

# A MINOR LAND PARTITION & BOUNDARY LINE ADJUSTMENT FOR RICHARD & JANICE SCHMIDT

12  
11-26-91  
11-26-91

### NARRATIVE :

PURPOSE TO ADJUST LINE & PARTITION PROPERTY AS SHOWN USING E OF BIG BEND RD. PER FOUND MONUMENTS. THE NORTH LINE OF BLOCK 9, R.H.O.T., WAS EXTENDED TO THE N.E. COR. OF LOT FOUR. EASTING FOR THIS POINT & NW COR. OF LOT FOUR WERE PROPORTIONED BETWEEN THE SW COR. OF LOT 11, BK. 8 & THE COMPUTED NW COR. OF LOT 5, BK 9. (NOTE THAT SINCE SAID S.E. COR. OF LOT 10 DOES NOT LINE UP WITH PREVIOUS WORK WEST OF COUNTY RD. #6, AN  $\Delta$  PT. IS CREATED IN THE N. LINE OF BLOCK 9). ADMITTING THIS TO BE AN UNUSUAL METHOD, IT SEEMS TO FIT BEST ALL MONUMENTS & LONGSTANDING EXISTING OCCUPANCIES TO THE NORTH-SOUTH-EAST & WEST OF  $\Delta$  POINT. ALL OTHER CORNERS PROPORTIONED AND/OR ESTABLISHED AS SHOWN.

NOTE: OWNER HAS STATED, ACCORDING TO INFORMATION AVAILABLE THAT EXISTING SEPTIC SYSTEMS AS WELL AS FUTURE APPROVAL & REPAIR AREAS ARE LOCATED ON THEIR OWN LAND.  
∴ NO EASEMENTS WILL BE NECESSARY.

### PARCEL #1 :

A PARCEL LYING IN SECTION 20, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY LINE OF LOT 7, BLOCK 9, RHOT, "PLAT A" SAID POINT BEARS NORTH 0°02'03" EAST 1339.37 FT. AND NORTH 0°22'43" WEST 419.80 FEET FROM A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 13 RHOT "PLAT A" AS RECORDED IN VOLUME 1, PG. 58, PLAT RECORDS, DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID EASTERLY LINE SOUTH 79°43'33" WEST 321.77 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°45'48" WEST 223.16 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF EDENBOWER-MILLWOOD (GARDEN VALLEY CO. RD. #6) ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSE: ALONG THE ARC OF A 778.51 FT. RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 16°05'32" WEST 251.15 FEET) 252.25 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°45'48" EAST 608.18 FEET TO A 5/8" ROD ON THE AFOREMENTIONED EASTERLY LINE OF LOT 7, BLOCK 9; THENCE SOUTH 0°22'43" EAST ALONG SAID EASTERLY LOT LINE 182.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.0 ACRES, MORE OR LESS.

SUBJECT TO: ACCESS & UTILITY EASEMENT (A)

SUBJECT TO: EASEMENTS OF RECORD.

TOGETHER WITH: WATERLINE EASEMENT (B)

### PARCEL #2 :

A PARCEL LYING IN SECTION 20, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY LINE OF LOT 7, BLOCK 9, RHOT, "PLAT A" SAID POINT BEARS NORTH 0°02'03" EAST 1339.37 FT. AND NORTH 0°22'43" WEST 419.80 FEET FROM A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 13 RHOT, "PLAT A" AS RECORDED IN VOLUME 1, PG. 58, PLAT RECORDS, DOUGLAS COUNTY, OREGON; THENCE SOUTH 0°22'43" EAST ALONG SAID EASTERLY LINE OF LOT 7, BLOCK 9 419.80 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE NORTH 89°54'11" WEST 177.72 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF EDENBOWER-MILLWOOD (GARDEN VALLEY CO. RD. #6) ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 58°36'11" WEST 135.96 FEET, NORTH 47°56'33" WEST 202.28 FEET TO A 5/8" IRON ROD, AND ALONG THE ARC OF A 778.51 FT. RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 32°10'45" WEST 185.12 FEET) 185.56 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°45'48" EAST 223.16 FEET TO A 5/8" IRON ROD; THENCE NORTH 79°43'33" EAST 321.77 FEET TO THE PLACE OF BEGINNING & CONTAINING 3.51 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS OF RECORD

### PARCEL TO BE DEEDED TO CARL SCHMIDT

(.56 AC ±)

A PARCEL LYING IN SECTION 20, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON & BEING DESCRIBED AS ALL THAT PORTION OF LOT 7, BLOCK 9, ROSEBURG HOME ORCHARD TRACTS "PLAT A" WHICH LIES EASTERLY OF THE EAST LINE OF COUNTY ROAD #6 & NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY LINE OF LOT 7 BLOCK 9, RHOT, "PLAT A" SAID POINT BEARS NORTH 0°02'03" EAST 1339.37 FT. AND NORTH 0°22'43" WEST 602.13 FEET FROM THE SOUTHEAST CORNER OF LOT 10, BLOCK 13, RHOT "PLAT A" AS RECORDED IN VOLUME 1, PG. 58, PLAT RECORDS, DOUGLAS COUNTY, OREGON. THENCE LEAVING SAID EASTERLY LINE NORTH 89°45'48" WEST 608.18 FT. TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF THE EDENBOWER-MILLWOOD (GARDEN VALLEY CO. RD. #6) ROAD AND THERE TERMINATING.

RESERVING THERE FROM: WATERLINE EASEMENT (B)

TOGETHER WITH: ACCESS & UTILITY EASEMENT (A)

### ACCESS & UTILITY EASEMENT (A)

AN ACCESS & UTILITY EASEMENT IN SECTION 20, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF EDENBOWER-MILLWOOD (GARDEN VALLEY CO. RD. #6) ROAD, SAID POINT BEARS NORTH 0°02'03" EAST 1339.37 FEET, NORTH 0°22'43" WEST 602.13 FEET, AND NORTH 89°45'48" WEST 608.18 FEET FROM A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 13, ROSEBURG HOME ORCHARD TRACTS PLAT "A"; THENCE SOUTH 89°45'48" EAST (ALONG THE ADJUSTED OR NEW PROPERTY LINE AS SURVEYED IN AUGUST 1991) 12.92 FEET; THENCE LEAVING SAID NEW LINE SOUTH 78°15'46" EAST 103.40 FT.; THENCE NORTH 66°43'41" EAST 20.56 FEET, THENCE NORTH 38°57'52" EAST 15.91 FEET TO THE AFOREMENTIONED ADJUSTED OR NEW PROPERTY LINE; THENCE SOUTH 89°45'48" EAST ALONG SAID LINE 32.05 FEET; THENCE LEAVING SAID PROPERTY LINE SOUTH 38°57'52" WEST 42.14 FEET; THENCE SOUTH 66°43'41" WEST 34.63 FEET; THENCE NORTH 78°15'46" WEST 116.05 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF EDENBOWER-MILLWOOD ROAD; THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 778.51 FT. RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 7°41'02" WEST 23.78 FEET) 23.78 FEET TO THE PLACE OF BEGINNING.

### WATERLINE EASEMENT (B)

A WATERLINE EASEMENT IN SECTION 20, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON, SAID EASEMENT BEING 10' IN TOTAL WIDTH AND 5' EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH BEARS NORTH 0°02'03" EAST 1339.37 FEET, NORTH 0°22'43" WEST 602.13 FEET, NORTH 89°45'48" WEST 608.18 FEET, NORTH 5°53'35" WEST 24.89 FEET, AND NORTH 66°36'40" WEST 7.00 FEET FROM A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 13, ROSEBURG HOME ORCHARD TRACTS PLAT A; THENCE SOUTH 66°36'40" EAST 7.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EDENBOWER-MILLWOOD (GARDEN VALLEY CO. ROAD #6) ROAD; THENCE CONTINUING SOUTH 66°36'40" EAST 1.67 FEET TO AN EXISTING WATER METER; THENCE CONTINUING SOUTH 66°36'40" EAST ± ALONG AN EXISTING WATERLINE 75.00 FEET AND THERE TERMINATING.

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 NOV 27 AM 9:30

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]  
DEPUTY

FEE \_\_\_\_\_

### COUNTY CLERK

FILED THIS 27th DAY OF November  
1991

DOUGLAS COUNTY CLERK by Nancy R. Dauverport

[Signature]

Keith L. Cubic  
DOUGLAS COUNTY PLANNING DEPT.

9/9/91  
DATE

Larry C. Manna DEPUTY  
DOUGLAS COUNTY SURVEYOR

11-26-91  
DATE

1991 - 0072 B

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