

MINOR LAND PARTITION FOR ELIAN IN SEC. 13, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

FILED  
RECEIVED

AUG 11 1981

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREG.

PARCEL 1.

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE R.E. TRIMBLE D.L.C. NO. 52, SAID POINT MARKED BY AN 5/8" IRON ROD AND BEING SOUTH 0°-55'-00" EAST 127.25 FEET FROM THE SOUTHEAST CORNER OF THE W. JUDD D.L.C. NO. 51, BEING IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 69°-49'-20" WEST 59.55 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 20; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 40°-05'-00" WEST 553.06 FEET, SOUTH 26°-54'-20" WEST 101.04 FEET, SOUTH 15°-58'-40" WEST 179.06 FEET, SOUTH 2°-19'-50" WEST 66.60 FEET, AND SOUTH 4°-00'-20" EAST 74.04 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88°-21'-30" EAST 517.40 FEET TO A 3/4" IRON ROD ON THE WESTERLY LINE OF SAID D.L.C. NO. 52; THENCE ALONG SAID WESTERLY LINE NORTH 0°-55'-00" WEST 790.54 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SAID SECTION 13.

PARCEL 2.

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE R.E. TRIMBLE D.L.C. NO. 52, SAID POINT MARKED BY AN 3/4" IRON ROD AND BEING SOUTH 0°-55'-00" EAST 917.79 FEET FROM THE SOUTHEAST CORNER OF THE W. JUDD D.L.C. NO. 51, BEING IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE SOUTH 88°-21'-30" WEST 517.40 FEET TO A 3/4" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 20; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 4°-00'-20" EAST 192.42 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 83°-00'-00" EAST 202.84 FEET TO A 3/4" IRON ROD; THENCE SOUTH 55.03 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°-56'-10" EAST 306.22 FEET TO A 3/4" IRON ROD ON THE WESTERLY LINE OF SAID D.L.C. NO. 52; THENCE ALONG SAID WESTERLY LINE NORTH 0°-55'-00" WEST 237.47 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SAID SECTION 13.

PARCEL 3.

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE R.E. TRIMBLE D.L.C. NO. 52, SAID POINT MARKED BY AN 3/4" IRON ROD AND BEING SOUTH 0°-55'-00" EAST 1155.26 FEET FROM THE SOUTHEAST CORNER OF THE W. JUDD D.L.C. NO. 51, BEING IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 89°-56'-10" WEST 306.22 FEET TO A 5/8" IRON ROD; THENCE NORTH 55.03 FEET TO A 3/4" IRON ROD; THENCE SOUTH 83°-00'-00" WEST 202.84 FEET TO A 3/4" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 20; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 4°-00'-20" EAST 102.30 FEET AND SOUTH 2°-57'-20" EAST 157.64 FEET TO A 3/4" IRON BOLT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°-37'-20" EAST 495.89 FEET TO A 1/2" IRON PIPE ON THE WESTERLY LINE OF SAID D.L.C. NO. 52; THENCE ALONG SAID WESTERLY LINE NORTH 0°-55'-00" WEST 225.59 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SAID SECTION 13.

SEPTIC SYSTEM EASEMENT

BEGINNING AT A 3/4" IRON BOLT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 20, SAID POINT OF BEGINNING IS SOUTH 0°-55' EAST 1380.85 ALONG THE WESTERLY LINE OF R.E. TRIMBLE D.L.C. NO. 52 IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND SOUTH 89°-37'-20" WEST 495.89 FEET FROM THE SOUTH EAST CORNER OF W. JUDD D.L.C. NO. 51 IN TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING NORTH 2°-57'-20" WEST 60.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°-37'-20" EAST 100.00 FEET; THENCE SOUTH 2°-57'-20" EAST 60.00 FEET; THENCE SOUTH 89°-37'-20" WEST 100.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SAID SECTION 13.

WATER LINE EASEMENT DESCRIPTION

THE WESTERLY LINE OF A WATER LINE EASEMENT 15 FEET WIDE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 20, SAID POINT OF BEGINNING IS SOUTH 0°-55'-00" EAST 1380.85 FEET ALONG THE WESTERLY LINE OF R.E. TRIMBLE D.L.C. NO. 52 IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SOUTH 89°-37'-20" WEST 495.89 FEET, AND NORTH 2°-57'-20" WEST 60.00 FEET FROM THE SOUTH EAST CORNER OF W. JUDD D.L.C. NO. 51 IN TOWNSHIP 30 SOUTH, RANGE 6 WEST; THENCE FROM THE POINT OF BEGINNING ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 2°-57'-20" WEST 97.64 FEET; THENCE NORTH 4°-00'-20" WEST 294.72 FEET TO A 3/4" IRON ROD AND THERE TERMINATING, ALL SITUATED IN SAID SECTION 13.

SURVEY NARRATIVE

BASIS OF BEARING: NORTH 0°-55' WEST PER M12-76.

BOUNDARY CONTROL: THIS SURVEY IS BASED ON M 12-76 WHICH HAS COURSES IDENTICAL TO THE DEED DESCRIPTION PER VOLUME 272 PAGE 510.

LOST CORNERS WERE REPLACED BY A COMPASS RULE ADJUSTMENT OF DISTANCES AND BEARINGS BETWEEN FOUND MONUMENTS ALONG THE COUNTY ROAD RIGHT-OF-WAY.

ALL FOUND MONUMENTS WERE HELD.

THE DEED TO P.P. & L. WAS LOCATED BY HOLDING DISTANCES ALONG THE D.L.C. LINE AND ROAD RIGHT-OF-WAY.

THE FENCE NEAR THE WESTERLY LINE OF D.L.C. 52 IS OLD AND IN DISREPAIR. THE WIRE IS ON THE GROUND IN MANY PLACES.

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1968  
WILLIAM J. RUPPERT  
866

M88-43B