

Minor Land Partition for Oregon State Highway Division

SW 1/4 Sec. 30, T. 21 S., R. 4 W., W.M., DOUGLAS COUNTY, OREGON. T.L. 1700 MAP 210430 C
PLANNING # 89-020 ZONED (FG) COMP. PLAN (AGG) THERE ARE NO WATER RIGHTS CLAIMED FOR PARCEL ONE

WATER SUPPLY - WELL.
SEWAGE DISPOSAL - SEPTIC.

FILED
APR 19 1986 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

M 107-75A

Legend

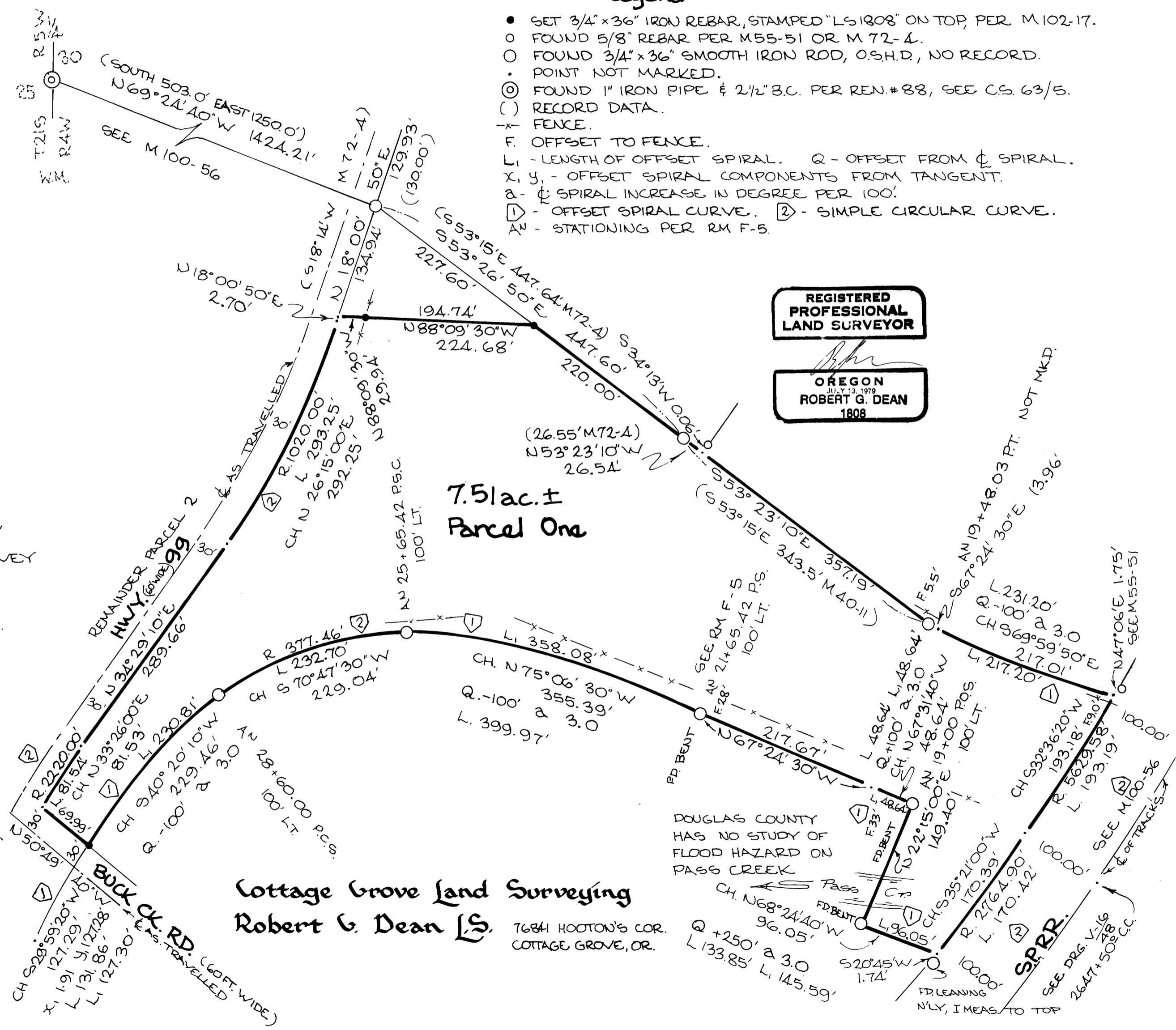
- SET 3/4" x 36" IRON REBAR, STAMPED "LS 1808" ON TOP, PER M 102-17.
- FOUND 5/8" REBAR PER M 55-51 OR M 72-4.
- FOUND 3/4" x 36" SMOOTH IRON ROD, O.S.H.D., NO RECORD.
- POINT NOT MARKED.
- ⊙ FOUND 1" IRON PIPE & 2 1/2" B.C. PER REN.# 88, SEE C.S. 63/5.
- () RECORD DATA.
- x- FENCE.
- F. OFFSET TO FENCE.
- L₁ - LENGTH OF OFFSET SPIRAL. Q - OFFSET FROM ϕ SPIRAL.
- X, Y, - OFFSET SPIRAL COMPONENTS FROM TANGENT.
- a - ϕ SPIRAL INCREASE IN DEGREE PER 100'.
- ① - OFFSET SPIRAL CURVE. ② - SIMPLE CIRCULAR CURVE.
- AN - STATIONING PER RM F-5.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT G. DEAN
JULY 13, 1979
1808

NORTH
BASED ON SOLAR OBSERVATIONS
IN PREVIOUS SURVEY M 100-56

SCALE 1" = 100'
DATE OF SURVEY
JULY 12, 1986
PER M 102-17
DATE OF MAP
MARCH 21, 1989.



Cottage Grove Land Surveying
Robert G. Dean L.S.
7684 HOOTON'S COR.
COTTAGE GROVE, OR.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

M 107-75A

FILED

APR 19 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Minor Land Partition for Oregon State Highway Division

SURVEY NARRATIVE

Location: SW 1/4, Sec. 30, T.21 S., R.4 W., W.M., Douglas County, Oregon.

Date of Survey: July 12, 1986 per M 102-17.

Purpose: To find or mark the corners of land described in the deed recorded in Book 935 Page 108 of Douglas County Clerk's records and to provide a new metes and bounds description of said land;

Also to partition this parcel from the State highway system as a separate building parcel.

Procedure: Bearings are based on solar observations from my previous survey M100-56. Side loops and ties were run from the perimeter control traverse of that survey, using Topcon DMC2 EDM and Topcon TL60E theodolite (closure 1:10,000).

The centerline of tracks of the Southern Pacific railroad were located as shown in M100-56. Oregon State Highway Division monuments control boundaries where they were found. Those found bent were straightened and reset to vertical.

There is no official record of these monuments apart from Roll Map F-5 which shows them as "Not Recovered 8-20-84".

The intersections of offset spirals with the railway right-of-way were calculated from the tangent direction of A^m 19+48.03 P.T. to A^m 21+65.42 P.S. of N 67*-24'-30" W.

The intersection of the offset spiral with the right-of-way of Buck Creek Road was calculated from the tangent direction of N.29*-07'-45" E. calculated as deflected from the long chord between monuments of A 25+65.42 P.S.C. 100' L.T. and A 28+60.00 P.C.S. 100' L.T.

The right-of-way lines of Buck Creek Road and Highway 99 are 30 feet from the painted centerlines of pavement.

PARCEL ONE

A parcel of land situated in Section 30, Township 21 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a point being marked with a 3/4" x 36" iron rebar and from which point the west 1/4 corner of said Section 30 bears North 53*-26'-50" West 227.60 feet and North 69*-24'-40" West 1424.21 feet; thence running South 53*-26'-50" East 220.00 feet to a 3/4" smooth iron rod; thence South 53*-23'-10" East 357.19 feet to a 3/4" smooth iron rod; thence along a line which is 100 feet from and parallel with the AN centerline of the highway connector shown in Drawing #7B-8-3 of Oregon State Highway Division plat records South 67*-24'-30" East 13.96 feet to a point 100 feet to the right of centerline station AN 19+48.03 P.T. and along an offset spiral curve to the left, (the long chord of which bears South 69*-59'-50" East 217.01 feet), 217.20 feet to a point on the westerly right-of-way line of the Southern Pacific railway and from which point a 5/8" iron rod bears North 47*-06' East 1.75 feet; thence along a line which is 100 feet from and parallel with the centerline of said railway along the arc of a 5629.58 foot radius curve to the right (the long chord of which bears South 32*-36'-20" West 193.18 feet), 193.19 feet and along the arc of a 2764.90 foot radius curve to the right (the long chord of which bears South 35*-21'-00" West 170.39 feet), 170.42 feet to a point from which a 3/4" smooth iron rod bears South 20*-45' West 1.74 feet; thence along a line which is 250 feet to the left of and parallel with the said AN centerline along an offset spiral curve to the right (the long chord of which bears North 68*-24'-40" West 96.05 feet), 96.05 feet to a 3/4" smooth iron rod; thence North 22*-15'-00" East 149.40 feet to a 3/4" smooth iron rod; thence along a line which is 100 feet to the left of and parallel with the said AN centerline the next 5 courses:

- 1) along an offset spiral curve to the right (the long chord of which bears North 67*-31'-40" West 48.64 feet), 48.64 feet to a point which is 100 feet left of centerline station AN 19+48.03 P.T.;
- 2) North 67*-24'-30" West 217.67 feet to a 3/4" smooth iron rod;
- 3) along an offset spiral curve to the left (the long chord of which bears North 75*-06'-30" West 355.39 feet), 358.08 feet to a 3/4" smooth iron rod;
- 4) along the arc of a 377.46 foot radius curve to the left (the long chord of which bears South 70*-47'-30" West 229.04 feet), 232.70 feet to a 3/4" smooth iron rod;
- 5) along an offset spiral curve to the left (the long chord of which bears South 40*-20'-10" West 229.46 feet) 230.81 feet to a 3/4" x 36" iron rebar on the northeasterly right-of-way line of Buck Creek Road; thence along said right-of-way line North 50*-49'-40" West 69.99 feet to a point on the southeasterly right-of-way line of Highway 99; thence along said right-of-way line, 30 feet from and parallel with the centerline as travelled, the next 4 courses:
 - 1) along the arc of a 2220.00 foot radius curve to the right (the long chord of which bears North 33*-26'-00" East 81.53 feet) 81.54 feet;
 - 2) North 34*-29'-10" East 289.66 feet;
 - 3) along the arc of a 1020.00 foot radius curve to the left (the long chord of which bears North 26*-15'-00" East 292.25 feet), 293.25 feet;
 - 4) North 18*-00'-50" East 2.70 feet to a point from which a 3/4" x 36" iron rebar bears South 88*-09'-30" East 29.94 feet; thence leaving said right-of-way line South 88*-09'-30" East 224.68 feet to the point of beginning and containing 7.51 acres of land more or less.

Owners: Fred & Evelyn Cady Dept. of Transportation
P.O. Box 20 State of Oregon
Curtin, OR 97428 State Highway Bldg. Rm 119
Salem, OR 97310

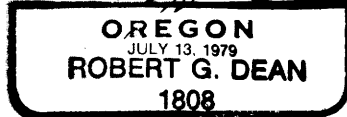
Partitioner: Stan Williams
Oregon State Highway Division
1299 N.W. Ellan
Roseburg, OR 97470

Map Prepared By: Robert G. Dean
76841 Hooton's Corner
Cottage Grove, OR 97424

Approvals

Francis L. Ingram 4-19-89
County Surveyor Date

Keith L. Cubic 4/13/89
Planning Director Date



PARCEL TWO

The remaining system of Oregon State highways.

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

APR 20 1989 PM 12:29

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gay Fields
DEPUTY
FEE PP

89-05072

1986.10-19. 121B