

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

FILED

PAGE 1 of 2

Minor Land Partition for Joanne Wade
SE 1/4 SECTION 30, T30S, R5W, WM

MINOR LAND PARTITION
SE 1/4 SECTION 30, T30S, R5W, WM

OWNER AND PARTITIONER: JOANNE WADE
275 Richardson Road
Myrtle Creek, OR 97457

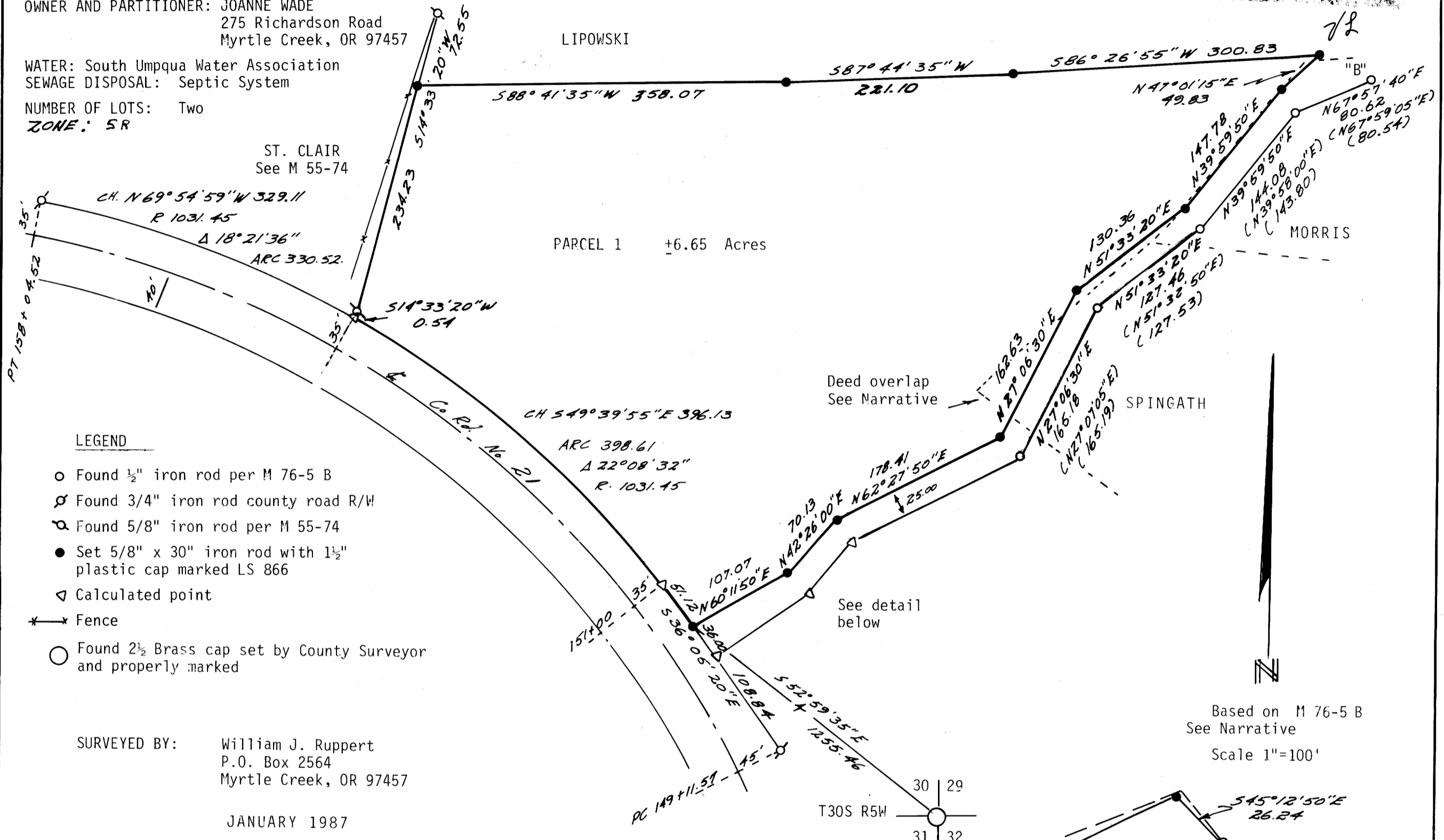
WATER: South Umpqua Water Association
SEWAGE DISPOSAL: Septic System

NUMBER OF LOTS: Two
ZONE: SR

LIPOWSKI

PARCEL 1 ±6.65 Acres

Handwritten initials and notes in the top right corner.



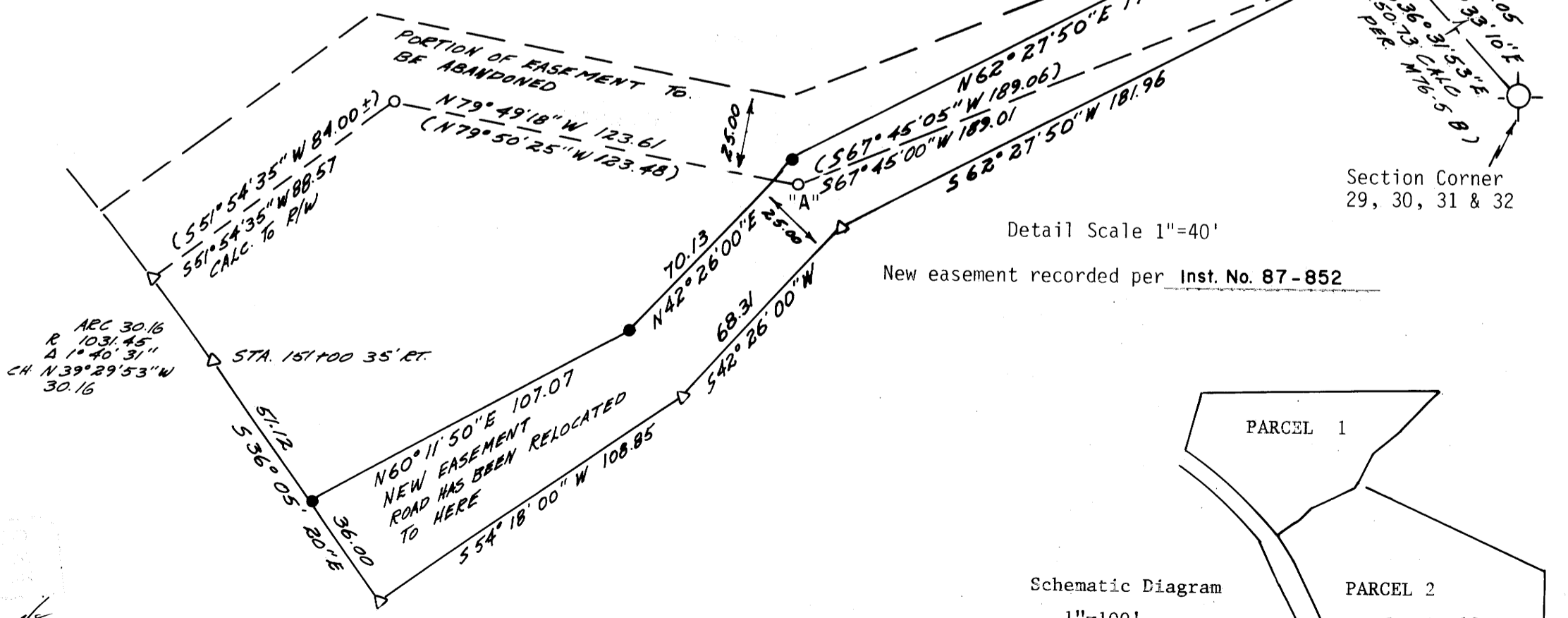
LEGEND

- Found 1/2" iron rod per M 76-5 B
- ⊗ Found 3/4" iron rod county road R/W
- ⊗ Found 5/8" iron rod per M 55-74
- Set 5/8" x 30" iron rod with 1 1/2" plastic cap marked LS 866
- ▽ Calculated point
- ✂ Fence
- Found 2 1/2" Brass cap set by County Surveyor and properly marked

SURVEYED BY: William J. Ruppert
P.O. Box 2564
Myrtle Creek, OR 97457

JANUARY 1987

Based on M 76-5 B
See Narrative
Scale 1"=100'



Detail Scale 1"=40'

New easement recorded per Inst. No. 87-852

Schematic Diagram
1"=100'

PARCEL 2
± 12 Ac

Handwritten signature and notes in the bottom left corner.

Handwritten vertical notes on the right edge: 'OK 10-8-94' and '94A'.

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DEC 13 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

PAGE 2 of 2
MINOR LAND PARTITION for JOANNE WADE in SE 1/4, S 30, T30S, R5W, WM

DESCRIPTION FOR PARCEL ONE

A PARCEL OF LAND IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD No. 21, SAID POINT OF BEGINNING IS NORTH 52°59'35" WEST 1255.46 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE FROM THE POINT OF BEGINNING ALONG SAID RIGHT-OF-WAY NORTH 36°05'20" WEST 51.12 FEET AND 398.61 FEET ON THE ARC OF A 1031.45 FOOT RADIUS CURVE LEFT (CHORD BEARING NORTH 49°39'55" WEST 396.13 FEET); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 14°33'20" EAST 0.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 14°33'20" EAST 234.23 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°41'35" EAST 358.07 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°44'35" EAST 221.10 FEET TO A 5/8" IRON ROD; THENCE NORTH 86°26'55" EAST 300.83 FEET TO A 5/8" IRON ROD; THENCE SOUTH 47°01'15" WEST 49.83 FEET TO THE NORTHWESTERLY LINE OF A 25 FOOT WIDE ROAD EASEMENT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID EASEMENT SOUTH 39°59'50" WEST 147.78 FEET TO A 5/8" IRON ROD, SOUTH 51°33'20" WEST 130.36 FEET TO A 5/8" IRON ROD, SOUTH 27°06'30" WEST 162.63 FEET TO A 5/8" IRON ROD, SOUTH 62°27'50" WEST 178.41 FEET TO A 5/8" IRON ROD, SOUTH 42°26'00" WEST 70.13 FEET TO A 5/8" IRON ROD, AND SOUTH 60°11'50" WEST 107.07 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR AGREEMENT LINE

A LINE IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 52°59'35" WEST 1255.46 FEET, NORTH 36°05'20" WEST 51.12 FEET, NORTH 49°35'55" WEST 396.13 FEET, AND NORTH 14°33'20" EAST 234.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE FROM THE POINT OF BEGINNING NORTH 88°41'35" EAST 358.07 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°44'35" EAST 221.10 FEET TO A 5/8" IRON ROD; THENCE NORTH 86°26'55" EAST 300.83 FEET TO A 5/8" IRON ROD AND THERE ENDING.

SURVEY NARRATIVE

PURPOSE: THE LAND PER DEED BOOK 692 PAGE 473 OF DOUGLAS COUNTY DEED RECORDS IS BEING DIVIDED.

BASIS OF BEARING: AN INVERSE BEARING NORTH 49°43'06" EAST FROM POINT "A" OF DETAIL MAP, PREVIOUS PAGE, TO POINT "B" AS SHOWN ON THE ACCOMPANYING PARTITION MAP WAS USED AS THE BEST FIT OF BEARINGS FROM MAP M76-5-B.

ROAD EASEMENT: A PORTION OF THE ROADWAY EASEMENT CREATED PER M76-5-B HAS BEEN RELOCATED IN ACCORDANCE WITH THE DETAIL MAP ON PAGE ONE. THE FILING INSTRUMENT NUMBER IS SHOWN ON PAGE 1.

BOUNDARY CONTROL: THE NORTH LINE IS BY PROPERTY LINE AGREEMENT, WHICH IS IN THE PROCESS OF BEING RECORDED. THE PROPERTY OWNER TO THE NORTH, LIPOWSKI, MARKED THE AGREEMENT LINE AS THERE IS NO FENCE LOCATED HERE.

APPROXIMATE DEED LINES FOR MORRIS (79-01090) AND SPINGATH (76-09313) ARE SHOWN BY DASHED LINES ON PAGE 1. HOWEVER BOTH DEEDS CONTAIN LARGE MATHEMATICAL ERRORS AND BOTH DEEDS CALL TO THE CENTERLINE OF A 20 FOOT ROAD EASEMENT. THEREFORE BY HOLDING THE ROAD LOCATION AS A PHYSICAL MONUMENT NEITHER OF THE AFOREMENTIONED DEEDS ENCOACH ON PARCEL ONE. TERRAIN LIMITATIONS AND AN OLD FENCE ALONG THE ROAD INDICATES THAT THE ROAD HAS BEEN IN ITS PRESENT LOCATION FOR SOME TIME (EXCLUDING PREVIOUSLY MENTIONED CHANGES).

EQUIPMENT: LIETZ T60D THEODOLITE, MAC II EDM AND 200 FOOT STEEL TAPE.

APPROVALS:

Keith L. Cubic
PLANNING COMMISSION

12/12/88
DATE

Francis L. Ingram
COUNTY SURVEYOR

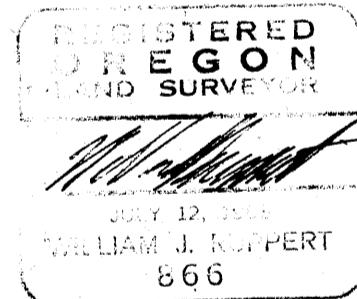
12-13-88
DATE

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

1988 DEC 13 PM 3:34

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

BY Opal Johnson
DEPUTY
PRE PP



88-17918

DESCRIPTION FOR PARCEL 2 is the land described in Book 692 Page 473 less Parcel 1 and other parcels sold.

Pl. 10-89-94B