

9100 - 0661

A MINOR LAND PARTITION FOR HARRY & BARBARA SARGENT
IN THE NW 1/4 SEC. 11, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

FILED

28
APR 5 1990

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

NOTE: PARCEL #1 DOES NOT MATCH
THE ORIGINAL LEASE DESCRIPTION
AT THE OWNER'S REQUEST

FOUND BRASS
CAP - SECTION COR.
C.S.D. (1956)

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

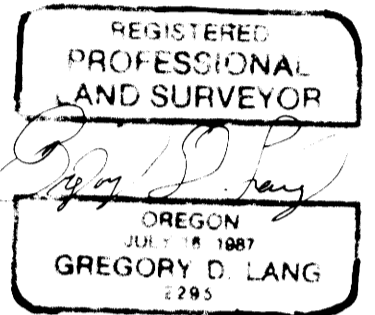
OWNER/PARTITIONER: HARRY & BARBARA SARGENT
1397 WILLIS CR. RD.
WINSTON, OR. 97496

1990 APR -6 PM 4:42

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

SURVEYED BY: GREG LANG SURVEYING
7550 WILLIS CR. RD.
WINSTON, OR. 97496

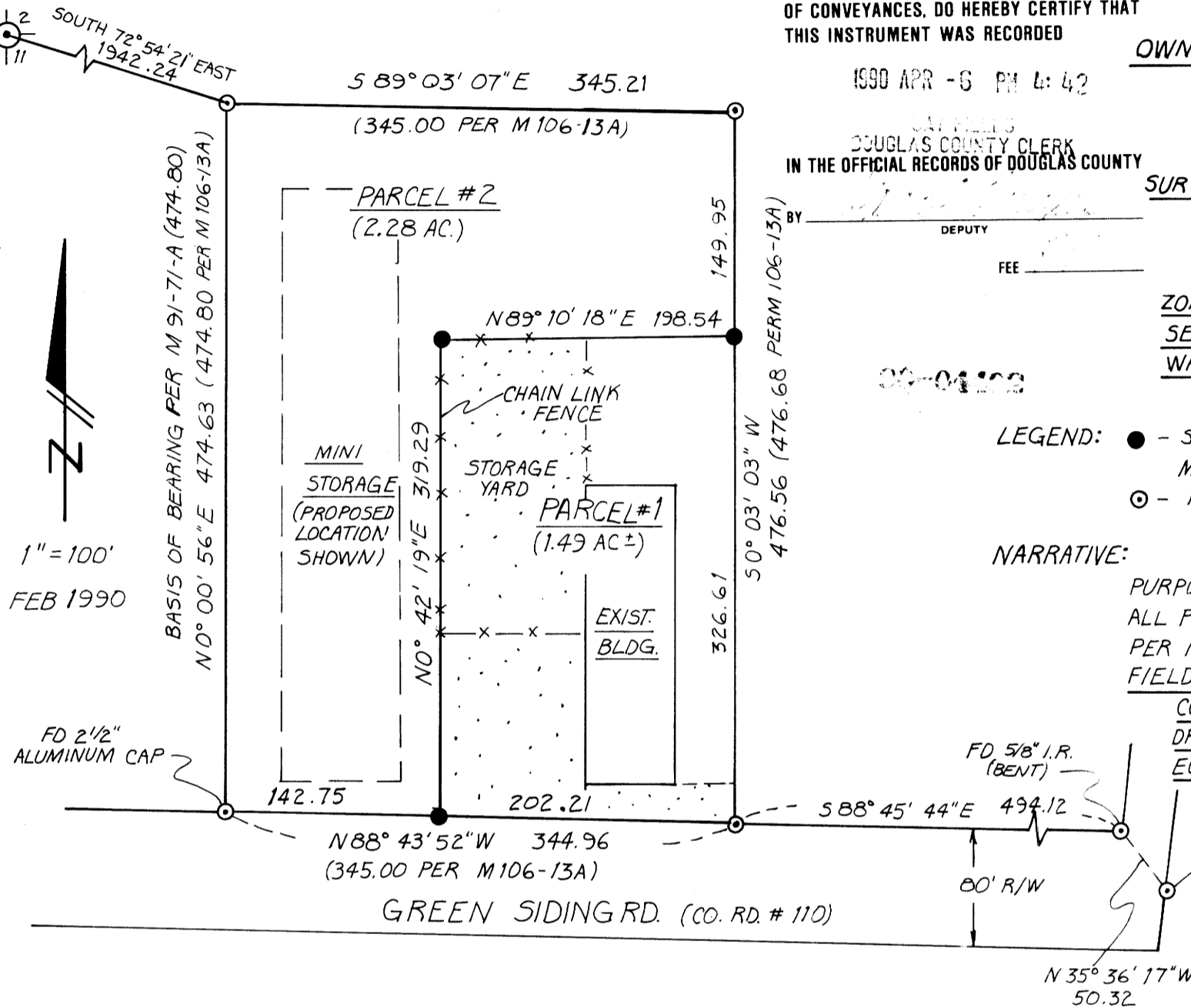
ZONING: M2
SEWER: GREEN SANITARY
WATER: ROBERTS CR.



LEGEND: ● - SET 5/8" x 30" I.R. / PLASTIC CAP
MARKED "LANG SURVEYING"
⊙ - FOUND 5/8" I.R. UNLESS OTHERWISE
NOTED.

NARRATIVE:
PURPOSE TO CREATE PARCELS AS PROPOSED.
ALL PERIMETER MONUMENTS WERE FOUND
PER M 106-13A.
FIELD CREW: GREG LANG & CURT ALEXENKO
COMPS: GREG LANG
DRAFTING: HAROLD PARKER
EQUIP.: TM 6 & RED EDM

NOTE: "FIRE HYDRANT PLACEMENT SHALL BE
ADDRESSED BY DOUGLAS COUNTY FIRE
DISTRICT NO. 2 AT THE TIME OF BUILDING
CONSTRUCTION ON THE PARCELS"



PARCEL #1

A PARCEL LYING IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF THAT PROPERTY DESCRIBED IN INST. # 88-8089, DEED RECORDS, DOUGLAS COUNTY, OREGON, SAID POINT BEARS SOUTH 72° 54' 21" EAST 1942.24 FEET, SOUTH 89° 03' 07" EAST 345.21 FEET, AND SOUTH 0° 03' 03" WEST 149.95 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10, & 11, T28S, R6W, W.M.; THENCE SOUTH 0° 03' 03" WEST ALONG SAID EAST LINE 326.61 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN SIDING ROAD (CO. RD.#110); THENCE NORTH 88° 43' 52" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 202.21 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 0° 42' 19" EAST 319.29 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 10' 18" EAST 198.54 FEET TO THE PLACE OF BEGINNING & CONTAINING APPROXIMATELY 1.49 ACRES.

SUBJECT TO: RIGHT-OF-WAY GRANTED TO COPCO, RECORDED IN INST# 88645, DEED RECORDS, DOUGLAS, CO., OREGON.
ALSO SUBJECT TO: ANY OTHER EASEMENTS, COVENANTS, & RESTRICTIONS OF RECORD.

PARCEL #2

A PARCEL LYING IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INST # 88-8089, DEED RECORDS, DOUGLAS COUNTY, OREGON, SAID POINT BEARS SOUTH 72° 54' 21" EAST 1942.24 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10, & 11 T28S, R6W, W.M.; THENCE SOUTH 89° 03' 07" EAST ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN SAID INST# 88-8089 345.21 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0° 03' 03" WEST ALONG THE EAST LINE OF SAID PROPERTY 149.95 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE SOUTH 89° 10' 18" WEST 198.54 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0° 42' 19" WEST 319.29 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN SIDING ROAD (CO. RD.#110); THENCE NORTH 88° 43' 52" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 142.75 FEET TO A 2 1/2" ALUMINUM CAP AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PROPERTY DESCRIBED IN INST# 88-8089; THENCE NORTH 0° 00' 56" EAST ALONG THE WEST LINE OF SAID PROPERTY 474.63 FEET TO THE PLACE OF BEGINNING & CONTAINING APPROXIMATELY 2.28 ACRES.

SUBJECT TO: RIGHT-OF-WAY GRANTED TO COPCO, RECORDED IN INST# 88645, DEED RECORDS, DOUGLAS COUNTY, OREGON
ALSO SUBJECT TO: ANY OTHER EASEMENT, COVENANTS, & RESTRICTIONS OF RECORD.

APPROVALS:

Keith L. Cubic
PLANNING COMMISSION

4/3/90
DATE

Gay E. Morrison DEPUTY
COUNTY SURVEYOR

4-5-90
DATE

1990 - 0015