

# MINOR LAND PARTITION

PRELIMINARY FILE NUMBER 90-117

Located in the:  
N.E. 1/4, SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

FILED THIS 17th DAY OF JANUARY, 1991

GAY FIELDS, County Clerk

COUNTY CLERK

FILED

JAN 17, 1991

1991 JAN 17 PM 2:08

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY \_\_\_\_\_ DEPUTY

FEE \_\_\_\_\_

PARTITIONER:  
MICHAEL SULLIVAN  
2841 DEL RIO ROAD  
ROSEBURG, OR. 97470

LEGAL OWNER OF RECORD:  
LOUISE SULLIVAN  
2841 DEL RIO ROAD  
ROSEBURG, OR. 97470

TOTAL NUMBER OF PARCELS: TWO (2)  
WATER SUPPLY: SOUTH UMPQUA WATER ASSN.  
SEWER DISPOSAL: SEPTIC  
ZONING: FARM FOREST  
COMPREHENSIVE PLAN DESIGNATION: FFT  
TAX ACCOUNT NUMBER: 13609.06

FINAL PLAT PREPARED BY:  
RAYMOND F. BROWN - P.L.S. 2391  
P.O. BOX 539  
CANYONVILLE, OR. 97417

90-00667

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Raymond F. Brown*

OREGON  
1913-20-1999  
RAYMOND F. BROWN

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE NOT SURVEYED AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARY OF THIS MINOR LAND PARTITION, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

*Raymond F. Brown* 12/29/90  
RAYMOND F. BROWN - P.L.S. 2391 DATE

PARCEL 1

ALL THAT PORTION OF THE PROPERTY DESCRIBED IN RECORDER'S NO. 87-14079, DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING SOUTHEASTERLY OF THE ROD AND GUN CLUB ROAD AS DESCRIBED IN RECORDER'S NO. 173256, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH AN EASEMENT 30 FEET IN WIDTH FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE, THE EASTERLY AND SOUTHERLY LINE OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 21, WHICH POINT BEARS NORTH 649.5 FEET, WEST 846 FEET, N 74° W 200.4 FEET, AND N 88° 56' W 512.0 FEET FROM THE QUARTER CORNER COMMON TO SECTION 32 AND 33, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS CONVEYED TO JOHN T. MIDDLETON AND WIFE, IN VOL. 136, PAGE 85, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 4° 15' E ALONG SAID MIDDLETON PROPERTY LINE, 636.6 FEET; THENCE S 85° 45' E ALONG SAID MIDDLETON PROPERTY LINE, AND THE EXTENSION THEREOF TO THE WESTERLY LINE OF THE ROD AND GUN CLUB ROAD AS DESCRIBED IN RECORDER'S NO. 173256, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

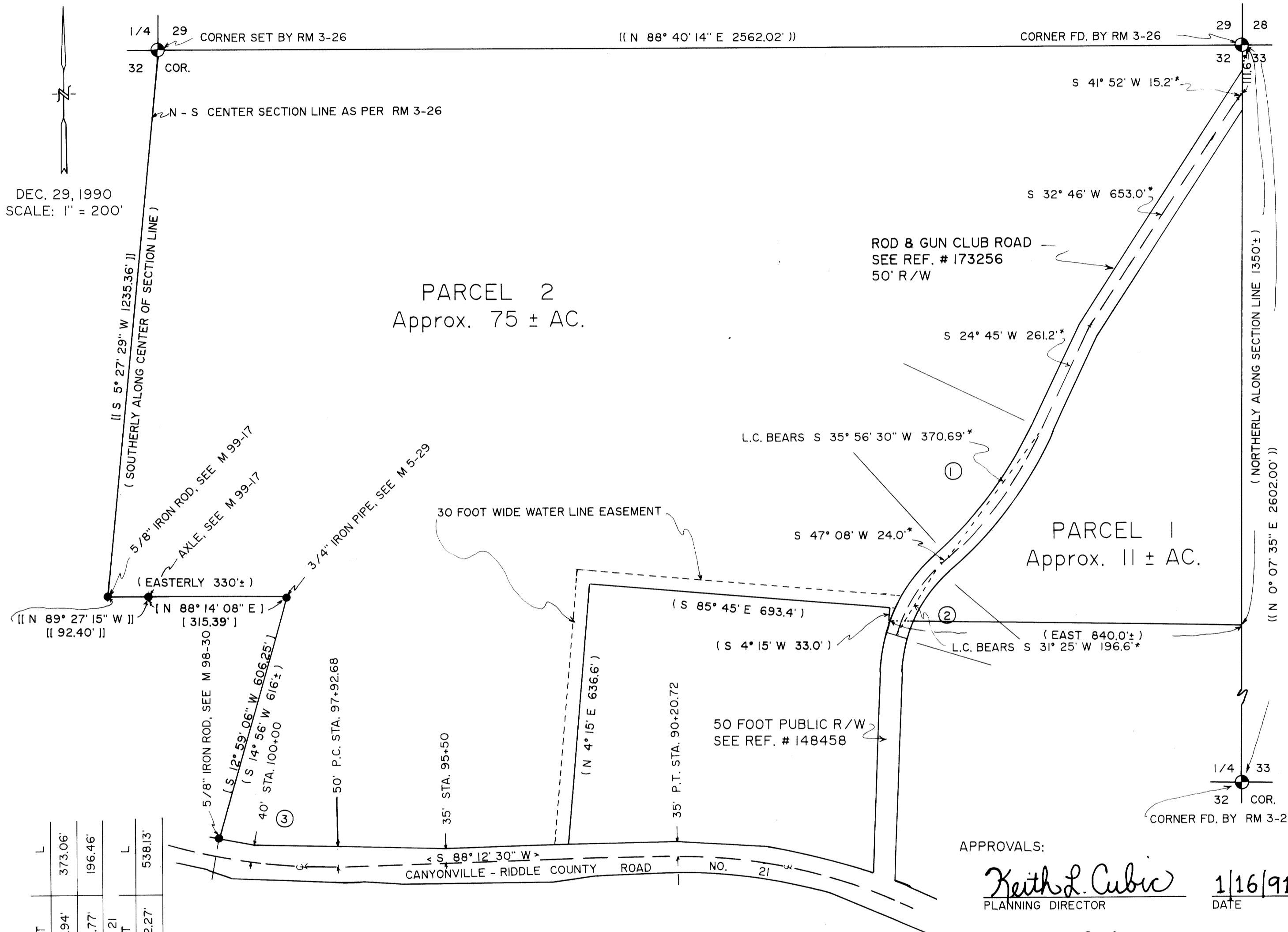
PARCEL 2

ALL THAT PORTION OF THE PROPERTY DESCRIBED IN RECORDER'S NO. 87-14079, DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING NORTHWESTERLY OF THE ROD AND GUN CLUB ROAD AS DESCRIBED IN RECORDER'S NO. 173256, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

RESERVING THEREFROM THE 30 FOOT WIDE WATER LINE EASEMENT DESCRIBED IN PARCEL 1.

WATER RIGHTS

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.



CURVE DATA @ C  
CALC. FROM DEED REF. NO. 173256

D	R	T	L
6° C.R.	22° 23'	188.94'	373.06'
16° C.L.	31° 26'	100.77'	196.46'
RECORD AS PER COUNTY ROAD NO. 21			
4° C.R.	21° 31' 30"	1432.40'	538.13'
D	R	T	L
		272.27'	

LEGEND:

- RECORD MONUMENTS AS NOTED
- ⊙ RECORD BRASS CAPS AS NOTED
- \* RECORD AS PER DEED REF. NO. 173256
- ( ) RECORD AS PER DEED REF. NO. 87-14079
- (( )) RECORD AS PER RM 3-26
- [ ] RECORD AS PER M 98-30
- [[ ]] RECORD AS PER M 99-17
- < > RECORD AS PER COUNTY ROAD NO. 21

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SHOW THE DIVISION OF A 92± ACRE PARCEL INTO TWO PARCELS. CONTROL FOR THE TWO PARCELS ARE THE EXISTING EXTERIOR BOUNDARY AND THE EXISTING ROD AND GUN CLUB ROAD. PARCEL 1 IS ON THE SOUTHEASTERLY SIDE OF SAID ROD AND GUN CLUB ROAD AND PARCEL 2 IS ON THE NORTHWESTERLY SIDE OF SAID ROD AND GUN CLUB ROAD. BECAUSE BOTH PARCELS ARE EACH OVER 10 ACRES, A FIELD SURVEY WAS NOT REQUIRED. COURSES AND DISTANCES SHOWN ARE THOSE TAKEN FROM THE DEEDS MENTIONED AND FROM THE VARIOUS SURVEYS RECORDED IN THE AREA. THE AREA OF BOTH PARCELS ARE APPROXIMATE. FOR AN EXACT METES AND BOUNDS DESCRIPTION AND AREAS, A PROPERTY SURVEY WOULD BE NEEDED.

APPROVALS:

*Keith L. Cubic* 1/16/91  
PLANNING DIRECTOR DATE

*Francis L. Ingram* 1-17-91  
COUNTY SURVEYOR DATE

1991 - 0004

1991 - 0004