

FILED

AUG 18 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

MINOR LAND PARTITION

IN THE NW 1/4, SECTION 16, T.26S., R.3W., W.M.

MAY, 1989

DESCRIPTIONS

DEDICATED RIGHT-OF-WAY
(INST. No. 89-11062)

A 10 foot strip of land more particularly described as follows:

Beginning at a point from which the Meander corner common to Sections 9 and 16, T.26S., R.3W., W. M. bears S28°59'50"E 54.02 feet and N41°30'45"E 1632.01 feet; thence N38°44'48"E 35.46 feet; thence S44°29'53"E 10.07 feet; thence S38°44'48"W 127.25 feet; thence S39°04'43"W 121.77 feet; thence N49°19'09"W 10.00 feet; thence N39°04'43"E 121.46 feet; thence N38°44'48"E 92.95 feet to the point of beginning.

PARCEL 1

Beginning at a 5/8" iron rod on the easterly Right-of-Way of County Road No. 142 from which the Meander Corner common to Sections 9 and 16, T.26 S., R.3 W., W.M. bears N 41°30'45" E 1632.01 feet; thence leaving said Right-of-Way line S51°34'01"E 314.51 feet to a 5/8" iron rod; thence S51°50'06"W 211.88 feet to a 1/2" iron rod; thence N49°19'09"W 267.39 feet to a 5/8" iron rod on the easterly Right-of-Way line of County Road No. 142; thence along said Right-of-Way N39°04'43"E 123.00 feet to a 5/8" iron rod; thence N38°44'48"E 72.63 feet to the point of beginning.

TOGETHER with the following described property:

Beginning at a point on the westerly Right-of-Way line of County Road No. 142 from which the Meander Corner common to Sections 9 and 16, T.26 S., R.3 W., W.M. bears S28°59'50"E 54.02 feet and N41°30'45"E 1632.01 feet; thence along said Right-of-Way S38°44'48"W 92.95 feet; thence S39°04'43"W 121.46 feet; thence leaving said Right-of-Way line N49°19'09"W 122.69 feet to the center of the stream of the North Umpqua River; thence along said center line N39°29'31"E 137.20 feet; thence N38°33'22"E 122.98 feet; thence leaving said center line S28°59'50"E 131.76 feet to the point of beginning, all situated in Section 16, T.26 S., R.3 W., W.M. Douglas County, Oregon, containing 2.01 acres more or less.

PARCEL 2

Beginning at 5/8" iron rod on the easterly Right-of-Way line of County Road No. 142 from which the Meander Corner common to Sections 9 and 16, T.26S., R.3W., W.M. bears N41°30'45"E 1632.01 feet; thence along said Right-of-Way line N38°44'48"E 50.00 feet to a 1/2" iron rod; thence leaving said Right-of-Way along the centerline of a creek S75°57'47"E 152.63 feet; thence S39°56'39"E 131.73 feet; thence leaving said creek centerline N38°42'06"E 166.90 feet to a 1/2" iron rod; thence S51°27'34"E 999.57 feet to a 5/8" iron rod; thence S81°29'45"W 634.19 feet to a 27" diameter Douglas fir stump; thence N40°41'04"W 556.56 feet to a 3/4" iron pipe; thence N51°50'06"E 109.73 feet to a 5/8" iron rod; thence N51°34'01"W 314.51 feet to the point of beginning.

TOGETHER with the following described property:
Beginning at a point on the westerly Right-of-Way line of County Road No. 142 from which the Meander Corner common to Sections 9 and 16, T.27S., R.3W., W.M. bears S28°59'50"E 54.02 feet and N41°30'45"E 1632.01 feet; thence along said Right-of-Way line N38°44'48"E 35.46 feet; thence leaving said Right-of-Way line N44°29'53"W 122.80 feet to the centerline of the North Umpqua River; thence leaving said centerline S28°59'50"E 131.76 feet to the point of beginning, all situated in Section 16, T.27S., R.3W., W.M., Douglas County, Oregon, containing 8.17 acres more or less.

APPROVALS

Keith L. Culbreth
Douglas County Planning Dept. 8/2/89 Date

James L. Mann DEPUTY
Douglas County Surveyor 8-15-89 Date

NARRATIVE

PURPOSE

To partition the lands shown on the plat.

PROCEDURE

The exterior boundary was established using found monuments per M66-39 and M22-27 as follows:
The west line of Parcel 1 and the Southeast Right-of-Way line of County Road No. 142 was established using found monuments and record distances per M66-39. The East boundary was established using the center line of the creek and the found monuments per M66-39. The Southeast corner was set by intersecting the bearings established by the found monuments. The South line of the property was established using the found monuments as shown. The discrepancies in record bearings and distances were questioned and after review of the existing fence line and lines of occupation, the 27" stump was accepted as the corner.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimbürger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

89-12423

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 AUG 16 PM 3:00

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

BY Helen Pfeiffer
DEPUTY

FEE

36-10-89 140 B