

Deaton County
Surveyor's Office

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MINOR LAND PARTITION APPROVED
Nicholas Chase 12-8-82
PLANNING OFFICIAL DATE
NAME DEVCO ENGINEERING, INC.
ADDRESS 33900 EASTGATE CIRCLE
CORVALLIS, OREGON
TELE: 757-8991

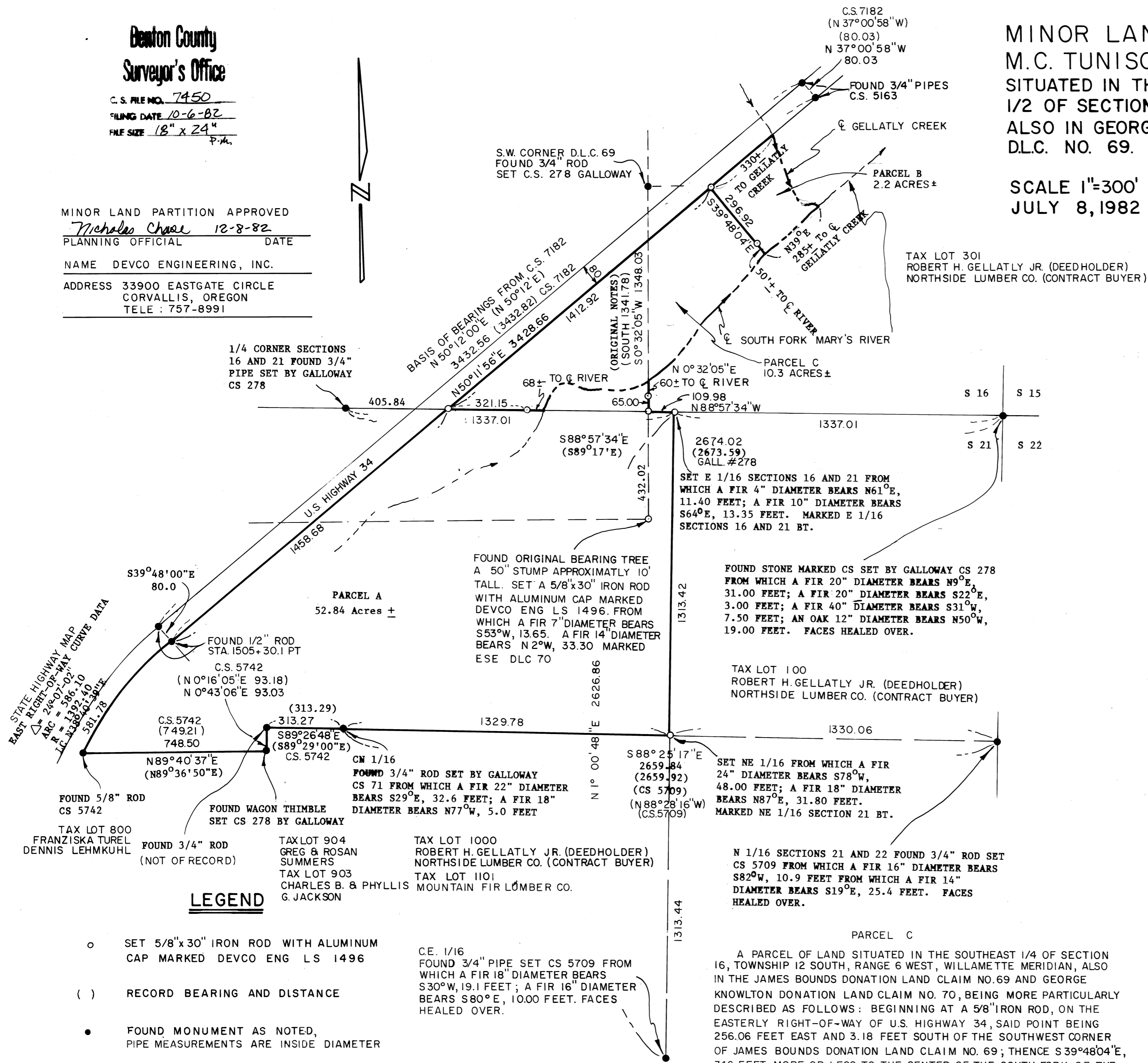
MINOR LAND PARTITION FOR
M.C. TUNISON & JANET TUNISON
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16 AND THE NORTH
1/2 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 6 WEST, W. M.
ALSO IN GEORGE KNOWLTON D.L.C. NO. 70 AND JAMES BOUNDS
D.L.C. NO. 69.

SCALE 1"=300'
JULY 8, 1982

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BY: DEVCO ENGINEERING INC.
33900 EASTGATE CIRCLE
CORVALLIS, OREGON

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1496



PARCEL A
A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, ALSO IN THE GEORGE KNOWLTON DONATION LAND CLAIM NO. 70, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF GEORGE KNOWLTON DONATION LAND CLAIM NO. 70; THENCE EAST ON THE SOUTH LINE OF SAID CLAIM NO. 70 TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 34 AND THE TRUE POINT OF BEGINNING; THENCE N89° 40'37"E ON SAID CLAIM LINE 748.50 FEET TO A WAGON THIMBLE AT THE SOUTH SOUTHEAST CORNER OF CLAIM NO. 70; THENCE N0°43'06"E ON CENTERLINE OF CLAIM NO. 70, 93.03 FEET TO A 3/4" IRON ROD AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4; THENCE S89° 26'48"E ON THE SOUTH LINE OF SAID LOT 4, 313.27 FEET TO A 3/4" ROD SET AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 5; THENCE S88° 25'17"E, ON THE SOUTH LINE OF SAID LOT 5, 1329.78 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5; THENCE N1° 00'48"E, ALONG THE EAST LINE OF GOVERNMENT LOT 5, 1313.42 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID SECTION 21; THENCE N88°57'34"W ON SAID SECTION LINE 109.98 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID CLAIM NO. 70; THENCE N0° 32'05"E ON SAID CLAIM 125 FEET MORE OR LESS TO THE CENTER OF THE SOUTH FORK OF THE MARY'S RIVER; THENCE WESTERLY ALONG THE CENTER OF SAID MARY'S RIVER TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 21; THENCE N88° 57'34"W, 389 FEET MORE OR LESS ON NORTH LINE OF SAID SECTION 21 TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 34; THENCE S30° 11'56"W ON SAID EASTERLY RIGHT-OF-WAY 1458.68 FEET TO A 1/2" IRON ROD; THENCE ON THE ARC OF A 1392.40 FOOT RADIUS CURVE LEFT, 586.10 FEET, THE LONG CHORD OF WHICH BEARS S38°40'39"W, 581.78 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 52.8 ACRES MORE OR LESS.

PARCEL B
A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, ALSO IN THE JAMES BOUNDS DONATION LAND CLAIM NO. 69
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 34, SAID POINT BEING 256.06 FEET EAST AND 3.18 FEET SOUTH OF THE SOUTHWEST CORNER OF JAMES BOUNDS DONATION LAND CLAIM NO. 69; THENCE S39° 48'04"E, 346 FEET MORE OR LESS TO THE CENTER OF THE SOUTH FORK OF THE MARY'S RIVER; THENCE NORTHEASTERLY ALONG CENTERLINE OF SAID MARY'S RIVER TO ITS INTERSECTION WITH THE CENTER OF GELLATLY CREEK; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF GELLATLY CREEK TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34; THENCE S50°11'56"W, ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.3 ACRES MORE OR LESS.

PARCEL C
A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, ALSO IN THE JAMES BOUNDS DONATION LAND CLAIM NO. 69 AND GEORGE KNOWLTON DONATION LAND CLAIM NO. 70, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD, ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 34, SAID POINT BEING 256.06 FEET EAST AND 3.18 FEET SOUTH OF THE SOUTHWEST CORNER OF JAMES BOUNDS DONATION LAND CLAIM NO. 69; THENCE S39°48'04"E, 346 FEET MORE OR LESS TO THE CENTER OF THE SOUTH FORK OF THE MARY'S RIVER; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID MARY'S RIVER TO ITS INTERSECTION WITH THE NORTH LINE OF SECTION 21; THENCE N88°57'34"W, 389 FEET MORE OR LESS ON THE NORTH LINE OF SAID SECTION 21 TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 34; THENCE N50°11'56"E ON SAID EASTERLY RIGHT-OF-WAY 1412.92 FEET TO THE POINT OF BEGINNING. CONTAINING 10.3 ACRES MORE OR LESS.

LEGEND

- SET 5/8"x30" IRON ROD WITH ALUMINUM CAP MARKED DEVCO ENG LS 1496
- () RECORD BEARING AND DISTANCE
- FOUND MONUMENT AS NOTED, PIPE MEASUREMENTS ARE INSIDE DIAMETER

NARRATIVE:

THIS SURVEY WAS PERFORMED TO CREATE PARCEL A AND B, USING EXISTING MONUMENTS AS CONTROL. THE BASIS OF BEARINGS WAS ESTABLISHED FROM C.S. 7182.

C.E. 1/16
FOUND 3/4" PIPE SET CS 5709 FROM WHICH A FIR 18" DIAMETER BEARS S30°W, 19.1 FEET; A FIR 16" DIAMETER BEARS S80°E, 10.00 FEET. FACES HEALED OVER.

PARCEL C
A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, ALSO IN THE JAMES BOUNDS DONATION LAND CLAIM NO. 69 AND GEORGE KNOWLTON DONATION LAND CLAIM NO. 70, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD, ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 34, SAID POINT BEING 256.06 FEET EAST AND 3.18 FEET SOUTH OF THE SOUTHWEST CORNER OF JAMES BOUNDS DONATION LAND CLAIM NO. 69; THENCE S39°48'04"E, 346 FEET MORE OR LESS TO THE CENTER OF THE SOUTH FORK OF THE MARY'S RIVER; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID MARY'S RIVER TO ITS INTERSECTION WITH THE NORTH LINE OF SECTION 21; THENCE N88°57'34"W, 389 FEET MORE OR LESS ON THE NORTH LINE OF SAID SECTION 21 TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 34; THENCE N50°11'56"E ON SAID EASTERLY RIGHT-OF-WAY 1412.92 FEET TO THE POINT OF BEGINNING. CONTAINING 10.3 ACRES MORE OR LESS.