

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

FILED
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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.

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6/16/81

