

88-24
58/125/85

COUNTY SURVEYORS FILE DATA
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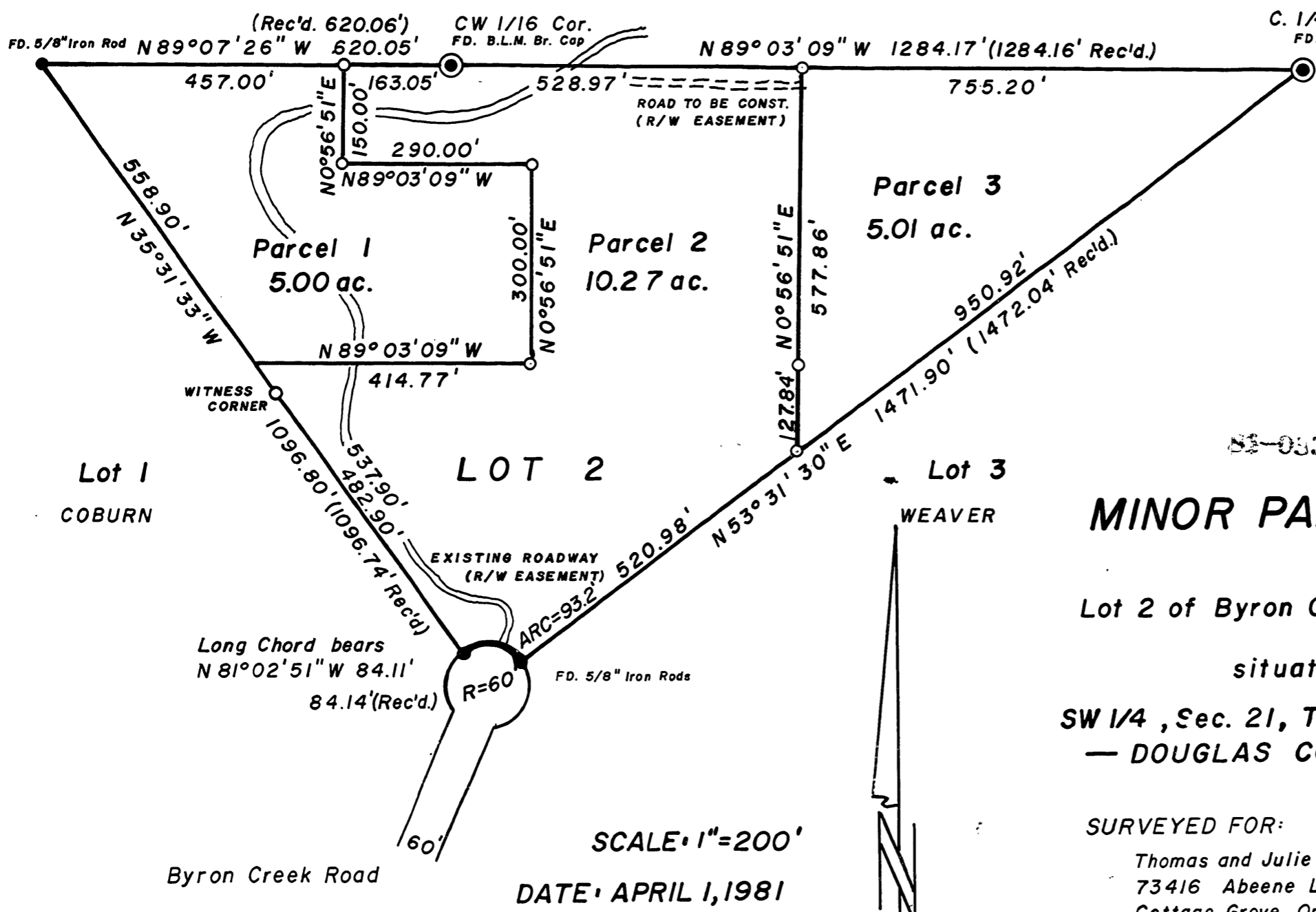
O. and C. LAND

C. 1/4 Sec. 21
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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

BY Mary J. Best
DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS



MINOR PARTITION PLAT

in
Lot 2 of Byron Creek Estates Partition
situate in
SW 1/4, Sec. 21, T. 29 S., R. 7 W., W.M.,
— DOUGLAS COUNTY, OREGON —

SURVEYED FOR:
Thomas and Julie Johns
73416 Abeene Lane
Cottage Grove, Oregon 97424

SURVEYED BY:
Ronald A. Brandt, PS 841
P.O. Box 427
Glendale, Oregon 97442
Duane Smith, crew chief

LEGEND

MONUMENTS:
○ Set 1 1/4" x 30" Iron Rods
● Found Iron Monuments

REFERENCES:
Byron Creek Estates, Survey No. RM 2-35
also used for Basis of Meridian

ZONING:
Single Family Residential

SIGNATURES and DATES:
Planning Director Keith L. Cubic 7/1/81
County Surveyor Francis L. Ingvar 7-27-81

All parcels shall have individual wells and septic systems

DESCRIPTIONS

PARCEL 1: Beginning at a point on the North Line of Lot 2 of Byron Creek Estates Partition (Survey No. RM 2-35), said point being N 89° 07' 26" W, 163.05 ft. from the CW 1/16 Corner of Section 21, T. 29 S., R. 7 W., Willamette Meridian, Douglas County, Oregon; thence S 0° 56' 51" W, 150.00 ft. to a 1 1/4" Iron Rod; thence S 89° 03' 09" E, 290.00 ft. to a 1 1/4" Iron Rod; thence S 0° 56' 51" W, 300.00 ft. to a 1 1/4" Iron Rod; thence N 89° 03' 09" W, 414.77 ft. to the West Line of said Lot 2; thence N 35° 31' 33" W, 558.90 ft. to the NW Corner of Lot 2; thence S 89° 07' 26" E, 457.00 ft. to the point of beginning. Including Right of Way Easement below.

PARCEL 2: Beginning at a point on the North Line of Lot 2 of Byron Creek Estates Partition (Survey No. RM 2-35), said point being N 89° 07' 26" W, 163.05 ft. from the CW 1/16 Corner of Section 21, T. 29 S., R. 7 W., Willamette Meridian, Douglas County, Oregon; thence S 0° 56' 51" W, 150.00 ft. to a 1 1/4" Iron Rod; thence S 89° 03' 09" E, 290.00 ft. to a 1 1/4" Iron Rod; thence S 0° 56' 51" W, 300.00 ft. to a 1 1/4" Iron Rod; thence N 89° 03' 09" W, 414.77 ft. to the West Line of said Lot 2, from which bears a witness corner located S 35° 31' 33" E 55.00 ft.; thence S 35° 31' 33" E along said West Line, 537.90 ft. to the Right of Way of Byron Creek Road; thence along said Right of Way around a curve to the right the chord of which bears S 81° 02' 51" E, 84.11 ft. to a 5/8" Iron Rod, thence N 53° 31' 30" E along the East Line of Lot 2, 520.98 ft. to a 1 1/4" Iron Rod; thence N 0° 56' 51" E, 577.86 ft. to the North of Lot 2; thence N 89° 03' 09" W along said North Line, 528.97 ft. to the CW 1/16 Corner of said Section 21; thence N 89° 07' 26" W, 163.05 ft. to the point of beginning. Including Right of Way Easement below.

PARCEL 3: Beginning at a point on the North Line of Lot 2 of Byron Creek Estates Partition (Survey No. RM 2-35), said point being S 89° 03' 09" E, 528.97 ft. from the CW 1/16 Corner of Section 21, T. 29 S., R. 7 W., Willamette Meridian, Douglas County, Oregon; thence S 0° 56' 51" W, 577.86 ft. to the East Line of said Lot 2; thence N 53° 31' 30" E along said East Line, 950.92 ft. to the Center 1/4 Corner of said Section 21; thence N 89° 03' 09" W, 755.20 ft. to the point of beginning. Including Right of Way Easement below.

RIGHT OF WAY EASEMENT: Parcel 1 and Parcel 2 subject to Right of Way Easement 30 ft. in width beginning at the Right of Way of Byron Creek Road and meandering over Parcels 1 and 2 along an existing roadway, and along a designated location for new construction, as shown on the plat, giving continuous access over and across parcels 1 and 2 for parcel 3 but reserving joint usage thereof for parcels 1 and 2.

58 / 125 (W)

88-24

10/7/85

M 88-24

DUANE SMITH, CREW CHIEF
RONALD A. BRANDT, PS 841
P.O. BOX 427
GLENDALE, OR 97442
APRIL 1, 1981

NARRATIVE OF SURVEY in Lot 2 of Byron Creek Estates Partition
(Survey No. RM 2-35), in the SW $\frac{1}{4}$ of Section 21, Township 29 South,
Range 7 West, Willamette Meridian, Douglas County, Oregon.

FOR: Thomas and Julie Johns, owners of said Lot 2.

PURPOSE: To set monuments necessary to partition Lot 2 into parcels
1, 2 and 3 as shown on the accompanying plat.

EQUIPMENT: A 20-second Jena Theodolite, 300 ft. Lufkin steel tape,
and other miscellaneous tools.

INDIVIDUALS: Witnesses include the property owner and the field
crew consisting of Duane Smith and Delbert Hanson. This survey was
conducted between January 23 and April 1, 1981.

PROCEDURES: This survey utilized a closed-random traverse with
preliminary closures being 1/20,000 prior to balancing. Ties were
made to existing monuments on Lot 2, giving control to partition
Lot 2 as shown on the plat. Meridian is based on the North line
of the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 21, S 89° 03' 09" E, as recorded on
Survey No. RM 2-35.

RESULTS AND COMMENTS: The four corners of Lot 2 and the CW 1/16
Corner of Section 21 were found intact as recorded on Survey
No. RM 2-35. I set monuments on and within the boundaries of Lot 2
to partition into Parcels 1, 2, and 3.

CORNERS FOUND:

- 1) CW 1/16 Corner, found 1966 BLM Brass Cap from which bears:
 - a. 8" D. Fir, N 13° E, 17 $\frac{1}{2}$ lks.
 - b. 18" Oak, S 11° E, 41 $\frac{1}{2}$ lks.
- 2) C $\frac{1}{4}$ Corner, found 1966 BLM Brass Cap from which bears:
 - a. 24" D. Fir, S 85° E, 27 lks.
 - b. 16" Madrone, N 50° W, 80 lks.

- END OF NARRATIVE -

FILED *J*
RECEIVED *HA*

JUL 27 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Brandt

OREGON
JULY 12, 1968
RONALD A. BRANDT
841