

36-11-02-29

FILED

DEC. 29, 1989

MINOR LAND PARTITION

IN THE
S.W. 1/4 OF SECTION 13, T.26S., R.4W., W.M.

OCTOBER, 1989

FOR: DONALD C. & CATHERINE WIMBERLY
35 THE CRESCENT
BERKELEY, CA. 94708

BY: KRISTIAN O. DEGROOT
2749 WILD RIVER DRIVE
ROSEBURG, OR. 97470

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN VOL. 222, PAGE 500 AND VOL. 476, PAGE 494 INTO THREE PARCELS AS SHOWN ON THE FACE OF THE MAP. I FOUND SIGNIFICANT ERRORS AND DISCREPANCIES IN THE RECORD OF SURVEYS RECORDED IN VOL. 3, PAGE 222; VOL. 4, PAGE 49, AND M 6-4 AND THE EVIDENCE FOUND. THERE WERE ALSO SIGNIFICANT ERRORS IN DEED DESCRIPTIONS.

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

MONUMENTS FOUND ON THE WEST LINE OF PARCEL NO. 1 PER M 59-10 WERE THE BASIS OF BEARINGS AND CONTROLLED THE WEST LINE OF PARCEL NO. 1. COURSES ALONG THE SOUTH LINE OF WILD RIVER DRIVE AND THE EAST LINE OF PARCEL NO. 3 WERE PROPORTIONED BY COMPASS RULE ADJUSTMENT BETWEEN THE NW CORNER OF PARCEL NO. 1 AND THE 1/4" IRON PIPE FOUND AT THE SW CORNER OF INST. NO. 286288. THE SE CORNER OF PARCEL NO. 3 WAS ESTABLISHED ON THE BEARING OF THE EAST LINE AT RECORD DISTANCE FROM THE FOUND 1 1/4" IRON PIPE. THE SOUTH AND WEST LINES WERE ESTABLISHED AT RECORD BEARINGS. THE LOCATION OF THE SOUTH AND EAST LINES CLOSELY MATCHED EXISTING FENCE LINES. THERE WAS A CONSIDERABLE DISCREPANCY BETWEEN THE SOUTH PORTION OF THE WEST LINE OF PARCEL 2 AND THE EXISTING FENCE LINE AS SHOWN ON THE MAP. THE CENTER OF THE NORTH UMPQUA RIVER WAS DETERMINED BY SURVEY. THE CORNERS NORTH OF WILD RIVER DRIVE THAT FELL NORTH OF THE HIGH BANK OF THE RIVER WERE NOT MONUMENTED.

SURVEY MEASUREMENTS WERE MADE WITH A NIKON NTD 4 AND A 200 FOOT STEEL TAPE. COMPUTATIONS AND DRAFTING WERE BY K. DEGROOT.

PARCEL NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, T.26S., R.4W., W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF VOL. 222, PAGE 500 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE SOUTHWEST CORNER OF SECTION 13, T.26S., R.4W., W.M. BEARS S.18°16'42"W., 2055.61 FEET; THENCE N.86°46'58"W., 160.38 FEET TO A 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF PARCEL NO. 1 OF A MINOR LAND PARTITION RECORDED IN VOL. 2, PAGE 151 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.0°13'18"W., ALONG THE EAST LINE OF SAID PARCEL NO. 1, 247.57 FEET TO A 1/2" IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE; THENCE N.0°13'18"W., 60.00 FEET TO A 1/2" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WILD RIVER DRIVE; THENCE N.3°45'00"E., 250.00 FEET TO THE CENTER OF THE NORTH UMPQUA RIVER; THENCE S.86°15'00"E., 193.06 FEET UPSTREAM ALONG THE CENTER OF THE NORTH UMPQUA RIVER; THENCE S.3°45'00"W., 245.62 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE N.87°27'50"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, 36.50 FEET TO A POINT; THENCE S.0°20'34"E., 60.01 FEET TO A 1/2" IRON ROD ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.1°02'37"E., 248.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES, MORE OR LESS.

EXCEPT THAT PORTION LOCATED IN THE RIGHT OF WAY OF WILD RIVER DRIVE. SUBJECT TO A 5 FOOT WATERLINE EASEMENT RECORDED IN INST. NO. 65-7191 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, T.26S., R.4W., W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF VOL. 222, PAGE 500 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE SOUTHWEST CORNER OF SECTION 13, T.26S., R.4W., W.M. BEARS S.18°16'42"W., 2055.61 FEET; THENCE N.1°02'37"W., 248.69 FEET TO A 1/2" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE; THENCE N.0°20'34"W., 60.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE; THENCE S.87°27'50"E. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 36.50 FEET TO A POINT; THENCE N.3°45'00"E., 245.62 FEET TO THE CENTER OF THE NORTH UMPQUA RIVER; THENCE S.86°15'00"E., 124.22 FEET UPSTREAM ALONG THE CENTER OF THE NORTH UMPQUA RIVER; THENCE S.3°45'00"W., 238.64 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.1°02'37"E., 60.02 FEET TO A 1/2" IRON ROD ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.1°02'37"E., 257.90 FEET TO A 1/2" IRON ROD; THENCE S.9°55'24"W., 410.00 FEET TO A 1/2" IRON ROD ON THE SOUTH LINE OF VOL. 476, PAGE 494 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.80°16'00"W., 108.75 FEET TO A 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID VOL. 476, PAGE 494; THENCE N.2°19'00"E. ALONG THE WEST LINE OF VOL. 476, PG. 494, 396.53 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.88 ACRES, MORE OR LESS EXCEPT THAT PORTION LOCATED IN THE RIGHT OF WAY OF WILD RIVER DRIVE.

SUBJECT TO A 5 FOOT WATERLINE EASEMENT AS RECORDED IN INST. NO. 65-7191 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL NO. 3

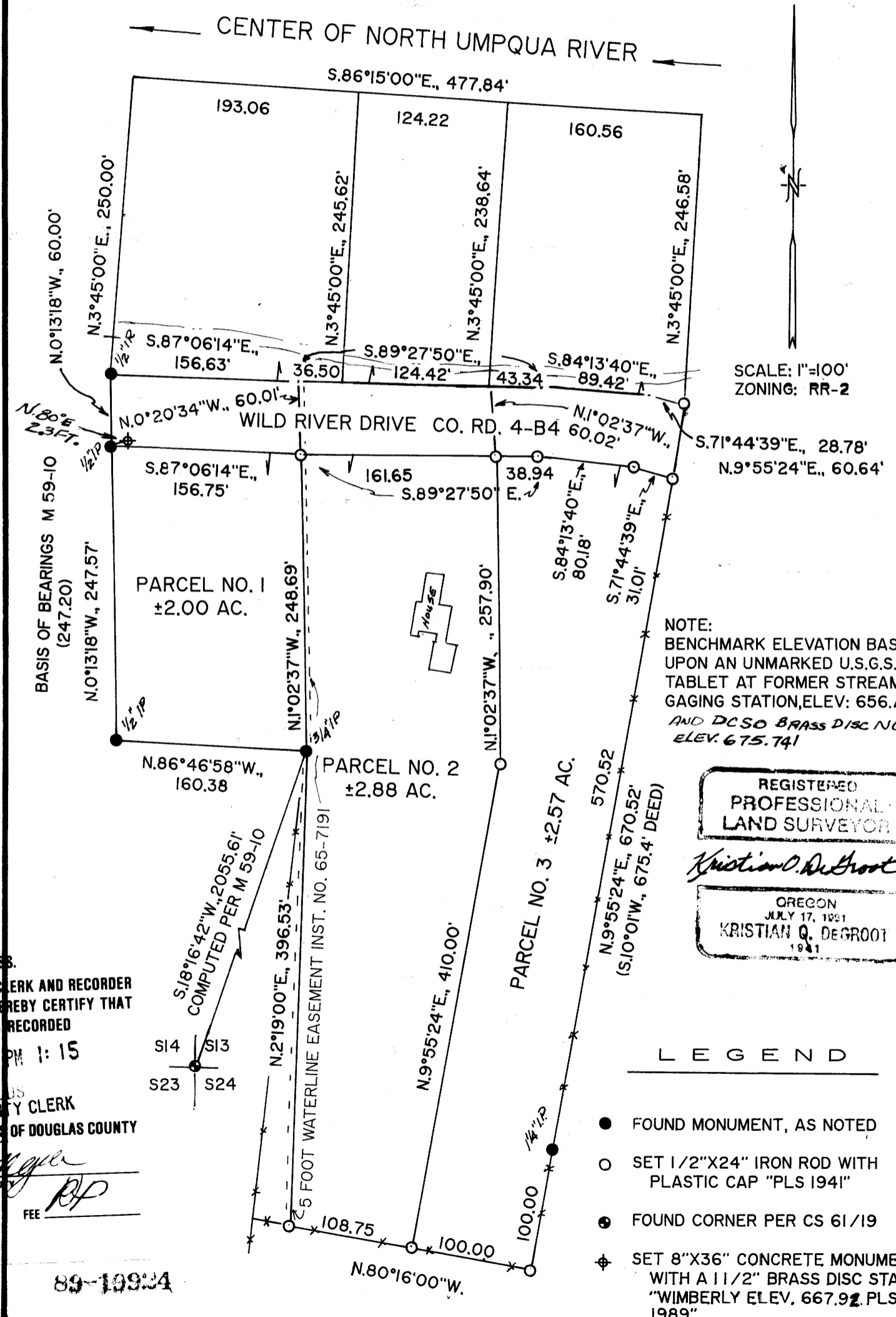
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, T.26S., R.4W., W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF VOL. 476, PAGE 494 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE SOUTHWEST CORNER OF SECTION 13, T.26S., R.4W., W.M. BEARS S.28°45'32"W., 1734.32 FEET; THENCE N.80°16'00"W. ALONG THE SOUTH LINE OF SAID VOL. 476, PAGE 494, 100.00 FEET TO A 1/2" IRON ROD; THENCE N.9°55'24"E., 410.00 FEET TO A 1/2" IRON ROD; THENCE N.1°02'37"W. 257.90 FEET TO A 1/2" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE; THENCE N.1°02'37"W., 60.02 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE; THENCE N.3°45'00"E., 238.64 FEET TO THE CENTER OF THE NORTH UMPQUA RIVER; THENCE S.86°15'00"E., 160.56 FEET UPSTREAM ALONG THE CENTER OF THE NORTH UMPQUA RIVER; THENCE S.3°45'00"W., 246.58 FEET TO A 1/2" IRON ROD ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.9°55'24"W., 60.64 FEET TO A 1/2" IRON ROD ON SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTHEAST CORNER OF SAID VOL. 476, PAGE 494; THENCE S.9°55'24"W. ALONG THE EAST LINE OF SAID VOL. 476, PAGE 494 570.52 FEET TO A 1 1/4" IRON PIPE; THENCE S.9°55'24"W. CONTINUING ALONG SAID EAST LINE, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.57 ACRES, MORE OR LESS.

EXCEPT THAT PORTION LOCATED IN THE RIGHT OF WAY OF WILD RIVER DRIVE.

Keith L. Cubie 10/27/89
PLANNING DIRECTOR DATE

Janey L. Monahan DEPUTY 12-29-89
COUNTY SURVEYOR DATE



SCALE: 1"=100'
ZONING: RR-2

NOTE:
BENCHMARK ELEVATION BASED UPON AN UNMARKED U.S.G.S. BRASS TABLET AT FORMER STREAM GAGING STATION, ELEV. 656.18 AND DCSO BRASS DISC NU-24 ELEV. 675.741

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1981

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP "PLS 194"
- FOUND CORNER PER CS 61/19
- ⊕ SET 8" X 36" CONCRETE MONUMENT WITH A 1 1/2" BRASS DISC STAMPED "WIMBERLY ELEV. 667.92 PLS 194 1989"

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

1989 DEC 29 PM 1:15

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

BY *[Signature]*
DEPUTY

FEE

89-10924

MAP FILE M 109-34

MAP FILE M 109-34