

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN THE NE 1/4, SEC.10 & SE 1/4, SEC. 3,
MARCH, 1990

T26S, R3W, W.M.
SCALE: 1 INCH = 100 FEET

FILED

MAY 15 1990

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER:

David and Paula Kennaday
22950 N. Umpqua Hwy.
Idlewild Park, Oregon 97447

WATER SUPPLY: Well

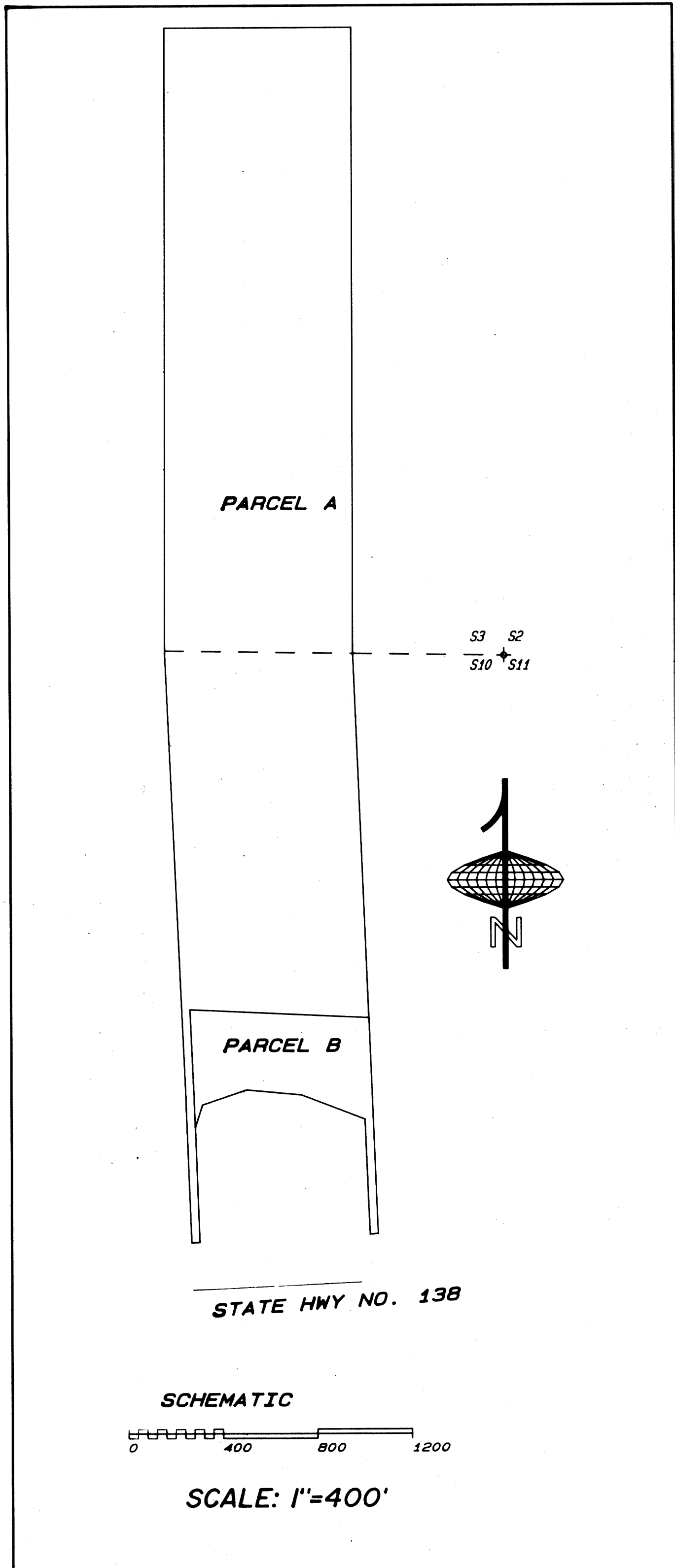
SEWER: Septic

ZONE: FG & FF

NUMBER OF LOTS: 2

SURVEYOR:

AA Surveying Service, Inc.
P.O. Box 130
2566 N. Stephens St.
Roseburg, Oregon 97470
Tel. (503) 672-2096



PARCEL A

All of that property described in Deed Reference Number 78-20310 of the Douglas County Deed Records excepting therefrom the property described as Parcel B hereon, containing 77 acres, more or less.
SUBJECT TO a 35' access easement.
TOGETHER WITH a 35' access easement.

PARCEL B

A parcel of land in Section 10, T26S, R3W, W.M., being a portion of that property described in Deed Reference Number 78-20310 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod from which the section corner common to sections 2, 3, 10 and 11, T26S, R3W, W.M., bears N87°21'31"N 35.14 feet, N02°29'36"W 1515.58 feet and S89°05'49"E 1435.28 feet; thence S02°29'36"E 374.10 feet to a 5/8" iron rod; thence S02°08'25"E 125.06 feet to a 5/8" iron rod; thence N17°36'22"E 100.10 feet to a 5/8" iron rod; thence N71°24'50"E 199.39 feet to a 5/8" iron rod; thence S84°35'26"E 126.20 feet to a 5/8" iron rod; thence S84°35'26"E 106.35 feet to a 5/8" iron rod; thence S69°03'34"E 286.91 feet to a 5/8" iron rod; thence S2°18'33"E 486.45 feet to a 5/8" iron rod; thence N87°16'10"E 35.00 feet to a 5/8" iron rod; thence N02°18'33"W 914.35 feet to a 5/8" iron rod; thence N87°21'13"W 758.22 feet to the point of beginning, all situated in section 10, T26S, R3W, W.M., containing 6.81 acres, more or less.

SUBJECT to a 35' Access Easement the easterly boundary of which is described as follows:

Beginning at a 5/8" iron rod at the Northeast corner of Parcel B from which the section corner common to sections 2, 3, 10 and 11 bears N87°21'13"W 793.36 feet, N02°29'36"W 1515.58 and S89°05'49"E 1435.28 feet; thence S02°18'33"E 428.16 to a point at the northwest corner of that access easement described on the map of the Major Land Partition as recorded as M98-73 of the Records of the Douglas County Surveyor.

TOGETHER WITH a 35' Access Easement the westerly boundary of which is described as follows:

Beginning at a point on the west boundary of that property described in Deed Reference Number 78-20310 of the Deed Records of Douglas County from which the section corner common to sections 2, 3, 10 and 11, T26S, R3W, W.M., bears N02°29'36"W 1515.58 feet and S89°05'49"E 1435.28 feet; thence S02°29'36"E 377.21 feet to a point and S02°08'25"E 118.80 feet to a point on the west line of the access easement described on the map of the Major Land Partition as recorded as M98-73 of the Records of the Douglas County Surveyor.

NARRATIVE

The purpose of this survey was to partition the property described in Deed Reference Number 78-20310 of the Deed Records of Douglas County into two parcels. Monuments marking the exterior boundaries of the Major Land Partition as shown in Map file M 98-73 of the Records of the Douglas County Surveyor were found and used to control the boundary of Parcel B. The east line of Parcel B was established using the monument found at the southeast corner of Parcel B and projecting the east line at the same bearing as the west line of the 35' wide easement. The west line was established 35' east and parallel to the west line of the property as shown on the above said map.

<i>Keith L. Cubic</i>	APPROVALS	5/1/90
Douglas County Planning Dept.	Date	
<i>David L. M. [Signature]</i>	5-15-90	
Douglas County Surveyor	Date	

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1988
HERMAN A. PIESKE
1651

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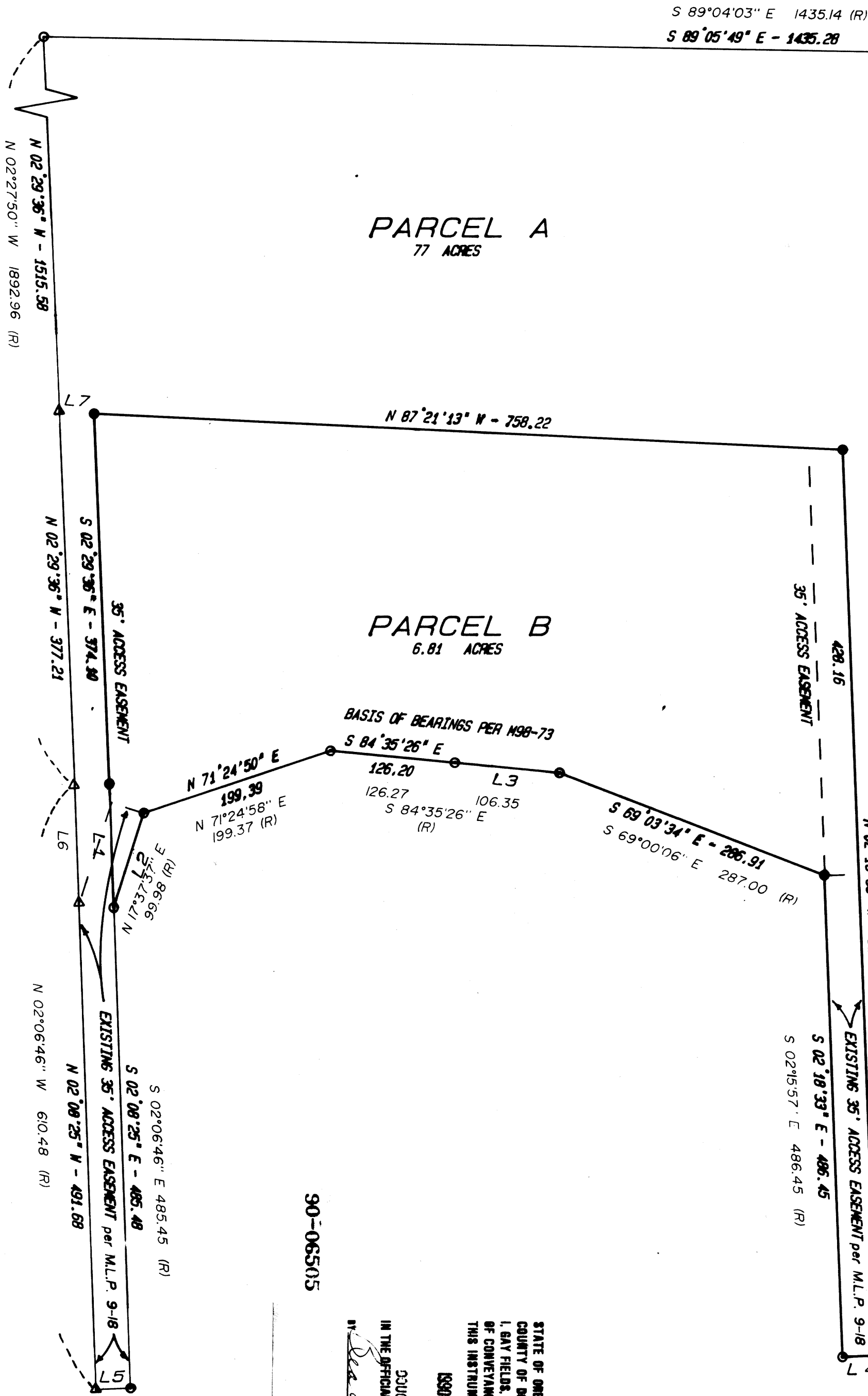
NUMBER OF LOTS: 2

SURVEYOR:

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P.O. Box 130
2566 N. Stephens St.
Roseburg, Oregon 97470
Tel. (303) 672-2096

COMPREHENSIVE PLAN DESIGNATION: AGT & FFT

WATER RIGHTS: There are no apparent water rights
appurtenant to this property.



LEGEND

- Found 5/8" iron rod
- Set 5/8" x 30" iron rod w/
plastic cap marked "AA SURVEYING
INC."
- (R) Record information per M98-73A
- △ Calculated Point

FILED THIS 15th DAY OF May
1990

Gay Fields
COUNTY CLERK By: *Bea L. Weidell*

LINE	BEARING	DISTANCE
L1	S 02° 08' 25" E	125.06
L2	N 17° 36' 22" E	100.10
L3	S 84° 35' 26" E	106.35
L4	N 87° 16' 10" E	35.00
L5	S 87° 40' 50" W	35.00
L6	N 02° 08' 25" W	118.80
L7	S 87° 21' 13" E	35.14

90-06505

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
ON MAY 15 PM 12:39
1990
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORD OF DOUGLAS COUNTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Alan A. Pitske
OREGON
1978
HERMAN A. PITSKE