

# MINOR LAND PARTITION

LYING IN THE NE 1/4 & SE 1/4 SECTION 11, T28S, R6W, W.M.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED  
NOV 6 1990  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

AUGUST 22, 1990

**PARTITIONER & OWNER:**  
DORIS McLAUGHLIN  
275 GRANT SMITH ROAD  
ROSEBURG, OREGON 97470

**SURVEYOR:**  
AA SURVEYING SERVICE, INC.  
P. O. BOX 130  
ROSEBURG, OREGON 97470

WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY  
ZONED: M-1  
COMPREHENSIVE PLAN: COMMERCIAL/INDUSTRIAL  
PLANNING DEPARTMENT FILE NO. 90-135

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

1990 NOV 17 AM 11:04

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Herman A. Pieske*  
DEPUTY

90-16502

**PARCEL 1**

A parcel of land being a portion of that property described as Parcel 2 of the Minor Land Partition in Section 11, Township 28 South, Range 6 West, W.M. and recorded in Book 8, Page 53 of the Partition Maps of Douglas County and being more particularly described as:

Beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 188 from which the Northwest Corner of Donation Land Claim No. 43 bears N12°49'50"W 2129.46 feet; thence N63°04'52"W 211.99 feet to a 5/8" iron rod; thence along the arc of a 1939.86 foot radius curve to the right (the long chord of which bears N61°49'34"W 84.97 feet) 84.97 feet to a 5/8" iron rod; thence leaving said right-of-way line S10°39'11"W 73.07 feet to a 5/8" iron rod; thence S68°58'41"E 32.15 feet to a 5/8" iron rod; thence S8°44'27"E 119.97 feet to a 5/8" iron rod; thence S2°59'01"E 66.42 feet to a 5/8" iron rod; thence N89°29'27"E 44.90 feet to a 5/8" iron rod; thence S1°22'42"E 325.91 feet to a 5/8" iron rod; thence S85°51'20"W 244.42 feet to a 5/8" iron rod; thence S1°17'15"E 60.74 feet to a 5/8" iron rod; thence N88°32'42"E 518.61 feet to a 5/8" iron rod; thence N11°08'55"W 532.85 feet to the point of beginning, containing 3.69 acres more or less.

**NARRATIVE:**  
The purpose of this survey is to partition into two parcels the lands described as Parcel 2 of the Minor Land Partition in Section 11, T28S, R6W, W.M. and recorded in Book 8, Page 53 of the Partition Maps of Douglas County. The East, South, and West boundaries were established by finding existing monuments. The North boundary was established by finding existing L-Line centerline points and creating a parallel line 30.00 feet South'y as per a Legal Description provided by Douglas County Engineering Department. Equipment: Lietz SET 4.

This partition was approved contingent upon completion of a proposed sewer project. Prior to issuance of any development permit for either parcel written confirmation from Green Sanitary District must be provided indicating that sewer service is available to the parcel.

**SURVEYOR'S AFFIDAVIT**

I, Herman A. Pieske, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the lands shown on the annexed plat and that the boundaries are properly described hereon.

*Herman A. Pieske*  
Herman A. Pieske

**PARCEL 2**

A parcel of land being a portion of that property described as Parcel 2 of the the Minor Land Partition in Section 11, Township 28 South, Range 6 West, W.M. and recorded in Book 8, Page 53 of the Partition Maps of Douglas County and being more particularly described as:

Beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 188 from which the Northwest Corner of Donation Land Claim No. 43 bears N12°49'50"W 2129.46 feet; thence leaving said right-of-way line S11°08'55"E 532.85 feet to a 5/8" iron rod; thence N88°32'42"E 414.12 feet to a 3/4" iron rod; thence N1°08'32"W 206.47 feet to a steel fence post; thence N62°53'35"W 308.79 feet to a 5/8" iron rod; thence N27°21'06"E 36.66 feet to a 5/8" iron rod on the South Right-of-Way line of County Road No. 188; thence along said Right-of-Way line N61°51'30"W 71.90 feet to a 5/8" iron rod; thence along the arc of a 5699.58 foot radius curve to the left (the long chord of which bears N62°28'11"W 121.63 feet) 121.63 feet to a 5/8" iron rod; thence N63°04'52"W 93.78 feet to the point of beginning, containing 3.69 acres more or less.

**WATER RIGHTS**

THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

FILED THIS 14 DAY OF Nov. 1990  
GAY FIELDS, County Clerk  
*Herman Pieske, Deputy*  
COUNTY CLERK

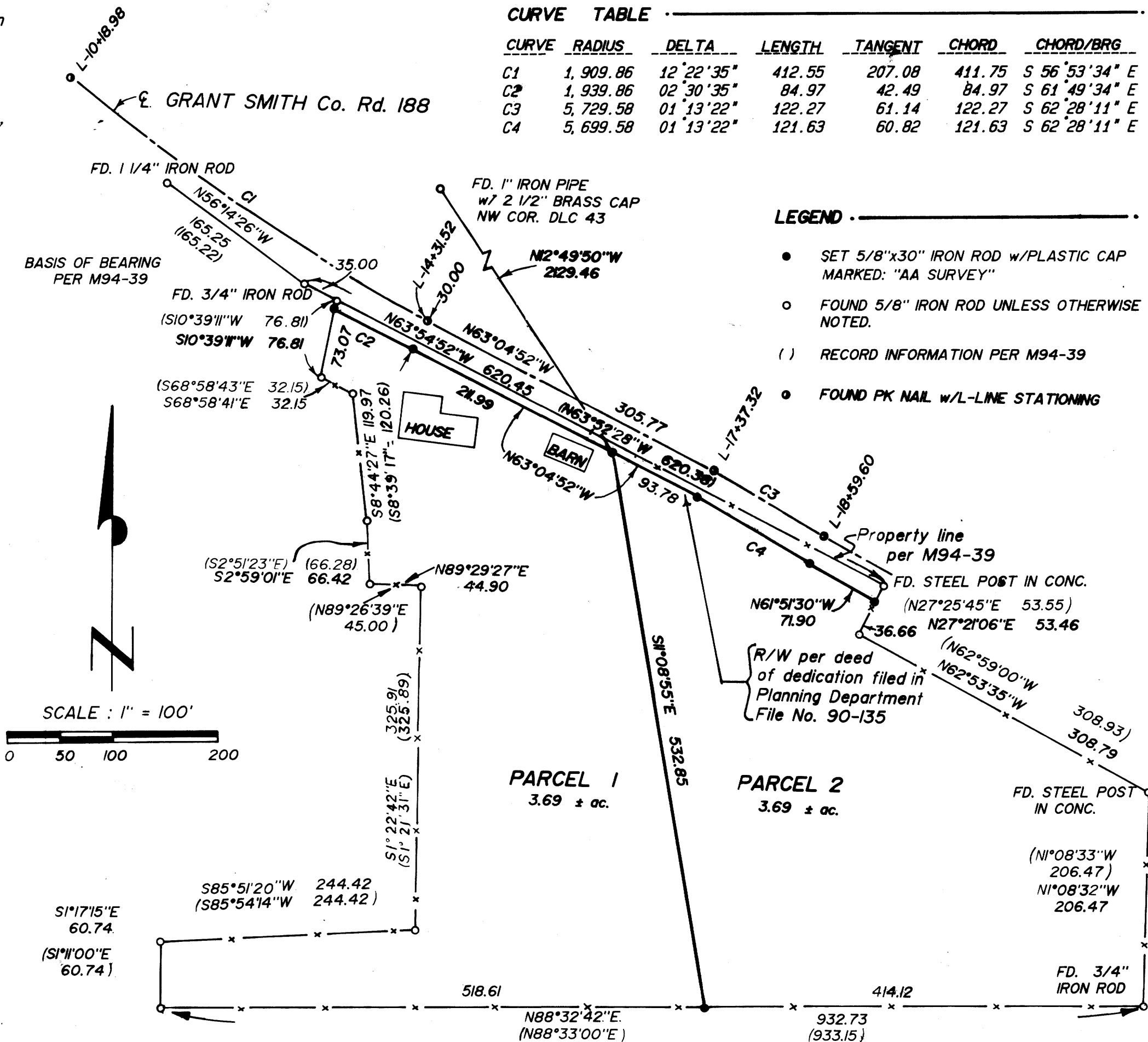
**APPROVALS**

*Keith L. Cubic* 10/30/90  
PLANNING DIRECTOR DATE

*James E. Monahan* DEPUTY 11-6-90  
COUNTY SURVEYOR DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651



1990 - 0067

1990 - 0067