

087-101W

COUNTY SURVEYORS FILE DATA
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FILED
10/13/88
COUNTY SURVEYOR
DAVID L. BROWN
DAUGLAS COUNTY, ORE. TF

MINOR LAND PARTITION IN NW 1/4 S7 T32S R4W WM.
WILLIAM A. & DONNA L. CAVENER

1124 YEUST ROAD
AZALEA, OR 97410

SEWAGE: INDIVIDUAL SEPTIC SYSTEMS
WATER: EXISTING WELL PARCEL 1; SPRING PARCEL 2

NUMBER OF LOTS: TWO (2)

ZONE: FG

S6/S7
1/4 CORNER
1 (204.74)

3" BRASS CAP
PROPERLY MARKED



SCALE 1" = 100'

Co. Rd. No. 36
R. 636.62
CHORD N42°06'05"E
466.48 (466.53)

PARCEL 2
6.40 ACRES
SPRING

R/W RADIUS 686.62
ARC 356.05
CHORD N48°40'00"E 352.09

- LEGEND
- SET 5/8"x30" IRON ROD WITH 3/4" BRASS WASHER MARKED LS 866
 - FOUND 5/8" IRON ROD
 - ▽ CALCULATED POINT
 - PC ○ FOUND 5/8" IRON ROD AND 1 1/2" AL. CAP, STA. 142+69.70 PC
 - PT ○ FOUND 5/8" IRON ROD AND 1 1/2" AL. CAP, STA. 147+47.36 PT
 - * * * FENCE

S61°03'W 732.1
FROM NW PROPERTY
CORNER
3" BRASS CAP
BENCH MARK C-120
ELEVATION 1644.80

N26°24'24"W
50.00

DETAIL A

BUILDING SETBACK 50' FROM CREEK BANK

62.07

BANK

47.00

N88°00'30"E
237.43

BANK

38.63

S 81°40'40"E
408.74

COW CREEK

37.00

65.12

BUILDING SETBACK 50' FROM CREEK BANK

698.81
S 0°58'00"E BASIS OF BEARING

272.88

PARCEL 1
6.01 ACRES

S 22°43'16"E

610.00
HELD BEARING PER CS 58/215

N 62°10'50"E
448.76

60'

YEUST Co. Rd. 287

SURVEYED BY:
WILLIAM J. RUPPERT
PO BOX 1564
MYRTLE CREEK, OR 97457
OCTOBER 1988

S 46°00'E 2.47
HELD RECORD BEARING

DETAIL SCALES 1" = 10'

S 63°34'W 0.80
PC

DETAIL A

William J. Ruppert

10-09-113-A

M107-49A

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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

TF

PAGE 2 OF 2

MINOR LAND PARTITION FOR WILLIAM AND DONNA CAVENER IN NW 1/4 SECTION 7,
TOWNSHIP 32 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN

DESCRIPTION FOR PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PART OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 81-14276 OF DOUGLAS COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF COW CREEK WHICH IS SOUTH 0°58'00" EAST 940.55 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 6 AND 7, TOWNSHIP 32 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING SOUTH 0°58'00" EAST 65.12 FEET TO A 5/8" IRON ROD ON THE BANK OF COW CREEK; THENCE SOUTH 0°58'00" EAST 272.88 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF YEUST ROAD, COUNTY ROAD No. 287; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF YEUST ROAD, SOUTH 62°10'50" WEST 448.76 FEET TO A 5/8" IRON ROD; THENCE NORTH 22°43'16" WEST 610.00 FEET TO A 5/8" IRON ROD ON THE BANK OF COW CREEK; THENCE CONTINUING NORTH 22°43'16" WEST 38.63 FEET TO THE CENTER OF COW CREEK; THENCE ALONG THE CENTER OF COW CREEK NORTH 88°00'30" EAST 237.43 FEET AND SOUTH 81°40'40" EAST 408.74 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PART OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 81-14276 OF DOUGLAS COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 0°58'00" EAST 204.74 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 6 AND 7, TOWNSHIP 32 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING SOUTH 0°58'00" EAST 698.81 FEET TO A 5/8" IRON ROD ON THE BANK OF COW CREEK; THENCE SOUTH 0°58'00" EAST 37.00 FEET TO THE CENTER OF COW CREEK; THENCE ALONG THE CENTER OF COW CREEK NORTH 81°40'40" WEST 408.74 FEET AND SOUTH 88°00'30" WEST 237.43 FEET; THENCE LEAVING COW CREEK NORTH 22°43'16" WEST 47.00 FEET TO A 5/8" IRON ROD ON THE BANK OF COW CREEK; THENCE NORTH 22°43'16" WEST 62.07 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF UPPER COW CREEK ROAD, COUNTY ROAD No. 36; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, 356.05 FEET ON THE ARC OF A 686.62 FOOT RADIUS CURVE LEFT HAVING A CHORD BEARING NORTH 48°40'00" EAST 352.09 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY SOUTH 46°00'00" EAST 2.47 FEET TO A 5/8" IRON ROD; THENCE NORTH 40°15'00" EAST 272.78 FEET TO A 5/8" IRON ROD; THENCE NORTH 57°38'00" EAST 271.17 FEET TO THE POINT OF BEGINNING.

SURVEY NARRATIVE

PURPOSE: THE SURVEY WAS MADE TO DIVIDE THE LAND DESCRIBED IN INSTRUMENT NUMBER 81-14276, LESS COUNTY ROAD, INTO TWO PARCELS SEPARATED BY COW CREEK.

BOUNDARY CONTROL: THIS SURVEY IS BASED ON SURVEY CS 58/215 AND ADDITIONAL MONUMENTS FOUND ALONG THE NORTHERLY BOUNDARY. COW CREEK ROAD RIGHT OF WAY IS BASED ON FOUND MONUMENTS AS SHOWN.

BASIS OF BEARINGS: BEARINGS ARE BASED ON CS 58/215.

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

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

DATE: OCTOBER 1988

Keith L. Cubic

PLANNING COMMISSION

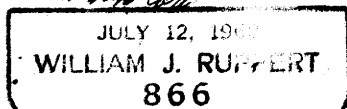
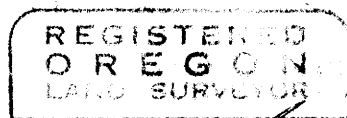
2/2/89

DATE

APPROVALS

Henry E. M... DEPUTY
COUNTY SURVEYOR

2-10-89
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

1989 FEB 13 PM 12:10

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carol Engle*
DEPUTY
FEE

89-01766

96. 10-89-113-B