

PARTITION PLAT NO.

SURVEYED BY:
FORT UMPQUA LAND SURVEYING
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WILLIAM O. BECKLEY, PLS 2417

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William O. Beckley

OREGON
JANUARY 23, 1989
WILLIAM O. BECKLEY
2417

EXPIRES 12-31-95

PARTITION PLAT FOR MARGIE RIDDLE
OF TAX LOT 800, ASSESSORS MAP 22S 7W 19B, DEED 79-08262
IN THE NW 1/4 SECTION 19, T22S, R7W, WILLAMETTE MERIDIAN
COUNTY OF DOUGLAS, STATE OF OREGON.

FILED
Date: 1-29-97 By: JP
This survey consists of:
Map: M 126-30A9B
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

SCALE 1"=100'

LEGEND

- = FOUND MONUMENT AS NOTED
 - = FOUND 5/8" IRON ROD WITH YPC INSCRIBED "LS 1076"
 - = SET 5/8" X 30" IRON ROD WITH YPC INSCRIBED "FORT UMPQUA PLS 2417"
 - R1 = CS FILE NO. 58/68
 - R2 = M41-3
 - R3 = M12-35
 - R4 = M104-73
 - R5 = M99-31
 - R6 = M10-58
 - R7 = M86-29
 - D1 = DEED 79-08261
 - D2 = DEED 79-08262
 - D3 = DEED 93-08062
 - D4 = DEED 79-04821
 - D5 = DEED 91-15118
 - D6 = DEED 93-23121
 - D7 = DEED 93-12957
 - D8 = DEED 77-19724
- YPC = YELLOW PLASTIC CAP
CH. = CHAINS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND CONVEYED TO MARGIE RIDDLE BY DEED 79-08262 INTO TWO PARCELS IN COMPLIANCE WITH THE REQUIREMENTS OF THE DOUGLAS COUNTY PLANNING DEPARTMENT AND ORS 209.250. THE TWO FOUND MONUMENTS ON THE WEST LINE OF TAX LOT 1000 WERE HELD FOR THE BASIS OF BEARINGS AS SHOWN. THE NORTH LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY HOLDING THE BRASS CAP AT THE SW CORNER OF DLC NO. 41 PER M86-29 AND THE STEEL SINGLE TREE PER M104-73. THE NORTH END OF THE EAST LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY PRORATING TO THE RECORD DISTANCES BETWEEN THE ABOVE MONUMENTS WHICH ESTABLISHED THE NORTH LINE. THE SOUTH END OF THE EAST LINE WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE PER D3 FROM THE FOUND 5/8" IRON ROD WITH YPC AT THE SW CORNER OF MLP 10-58 (M104-73). THE SOUTHWESTERLY LINES WERE ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER CS FILE 58/68 AND M12-35 AS SHOWN. THE SOUTH END OF THE WEST LINE WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" IRON ROD WITH YPC AS SET BY M99-31. THE NORTH END OF THE WEST LINE WAS ESTABLISHED BY SPLITTING THE DIFFERENCE BETWEEN THE DEED CALL OF 30.00' FROM THE SW COR OF DLC NO. 41 AND THE POSITION OF 62.00' FROM THE SW COR OF DLC AS SET BY M99-31 (R5). IT IS MY OPINION THAT THIS IS THE BEST SOLUTION OF THE INTENT OF THE DEEDS. THE 30 FOOT CALL IS ONE OF FEW DISTANCE CALLS GIVEN SPECIFICALLY IN THE DEEDS. AREA IS GENERALLY CONSIDERED A LOWER PRIORITY IN CONSTRUCTING DEED LOCATIONS AND THE AREA CALLS IN THESE DEEDS (D1, D2 & D5) ALL CALL MORE OR LESS. ALSO THE SUBJECT TRACT CONTAINS LESS AREA THAN SHOWN ON PREVIOUS DEEDS AS DO TAX LOTS 1200, 1202 & 1201.

