

# A MAJOR LAND PARTITION

FOR ED EMERY

IN THE SW 1/4 OF SECTION 11, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON.

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

1991 JUL 19 AM 8:59

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

by *Nancy R. Davenport*  
DEPUTY  
FEE *ff*

FILED

JUL 19 1991

SURVEYED FOR  
EDGAR J. EMERY  
4899 GRANGE ROAD  
ROSEBURG, OR. 97470

SURVEYED BY  
GREG LANG  
7550 WILLIS CREEK  
WINSTON, OR. 97496  
(503)679-5542

SEWER - GREEN SANITARY  
WATER - ROBERTS CREEK WATER DIST.  
ZONE - RS  
COMP. PLAN - MDR / HDR / COM  
P/D FILE #: 90-068

## LEGAL DESCRIPTIONS:

### PARCEL 1

EMERY PROPERTY AS DESCRIBED IN INSTRUMENT # 71-11314, DEED RECORDS, DOUGLAS COUNTY, OREGON, LESS PARCEL 2 DESCRIBED HEREON SUBJECT TO: ACCESS AND UTILITY EASEMENT AS DESCRIBED HEREON. ALSO SUBJECT TO 10 FOOT WIDE P.P.&L EASEMENT AS DESCRIBED IN INSTRUMENT #86-8278. ALSO SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### PARCEL 2

A PARCEL LYING IN SECTION 11, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS:  
BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 39°54'55" EAST 447.71 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14 AND 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON; THENCE NORTH 47° EAST, 221.06 FEET TO A 5/8" IRON ROD; THENCE SOUTH 44°28'52" EAST 82.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 47° WEST 142.76 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°16'58" WEST 115.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING .34 ACRES, MORE OR LESS. TOGETHER WITH ACCESS AND UTILITY EASEMENT DESCRIBED HEREON. SUBJECT TO: 10' FOOT WIDE P.P.&L EASEMENT AS DESCRIBED IN INSTRUMENT #86-8278. ALSO SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### ACCESS AND UTILITY EASEMENT

AN ACCESS AND UTILITY EASEMENT LYING IN SECTION 11, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS:  
BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 39°54'55" EAST 447.71 FEET AND NORTH 47° EAST 221.06 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14 AND 15, T28S, R6W, W.M.; THENCE SOUTH 44°28'52" EAST 82.50 FEET TO A 5/8" IRON ROD; THENCE NORTH 45°31'08" EAST 60.00 FEET; THENCE NORTH 44°28'52" WEST 261.5 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GRANGE ROAD; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY 60.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 44°28'52" EAST 179.7 FEET MORE OR LESS TO THE POINT OF BEGINNING.

### SURVEYOR CERTIFICATE

I, GREGORY D. LANG, BEING DULY SWORN, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARTITION AS SHOWN HEREON, THE BOUNDARIES WHICH ARE DESCRIBED HEREON.

*Gregory D. Lang*  
GREGORY D. LANG LS# 2295

### APPROVALS:

*Keith L. Cubie*  
DOUGLAS COUNTY PLANNING

6/27/91  
DATE

*Larry Z. Moore* DEPUTY  
DOUGLAS COUNTY SURVEYOR

7-18-91  
DATE

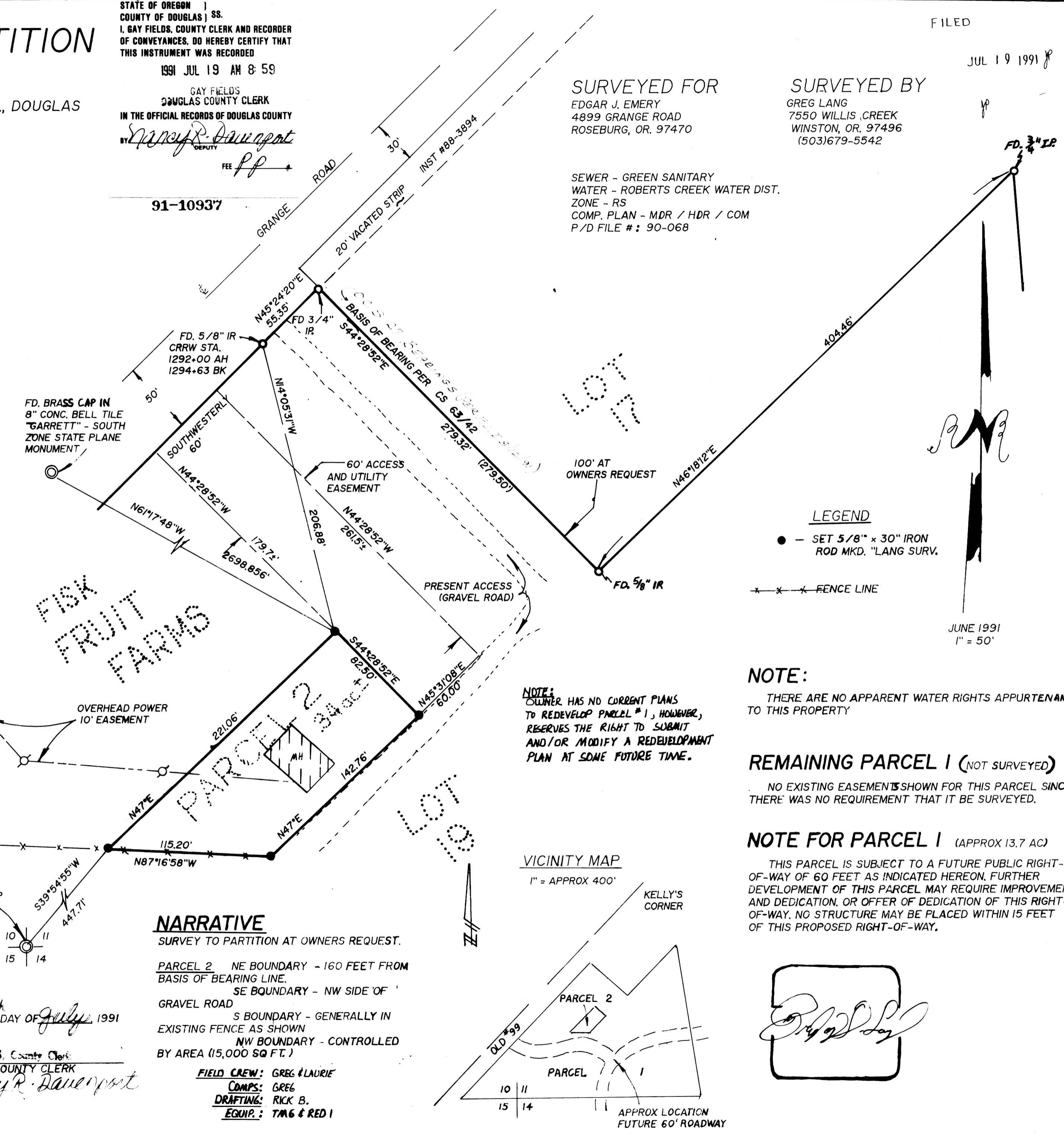
FILED THIS 19<sup>th</sup> DAY OF July, 1991

GAY FIELDS, County Clerk  
COUNTY CLERK  
by *Nancy R. Davenport*

### NARRATIVE

SURVEY TO PARTITION AT OWNERS REQUEST.  
PARCEL 2 NE BOUNDARY - 160 FEET FROM BASIS OF BEARING LINE.  
SE BOUNDARY - NW SIDE OF GRAVEL ROAD  
S BOUNDARY - GENERALLY IN EXISTING FENCE AS SHOWN  
NW BOUNDARY - CONTROLLED BY AREA (15.00 SQ FT.)

FIELD CREW: GREG & LAURIE  
COMPS: GREG  
DRAFTING: RICK B.  
EQUIP: TAM & RED 1



### LEGEND

- - SET 5/8" x 30" IRON ROD MKD. "LANG SURV."
- FENCE LINE

### NOTE:

THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY

### REMAINING PARCEL 1 (NOT SURVEYED)

NO EXISTING EASEMENTS SHOWN FOR THIS PARCEL SINCE THERE WAS NO REQUIREMENT THAT IT BE SURVEYED.

### NOTE FOR PARCEL 1 (APPROX 13.7 AC)

THIS PARCEL IS SUBJECT TO A FUTURE PUBLIC RIGHT-OF-WAY OF 60 FEET AS INDICATED HEREON. FURTHER DEVELOPMENT OF THIS PARCEL MAY REQUIRE IMPROVEMENT AND DEDICATION, OR OFFER OF DEDICATION OF THIS RIGHT-OF-WAY. NO STRUCTURE MAY BE PLACED WITHIN 15 FEET OF THIS PROPOSED RIGHT-OF-WAY.

1991 - 0043

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