

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

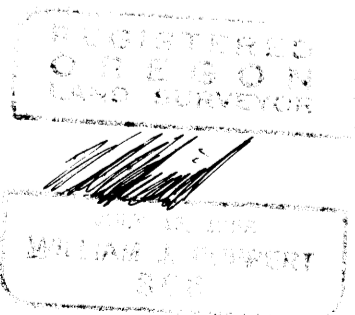
APPROVALS:

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.

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