

MINOR PARTITION

FOR

GEM M. MOORE

A PORTION OF GOVERNMENT LOTS 7 AND 10, LOCATED
IN THE EAST 1/2 OF SECTION 22, TOWNSHIP 30 SOUTH,
RANGE 4 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY,

DECEMBER, 1988

DECA DAVID EVANS and
ASSOCIATES, inc.
2626 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201
PHONE: (503) 223-6603



NARRATIVE

The purpose of the survey was to establish the boundaries of that certain described tract in Book 529, page 685, as it was partitioned from the parent parcel as described in Book 201, page 2. This parcel is defined by the westerly 800 feet of Government Lots 7 and 10 south of the south Umpqua River and north of Beals Creek Road, County Road No. 94.

The north quarter corner was established on May 13, 1887, at which a basalt stone was set and a 8' X 4' X 4' boulder was referenced. A pipe and additional bearing trees were set in 1922 by CS file #7/31. The pipe, bearing trees and adjacent boulder were found and held by this survey as the north quarter corner.

The south quarter corner was established on May 14, 1888 at which a chinquapin post was set. This was replaced by the County Surveyor's Office in 1963 with a brass cap and referenced as CS 53/26 #210. I found this brass cap and the associated bearing trees.

Using Field Book 12, pages 22-28 as a guide as to the "original" interior breakdown, the center of Section was established along with Center North 1/16th. The bearing trees for the center of section were found and a 5/8" iron rod with aluminum cap was set in CS 58/163. The iron rod was found to be 152 feet west of the true north-south centerline by running a straight line from the north quarter corner to the south quarter corner. Since the corner has been held as a recognized boundary corner, I hold it as a boundary corner.

At the east quarter corner, I found a Bureau of Land Management aluminum disk which is also referenced to the bearing trees noted in CS 53/26 #193. These bearing trees were also found as noted.

At the southeast section corner I found a Bureau of Land Management Brass Cap. This cap also fit the bearing tree calls as noted in the County Surveyor's file CS 53/26 #201. The center north 1/16th corner has been reestablished twice since it was first set in 1912. The 1" diameter axle was set in 1981 by CS 58/208. The bearing trees found did not match bearing tree calls in the 1912 survey. The axle was found to be 6.62 feet east of the true north-south center of section line. Thus, the axle was not held as the center north 1/16th corner.

The center south 1/16th corner was set by CS 58/163 in 1978. The aluminum cap on a 5/8" iron rod was found to be 8.40 East and 3.88 feet North of the proportioned position. Thus this rod was not held as the center south 1/16th corner.

The west line of Parcel 1 was held as that portion of the line running from the 3/4" iron pipe at the north quarter corner to the 1/2" aluminum cap at the position of the center of section 22 as set in the 1912 survey to the brass cap at the south quarter corner.

The east line was established as a line parallel with and 800.00 feet easterly of the true north-south center-of-section line where it intersected the centerline of the South Umpqua River and the projected centerline of Beals Creek Road, aka Shively Creek Road (County Road No. 94). Beals Creek Road, also known as Shively Creek Road (County Road No. 94), terminates as a county road at the North-South center of section line. East of this line the

road is under private ownership with access easements granted to certain government agencies. The Beals Creek Road plans, showing right-of-way monumentation, which we found as noted and rotated to our bearing base, notes the planned extension east of the north-south centerline of Section 22. The "as-traveled" location of the traveled way was located and compared to the centerline extension. It was found to match relatively well with the County Road plans and thus the centerline extension was held until it intersected with the east line as described above. The north line was held as the centerline of the South Umpqua River. Information from the Bureau of Land Management and the Division of State Lands suggests that the South Umpqua River is not a navigable river, thus the ownership will extend to the centerline. A reference monument was set on the top bank at the northeast corner thereof. Monuments for Parcel 2 were not set in this survey. The dimensions shown are record distances shown for mapping purposes only.

LEGAL DESCRIPTIONS

PARCEL 1 (Tax Lot 400)

Book 529, page 685

The westerly 800 feet of Government Lots 7 and 10, in Section 22, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying north of Beals Creek County Road and south of the South Umpqua River.

PARCEL 2 (Tax Lots 200, 500, and 600)

Book 201, page 2

The North one half of the Southeast quarter of Section 22, Township 30 South, Range 4 West; and all of the South one half of the Northeast quarter of Section 22, Township 30 South, Range 4 West, lying South of the South Umpqua River and all of the North one half of the Northwest quarter of Section 23, Township 30 South, Range 4 West, lying South of the South Umpqua River; and all of the Northeast quarter of the Northeast quarter of Section 22, Township 30 South, Range 4 West, lying South of the South Umpqua River, excepting there from the above described Parcel 1, containing 194 acres, more or less.

Ok. 10-9-95c

FILED

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 16 AM 11: 33

DEC 16 1988
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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

OREGON

By Dea L. Weddell
DEPUTY
FEE 10.00
PP

88-18100

PARTITIONER/LEGAL OWNER OF RECORD

Name: Gem M. Moore
Address: P.O. Box 5
Days Creek, OR 97429
(503) 825-3361

Total number of lots: Two
Water supply: Well/river
Sewer Supply: Septic
Partition file number 88-180
Zone classification-FF and FG

REFERENCE SURVEYS

- Δ M 22-46
- Δ C.S. 58/208
- Δ C.S. 58/163
- Δ Beals Creek Road N. 94 Shts. 6 & 7 of 7 January 1961
- Δ Book 201, page 2
- Δ Book 529, page 685, 1973
- Δ Field Book 12, pp. 22-28
- Δ County Surveyors' Book of Subdivision
- Δ C.S. 53/26

COUNTY APPROVAL

Approved this 5th day of DECEMBER, 1988.

by Keith L. Cubic
Douglas County Planning Commission

Approved this 16th day of DECEMBER, 1988.

by Larry E. Morrison DEPUTY
Douglas County Surveyor

NOTE

Bearings and coordinate values shown are based on a GPS Control Network established in the area. Control is based on USC & GS Stations "Onion 2" and "White 2 1938". Values are NAD 1983 Oregon South Zone.

"Onion 2":	N 385,536.271
	E 4,187,296.765
"White 2 1938":	N 540,025.160
	E 4,243,708.868
3/4" IP $\frac{15}{22}$	N 480,681.521
	E 4,209,523.858

MAP FILE M107-13G