

**MAJOR LAND PARTITION IN J. CHAMBERLAIN D.L.C. 57, IN SECTION 6, T27S, & 6W,
W.M., DOUGLAS COUNTY, OREGON
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

FILED

FOR CARROLL L. & BEVERLY J. SENSABAUGH
311 MELQUA RD.
ROSEBURG, OR. 97470

SURVEYOR ROBERT L. DOLAN
RT. 1, BOX 1822
SUTHERLIN, OR. 97479

DATE JANUARY, 1990

SCALE 1" = 200'

Legend: ○ FD. 5/8" IRON ROD OR AS NOTED
● SET 5/8" X 30" IRON ROD W/CAP

ZONING 5R AND FC

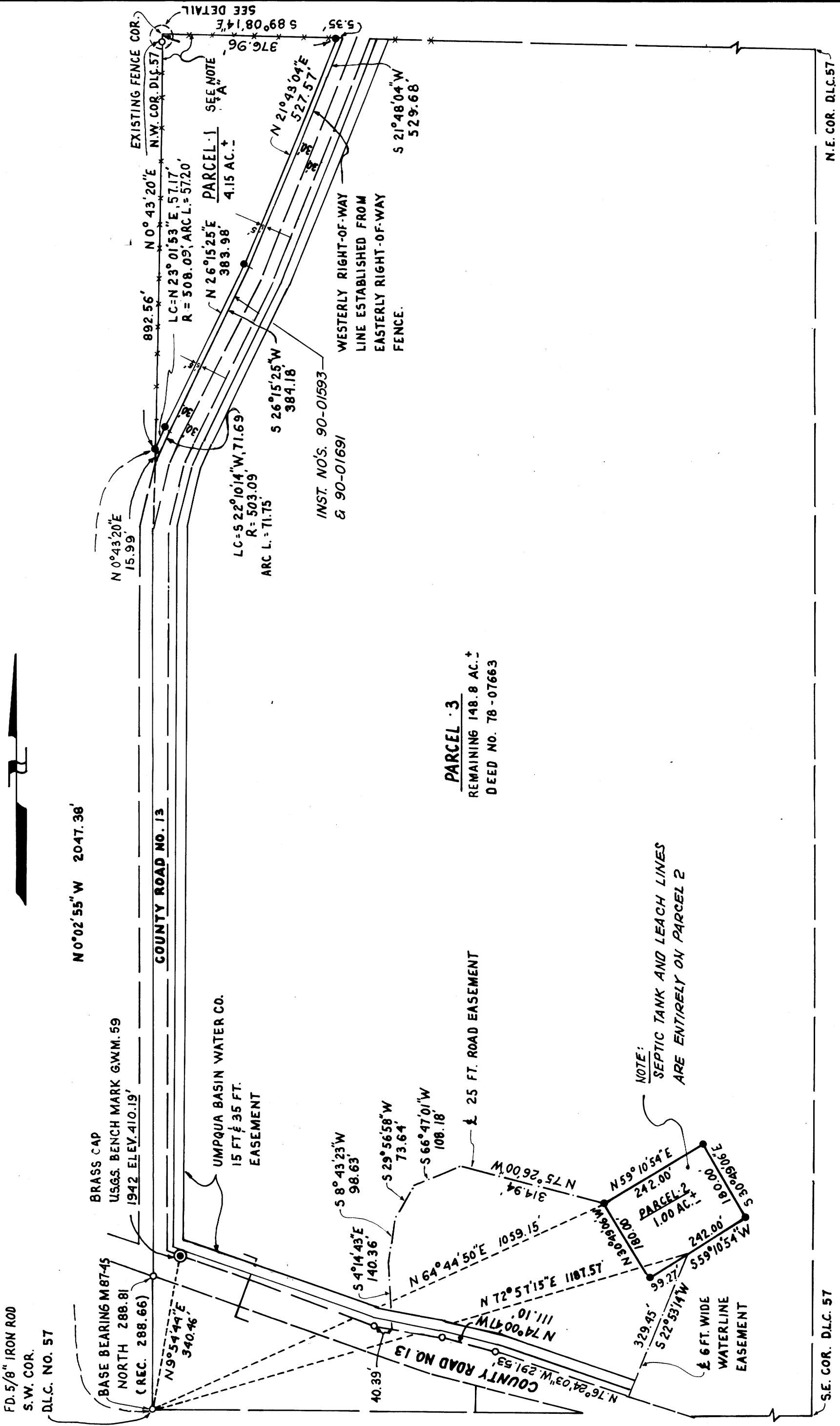
NO. OF LOTS 3

SEWER SEPTIC SYSTEM

WATER UMPQUA BASIN WATER

COUNTY SURVEYOR DOUGLAS COUNTY, ORE

MAR 16 1990



PARCEL 3
REMAINING 148.8 AC.
DEED NO. 78-07663

NOTE:
SEPTIC TANK AND LEACH LINES
ARE ENTIRELY ON PARCEL 2

NARRATIVE SURVEY TO MONUMENT PROPERTY CORNERS.
NOTE A. NO EVIDENCE OF THE N.W. CORNER OF D.L.C. 57 WAS FOUND, LINE WAS ESTABLISHED ALONG EXISTING FENCE LINES AND FENCE CORNERS.
IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT OR OTHER LEGAL PROCEEDINGS BE ACCOMPLISHED BEFORE THESE LINES ARE CONSTRUED TO BE THE TRUE PROPERTY LINES.

APPROVALS
PLANNING DIRECTOR *Kathleen Cubie* 3/5/90 DATE
COUNTY SURVEYOR *Robert L. Dolan* 3-16-90 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
ROBERT L. DOLAN
JULY 30 1976
OREGON 1077A

DETAIL
NO SCALE
50'02'55"W
10.00'
REFERENCE PIN
POINT FALLS IN EXISTING FENCE CORNER POST

N.E. COR. D.L.C. 57

S.E. COR. D.L.C. 57

MAJOR LAND PARTITION IN J. CHAMPAIGN D.L.C. 57 IN SECTION 6, T. 27 S., R. 6 W.
W.M., DOUGLAS COUNTY, OREGON

FILED

MAR 16 1990

COUNTY SURVEYOR
DOUGLAS COUNTY.

PARCEL-1

A PARCEL OF LAND IN THE J. CHAMPAIGN D.L.C. NO. 57 IN SECTION 6, T. 27 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 0° 02' 55" W, 2047.38 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 0° 43' 20" E, 892.56 FT. TO A POINT, THENCE S 89° 08' 14" E, 382.31 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 13 (MELQUA ROAD), THENCE ALONG SAID RIGHT-OF-WAY S 21° 48' 04" W, 529.68 FT. TO A POINT, THENCE S 26° 15' 25" W, 384.18 FT. TO A POINT, THENCE ALONG A 71.75 FT. ARC OF A 503.09 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S 22° 10' 14" W, 71.69 FT.) TO A POINT, THENCE N 0° 43' 20" E, 15.99 FT. TO THE POINT OF BEGINNING AND CONTAINING 4.15 ACRES MORE OR LESS.

EXCEPTING THERE FROM THE FOLLOWING: BEGINNING AT A POINT THAT BEARS N 0° 02' 55" W, 2047.38 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE ALONG A 57.20 FT. ARC OF A 508.09 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N 23° 01' 53" E, 57.17 FT.) TO A POINT, THENCE N 26° 15' 25" E, 383.98 FT. TO A POINT, THENCE N 21° 48' 04" E, 527.57 FT. TO A POINT, THENCE S 89° 08' 14" E, 5.35 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY RD. NO. 13 (MELQUA RD.), THENCE ALONG SAID RIGHT-OF-WAY S 21° 48' 04" W, 529.68 FT. TO A POINT, THENCE S 26° 15' 25" W, 384.18 FT. TO A POINT, THENCE ALONG A 71.75 FT. ARC OF A 503.09 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S 22° 10' 14" W, 71.69 FT.) TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY, N 0° 43' 20" E, 15.99 FT. TO THE POINT OF BEGINNING.

PARCEL-2

A PARCEL OF LAND IN THE J. CHAMPAIGN D.L.C. 57 IN SECTION 6, T. 27 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 64° 44' 50" E, 1059.15 FT. FROM THE S.W. CORNER D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 59° 10' 54" E, 242.00 FT. TO A POINT, THENCE S 30° 49' 06" E, 180.00 FT. TO A POINT, THENCE S 59° 10' 54" W, 242.00 FT. TO A POINT, THENCE N 30° 49' 06" W, 180.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES MORE OR LESS

TOGETHER WITH A 6 FOOT WIDE WATER LINE EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 72° 57' 15" E, 1187.57 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE S 22° 53' 14" W, 329.45 FT. MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13.

ALSO TOGETHER WITH A 25 FOOT WIDE ROAD EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 64° 44' 50" E, 1059.15 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 75° 26' 00" W, 314.94 FT. TO A POINT, THENCE S 66° 47' 01" W, 108.18 FT. TO A POINT, THENCE S 29° 56' 58" W, 73.64 FT. TO A POINT, THENCE S 8° 43' 23" W, 98.63 FT., THENCE S 4° 14' 43" E, 140.36 FT. MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 13.

PARCEL-3

THE REMAINING PARCEL AS DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 78-07663 LESS PARCELS NO. 1 AND 2.

SUBJECT TO AND TOGETHER WITH A 6 FOOT WIDE WATER LINE EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 72° 57' 15" E, 1187.57 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE S 22° 53' 14" W, 329.45 FT. MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13.

SUBJECT TO AND TOGETHER WITH A 25 FOOT ROAD EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 64° 44' 50" E, 1059.15 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 75° 26' 00" W, 314.94 FT. TO A POINT, THENCE S 66° 47' 01" W, 108.18 FT. TO A POINT, THENCE S 29° 56' 58" W, 73.64 FT. TO A POINT, THENCE S 8° 43' 23" W, 98.63 FT., THENCE S 4° 14' 43" E, 140.36 FT. MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 13.

ALSO SUBJECT TO ROAD RIGHT-OF-WAYS AND WATER SYSTEM EASEMENTS AS DESCRIBED IN DOUGLAS COUNTY DEED RECORD NO. S 66-10977 AND 66-11777.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1990 MAR 19 PM 3:37

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Robert L. Dolan
DEPUTY

FEE 10.00 PP

33-03123

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1976

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1990 - 0010 B

1990 - 0010 B