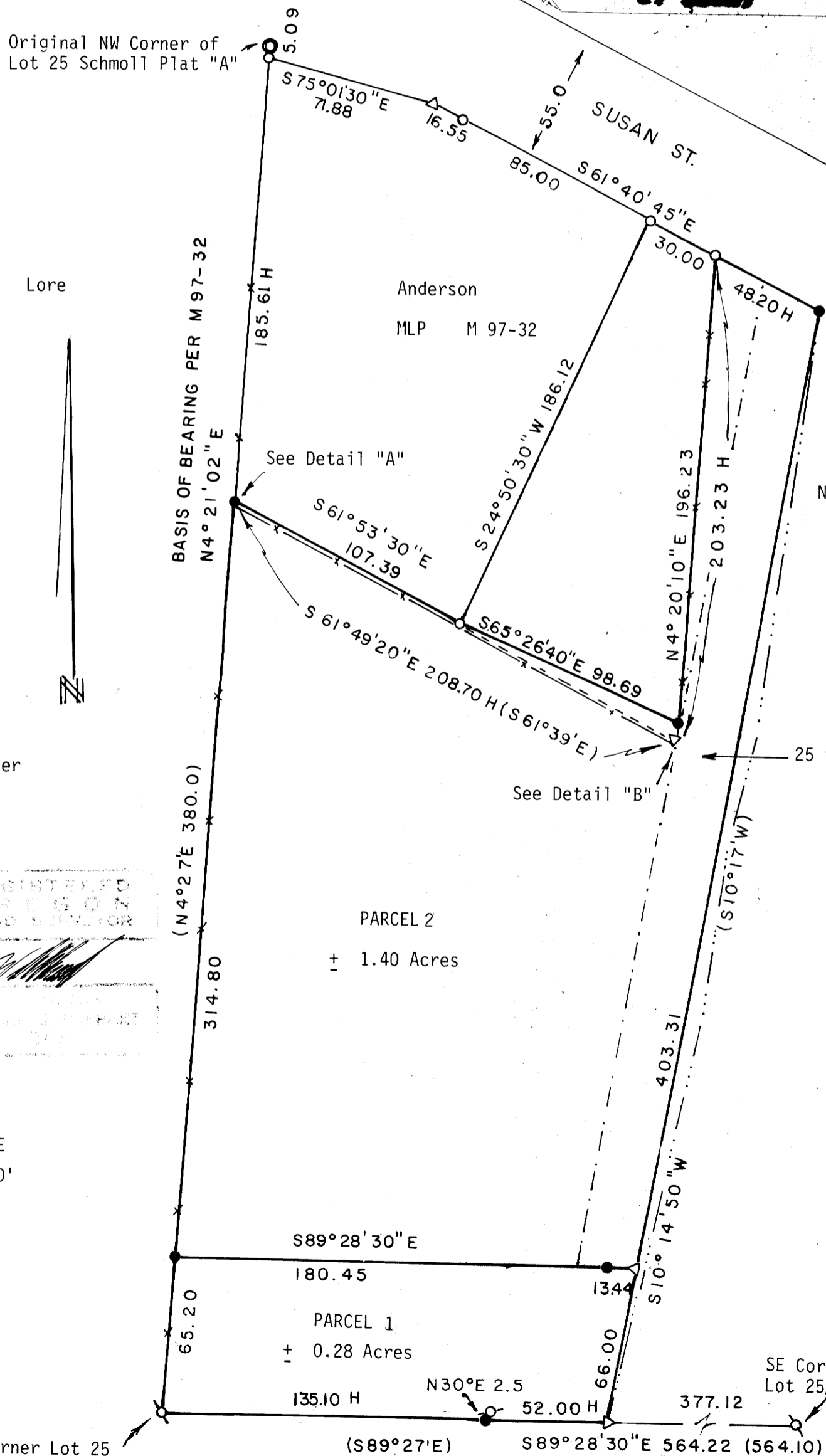
STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1987 SEP 25 AM 9:01  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

PARTITIONER AND OWNER: Richard & Billie Rondeau  
146 SW Susan  
Myrtle Creek, OR 97457  
NUMBER OF PARCELS: Two (2)  
WATER AND SEWER: Tri-City Water and Sanitary District  
ZONE: R-1

BY: *Gay Fields*  
DEPUTY  
FEE: *Reid*

87-13867

87-13867



LEGEND

- Set 5/8"X30" iron rod with 1 1/2" plastic cap marked LS866
- Found 5/8" iron rod per M97-32
- Found 3/4" iron pipe
- Found 1" iron pipe
- Found 2" iron pipe with 1/2" iron pipe inside
- △ Calculated point
- ( ) Record
- H Held record distance
- x— Fence
- Approximate center of drainage ditch
- - - Westerly line of 25 ft. easement

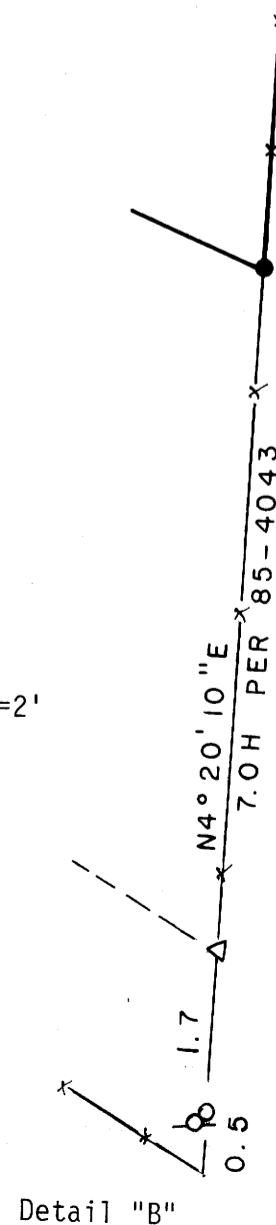
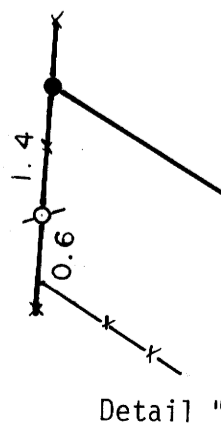
NOTE: ACREAGE IS CALCULATED TO THE CHORD BEARING OF THE DRAINAGE DITCH. DEED No. 81-01368 CALLS TO THE CENTER OF THE DITCH WHICH IS NOT ALWAYS WELL DEFINED. THE APPROXIMATE CENTER OF THE DITCH IS SHOWN.

Wegher

Maddux

SCALE  
1"=50'

Detail Scales 1"=2'



MAP FILE M104-65A

36 10-19 23A

COUNTY SURVEYORS FILE DATA  
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MAP FILE M104-65B

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MAJOR LAND PARTITION  
LOT 25, SCHMOLL PLAT "A" IN THE SE 1/4 S&, T30S, R5W, WM  
RICHARD & BILLIE RONDEAU

PARCEL 1

A PARCEL OF LAND IN LOT 25, SCHMOLL PLAT "A" IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE ALONG THE WESTERLY LINE OF SAID LOT 25 NORTH 4°21'02" EAST 65.20 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°28'30" EAST 180.45 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 89°28'30" EAST 13.44 FEET MORE OR LESS TO THE CENTER OF A DRAINAGE DITCH; THENCE SOUTHWESTERLY FOLLOWING THE CENTER OF SAID DRAINAGE TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 25, THE CHORD OF SAID DRAINAGE DITCH IS APPROXIMATELY SOUTH 10°14'50" WEST 66.00 FEET; THENCE NORTH 89°28'30" WEST ALONG SAID SOUTHERLY LINE 52.00 FEET MORE OR LESS TO A 5/8" IRON ROD; THENCE CONTINUING ON SAID SOUTHERLY LINE NORTH 89°28'30" WEST 135.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25' WIDE ACCESS EASEMENT AS DESCRIBED BELOW.

PARCEL 2

A PARCEL OF LAND IN LOT 25, SCHMOLL PLAT "A" IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID LOT 25, BEING NORTH 4°21'02" EAST 65.20 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 25; THENCE RUNNING ALONG SAID WESTERLY LINE NORTH 4°21'02" EAST 314.80 FEET TO A 5/8" IRON ROD; THENCE SOUTH 61°53'30" EAST 107.39 FEET TO A 5/8" IRON ROD; THENCE SOUTH 65°26'40" EAST 98.69 FEET TO A 5/8" IRON ROD; THENCE NORTH 4°20'10" EAST 196.23 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SUSAN STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 61°40'45" EAST 48.20 FEET TO A 5/8" IRON ROD IN THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTHWESTERLY FOLLOWING THE CENTER OF SAID DRAINAGE DITCH TO A POINT WHICH IS SOUTH 89°28'30" EAST FROM THE POINT OF BEGINNING THE CHORD OF SAID DRAINAGE DITCH IS APPROXIMATELY SOUTH 10°14'50" WEST 403.31 FEET; THENCE NORTH 89°28'30" WEST APPROXIMATELY 13.44 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°28'30" WEST 180.45 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 25' WIDE ACCESS EASEMENT AS DESCRIBED BELOW.

DESCRIPTION FOR A 25 FOOT WIDE ACCESS EASEMENT

A 25' WIDE ROADWAY EASEMENT IN LOT 25, SCHMOLL PLAT "A" IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON WITH THE EASTERLY LINE OF SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°28'30" EAST 187.10 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 25 AND NORTH 10°14'50" EAST 66.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 25; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 10°14'50" EAST 403.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SUSAN STREET AND THERE ENDING.

SURVEY NARRATIVE

BOUNDARY CONTROL: BOUNDARY CONTROL IS BASED ON SURVEY PER MLP 97-32.

A MISSING CORNER PER M97-32 WAS SET AT RECORD DISTANCE ALONG THE WESTERLY LINE OF LOT 25, WHICH LEAVES 380.00 FEET RECORD DISTANCE ON THE RONDEAU PROPERTY.

THE SOUTHEASTERLY CORNER OF PARCEL 1 PER MLP 97-32 WAS PROBABLY DISTURBED BY FENCE CONSTRUCTION; THEREFORE THE CALCULATED POSITION FOR THIS CORNER WAS RE-ESTABLISHED BY RECORD DISTANCES FROM THE WEST LINE OF LOT 25 AND THE SOUTHERLY LINE OF SUSAN STREET. FROM THIS POSITION THE CORNER PER DEED 85-4043 WAS SET.

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

SURVEYED BY: WILLIAM J. RUPPERT  
P.O. BOX 1564  
MYRTLE CREEK, OR 97457

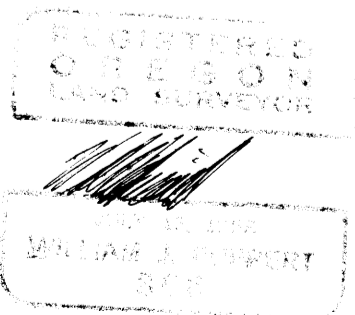
APPROVALS:

Keith L. Cubic  
PLANNING COMMISSION

9/22/87  
DATE

Janet Lundeen - DEPUTY  
COUNTY SURVEYOR

9-24-87  
DATE



FILED

SEP 24 1987

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREG.

MAP FILE M104-65B

OK 10-19-87 235