FILED
Date: 12/28/94 By: JP
This survey consists of:
Map: M 119-48
Narrative: _____
Corner Rpt. _____
DOUGLAS COUNTY
SURVEYOR BC

MAP FILE M119-48

SURVEY TO ADJUST BOUNDARY LINES IN NE 1/4 SECTION 25 T 26 S, R 6 W, WM

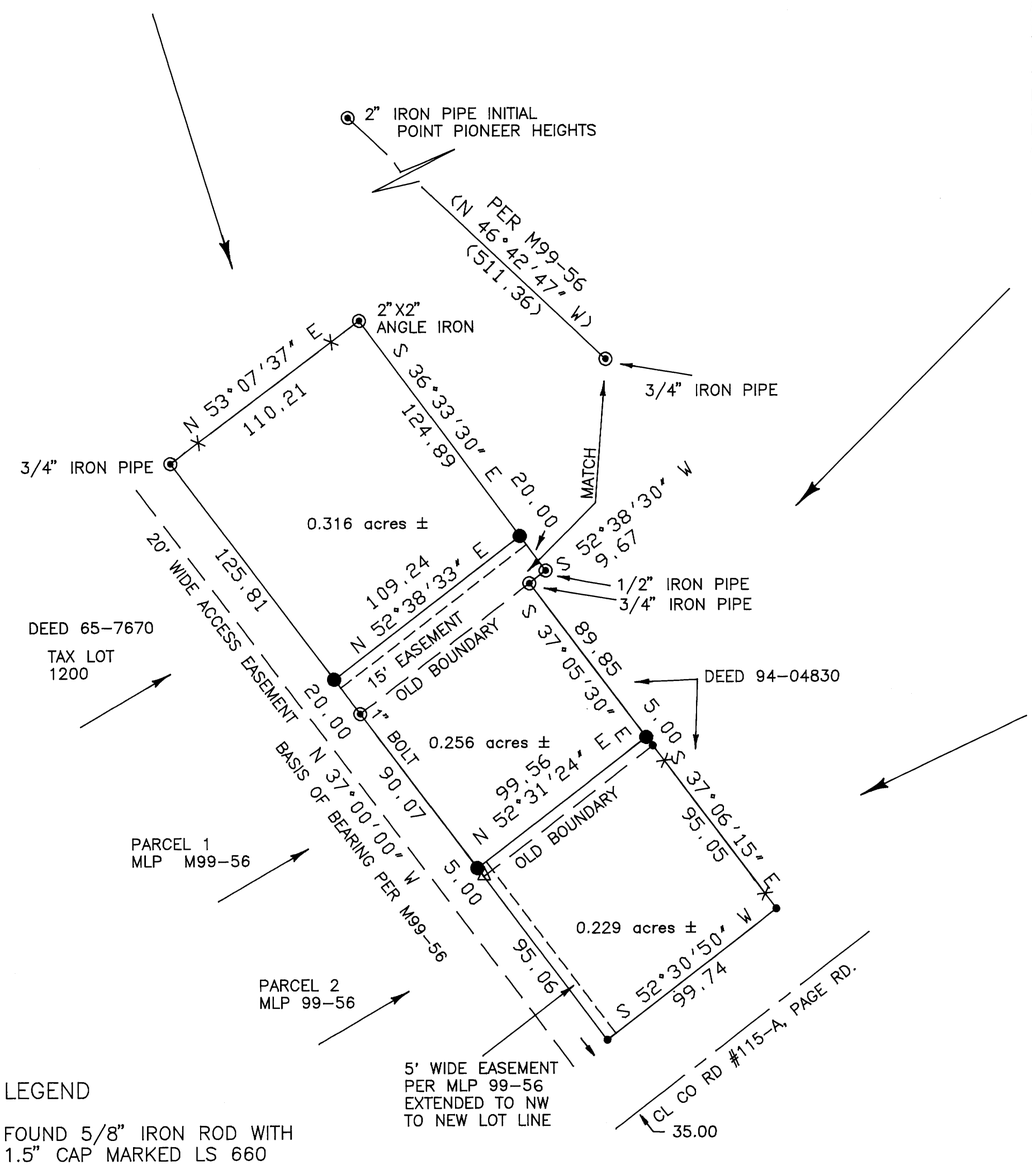
for

Boyd & Emma Gregory

A PARCEL OF LAND BEING A PART OF THE LAND DESCRIBED IN INSTRUMENT No. 65–7670 OF DOUGLAS COUNTY, OREGON, DEED RECORDS, ALL SITUATED IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 37° 00' 00" WEST 20.00 FEET FROM A 1" IRON BOLT WHICH IS NORTH 33° 16' WEST 1188.0 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 25, SAID POINT OF BEGINNING ALSO BEING NORTH 37° 00' 00" WEST 20.00 FEET FROM THE MOST WESTERLY CORNER OF PARCEL I OF THE LAND DESCRIBED IN INSTRUMENT 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 37° 00'00" WEST 125.81 FEET TO A 3/4" IRON PIPE; THENCE NORTH 53° 07' 37" EAST 110.21 FEET TO A 2"X2" ANGLE IRON; THENCE SOUTH 36° 33' 30" EAST 124.89 FEET TO 5/8" IRON ROD; THENCE SOUTH 52° 38' 33" WEST 109.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHT–OF–WAYS OF RECORD, INCLUDING BUT NOT LIMITED TO, EASEMENTS AND RIGHT–OF–WAYS DESCRIBED BY THE ABOVE SAID INSTRUMENTS No. 65–7670, 94–04830 AND 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS.



A PARCEL OF LAND BEING A PART OF THE LAND DESCRIBED IN INSTRUMENT No. 65–7670 AND 94–04830 OF DOUGLAS COUNTY, OREGON, DEED RECORDS ALSO BEING A PART OF PARCEL I OF THE LAND PARTITION DEPICTED IN INSTRUMENT No. 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS, ALL SITUATED IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON BOLT WHICH IS NORTH 33° 16' WEST 1188.0 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 25, AND SAID POINT OF BEGINNING ALSO BEING THE MOST WESTERLY CORNER OF PARCEL I OF THE LAND PARTITION DEPICTED IN INSTRUMENT No. 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 37° 00' 00" WEST 20.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 52° 38' 33" EAST 109.24 FEET TO A 5/8" IRON ROD; THENCE SOUTH 36° 33' 30" EAST 20.00 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 52° 38' 30" WEST 9.67 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 37° 05' 30" EAST 89.85 FEET TO A 5/8" IRON ROD; THENCE SOUTH 52° 31' 24" WEST 99.56 FEET TO A 5/8" IRON ROD; THENCE NORTH 37° 00' 00" WEST 90.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 5 FOOT WIDE EASEMENT ALONG THE SOUTHWESTERLY LINE OF PARCEL II AS DEPICTED IN INSTRUMENT 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS, INCLUDING THE NORTHWESTERLY EXTENSION OF SAID EASEMENT 5.00 FEET TO THE SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED ABOVE.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHT–OF–WAYS OF RECORD, INCLUDING BUT NOT LIMITED TO, EASEMENTS AND RIGHT–OF–WAYS DESCRIBED BY THE ABOVE SAID INSTRUMENTS No. 65–7670, 94–04830 AND 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS.

A PARCEL OF LAND BEING A PART OF THE LAND DESCRIBED IN INSTRUMENT No. 94–04830 OF DOUGLAS COUNTY, OREGON, DEED RECORDS ALSO BEING A PART OF PARCEL I AND ALL OF PARCEL II OF THE LAND PARTITION DEPICTED IN INSTRUMENT No. 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORD, ALL SITUATED IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 37° 00' 00" EAST 90.07 FEET FROM A 1" IRON BOLT WHICH IS NORTH 33° 16' WEST 1188.0 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 25, SAID POINT OF BEGINNING ALSO BEING NORTH 37° 00' 00" WEST 5.00 FEET FROM THE MOST SOUTHERLY CORNER OF PARCEL I OF THE LAND DEPICTED IN INSTRUMENT No. 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 52° 31' 24" EAST 99.56 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37° 05' 30" EAST 5.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37° 06' 15" EAST 95.05 FEET TO A 5/8" IRON ROD; THENCE SOUTH 52° 30' 50" WEST 99.74 FEET TO A 5/8" IRON ROD; THENCE NORTH 37° 00' 00" WEST 100.06 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 5 FOOT WIDE EASEMENT ALONG THE SOUTHWESTERLY LINE OF PARCEL II AS DEPICTED IN INSTRUMENT 85–12927 OF DOUGLAS COUNTY,OREGON, DEED RECORDS, INCLUDING THE NORTHWESTERLY EXTENSION OF SAID EASEMENT 5.00 FEET TO THE NORTHWESTERLY LINE OF THE PARCEL DESCRIBED ABOVE.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHT–OF–WAYS OF RECORD, INCLUDING BUT NOT LIMITED TO, EASEMENTS AND RIGHT–OF–WAYS DESCRIBED BY THE ABOVE SAID INSTRUMENTS No. 65–7670, 94–04830 AND 85–12927 OF DOUGLAS COUNTY, OREGON, DEED RECORDS.

APPROVAL: Keith L. Cubic 12/28/94

DOUGLAS COUNTY PLANNING DEPT. DATE

LEGEND

- • FOUND 5/8" IRON ROD WITH 1.5" CAP MARKED LS 660
- ◉ FOUND MONUMENT AS NOTED
- ● SET 5/8"X30" IRON ROD WITH 3/4" BRASS WASHER MARKED LS 866
- △ CALCULATED POINTS
- ( ) RECORD
- —— X —— FENCE

NOTE: SEE M99–56 AND M18–39 FOR RECORD DISTANCES AND BEARINGS

MLP M99–56 COUNTY SURVEYOR RECORDS = 85–12927 OF DOUGLAS COUNTY DEED RECORDS

NOTE:
SEE M99–56
SEE M18–39
AND DEEDS FOR
ACCESS EASEMENTS

EAST 1/4 CORNER S 33° 16' E 1188.0 FROM 1" BOLT PER M18–39 & DEEDS

N

SCALE 1"=50'

REGISTERED
OREGON
LAND SURVEYOR
JULY 12, 1968
WILLIAM J. RUPPERT
866

MY REGISTRATION EXPIRES 12/31/1994

SURVEY NARRATIVE:

PURPOSE: TO SET PROPERTY CORNERS FOR BOUNDARY LINE ADJUSTMENT

CONTROL: SURVEY BASED ON M99–56 AND M18–39

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

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

NOVEMBER 1994

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M119-48