

MAJOR LAND PARTITION in N1/2 S. 33 T.29S. R.5 W. W.M

PARTITIONER & OWNER
JOE & SHIRLEY FOWLER

P.O. BOX 235, MYRTLE CREEK, OR 97457

WATER & SEWER: TRI-CITY WATER & SANITARY DIST.

NUMBER OF LOTS: 3

ZONE: R1

PD No. 88-193

SURVEYED BY:

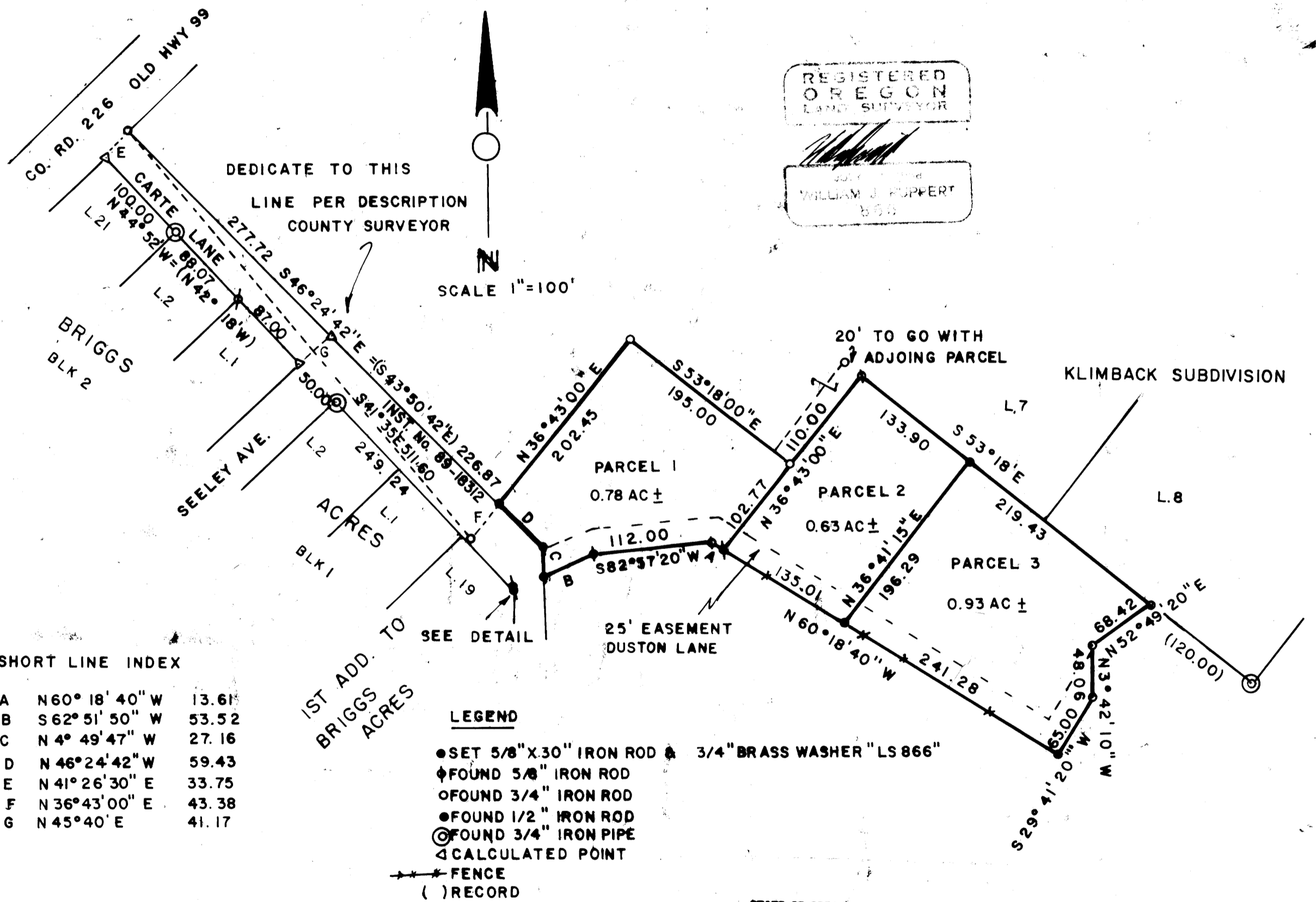
WILLIAM J. RUPPERT
P.O. BOX 1564
MYRTLE CREEK, OR 97457
MAY, 1989

FILED

DEC 13 1989 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

TF



SHORT LINE INDEX

A	N 60° 18' 40" W	13.61
B	S 62° 51' 50" W	53.52
C	N 4° 49' 47" W	27.16
D	N 46° 24' 42" W	59.43
E	N 41° 26' 30" E	33.75
F	N 36° 43' 00" E	43.38
G	N 45° 40' E	41.17

LEGEND

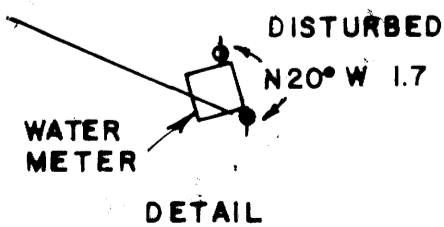
- SET 5/8" X 30" IRON ROD & 3/4" BRASS WASHER "LS 866"
- ⊕ FOUND 5/8" IRON ROD
- FOUND 3/4" IRON ROD
- FOUND 1/2" IRON ROD
- ⊙ FOUND 3/4" IRON PIPE
- △ CALCULATED POINT
- FENCE
- () RECORD

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

1989 DEC 14 PM 2:30

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

Gay Fields
CLERK
P/P



Pl. 11-89. 17A

FILED

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

SURVEY NARRATIVE AND PARCEL DESCRIPTIONS

PAGE 2 OF 2

MAJOR LAND PARTITION FOR JOE AND SHIRLEY FOWLER, DEED NUMBER 74-14332.

LOCATION: NORTH HALF OF SECTION 33, T29S, R5W WM.

PURPOSE: THE SURVEY WAS MADE TO DIVIDE PARCEL 1 OF MLP PER M84-59 INTO 3 PARCELS AND CREATE A DESCRIPTION FOR THE DEDICATION OF CARTE LANE.

SURVEY CONTROL: THIS SURVEY IS BASED ON SURVEY M84-59, M63-26 AND DEED 74-14332 WHICH WAS PREVIOUSLY ESTABLISHED BY HOLDING RECORD DISTANCES. THIS SOLUTION RESULTED IN AN ENCROACHMENT OF FOWLERS' PROPERTY ONTO THE PRESENT TRAVELLED WAY OF CARTE LANE.

THE RIGHT OF WAY FOR CARTE LANE FOR THIS SURVEY IS BASED ON THE DESCRIPTION FURNISHED BY THE COUNTY SURVEYOR'S OFFICE. THE ACCOMPANYING PLAT SHOWS THE CART LANE DESCRIPTION ROTATED TO MY SURVEY BASIS OF BEARING0. DEDICATIONS OF CARTE LANE ARE RECORDED INSTRUMENT NUMBERS 89-18314 AND 89-18313.

THE PREVIOUS SURVEYS WERE CHECKED BY RADIAL SURVEY. WHEN MEASURED POSITION BETWEEN MONUMENTS WAS FOUND TO BE PLUS OR MINUS 0.15 FOOT THE RECORD DISTANCE AND BEARING WERE ADOPTED.

BASIS OF BEARING: BEARINGS WERE BASED ON THE BEST FIT OF UNDISTURBED MONUMENTS PER M63-26 AND M84-59.

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

SURVEYED BY:

WILLIAM J. RUPPERT, P.O. BOX 1564, MYRTLE CREEK, OR. 97457. APRIL, 1989

DESCRIPTION FOR PARCEL 1

A PARCEL OF LAND LOCATED IN SECTION 33 OF TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 53° 18' WEST 473.33 FEET AND SOUTH 36° 43' 00" WEST 110.00 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 8, KLIMBACK SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 36° 43' 00" WEST 102.77 FEET TO A 5/8" IRON ROD; THENCE NORTH 60° 18' 40" WEST 13.61 FEET TO A 5/8" IRON ROD; THENCE SOUTH 82° 57' 20" WEST 112.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 62° 51' 50" WEST 53.52 FEET TO A 5/8" IRON ROD; THENCE NORTH 4° 49' 47" WEST 27.16 FEET TO A 5/8" IRON ROD; THENCE SOUTH 46° 24' 42" WEST 59.43 FEET TO A 5/8" IRON ROD; THENCE NORTH 36° 43' 00" EAST 202.45 FEET TO A 3/4" IRON ROD; THENCE SOUTH 53° 18' 00" EAST 195.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR PARCEL 2

A PARCEL OF LAND LOCATED IN SECTION 33 OF TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHWESTERLY LINE OF KLIMBACK SUBDIVISION, SAID POINT OF BEGINNING BEING NORTH 53° 18' WEST 473.33 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 8 OF SAID KLIMBACK SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 53° 18' EAST 133.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 36° 41' 15" WEST 196.29 FEET TO A 5/8" IRON ROD; THENCE NORTH 60° 18' 40" WEST 135.01 FEET TO A 5/8" IRON ROD; THENCE NORTH 36° 43' 00" EAST 212.77 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR PARCEL 3

A PARCEL OF LAND LOCATED IN SECTION 33 OF TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHWESTERLY LINE OF KLIMBACK SUBDIVISION, SAID POINT OF BEGINNING BEING NORTH 53° 18' WEST 339.43 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 8 OF SAID KLIMBACK SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 53° 18' EAST 219.43 FEET TO A 1/2" IRON ROD; THENCE SOUTH 52° 49' 20" WEST 68.42 FEET TO A 1/2" IRON ROD; THENCE SOUTH 3° 42' 10" EAST 48.06 FEET TO A 1/2" IRON ROD; THENCE SOUTH 29° 41' 20" WEST 65.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 60° 18' 40" WEST 241.28 FEET TO A 5/8" IRON ROD; THENCE NORTH 36° 41' 15" EAST 196.29 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIPTION FOR 25 FOOT EASEMENT

A 25 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES LOCATED IN SECTION 33 OF TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, WITH THE EASTERLY AND SOUTHERLY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 53° 18' WEST 120.00 FEET, SOUTH 52° 49' 20" WEST 68.42 FEET AND SOUTH 3° 42' 10" EAST 48.06 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 8 OF KLIMBACK SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 29° 41' 20" WEST 65.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 60° 18' 40" WEST 389.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 82° 57' 20" WEST 112.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 62° 51' 50" WEST 53.52 FEET TO A 5/8" IRON ROD AND THERE ENDING.

CONDITIONS FOR FURTHER REDIVISION

PARCELS 1, 2, AND 3 ARE NOT ELIGIBLE FOR FURTHER REDIVISION UNTIL THE PRIVATE EASEMENT ROAD BECOMES A PUBLIC URBAN CUL-DE-SAC STREET.

APPROVALS:

Keith L. Cubic
PLANNING COMMISSION

12/13/89
DATE

Francis L. Ingram
COUNTY SURVEYOR

12-13-89
DATE

36. 11-89. 17 B