

A MINOR LAND PARTITION FOR JOHN HANNAH

LOCATED IN SECTION II, T 28 S, R 6 W, WM, DOUGLAS COUNTY
OREGON (SW 1/4 SEC. 11)

OWNER / PARTITIONER: JOHN HANNAH & KATHY SMITH
P.O. BOX III
WINSTON, OR. 97496

SEWER: GREEN SANITARY
WATER: ROBERTS CREEK WATER DIST.
ZONING: C-3 (GENERAL COMMERCIAL)
COMP. PLAN: COMMERCIAL
P/D FILE: 91-238

LEGEND: ● - SET-5/8" x 30" IR/CAP MKD, "LANG SURVEYING"
○ - FOUND 5/8" IR UNLESS OTHERWISE NOTED

NOTE: THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY

SURVEYORS CERTIFICATE:

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

Gregory D. Lang 12-31-91

SURVEYED BY: GREG LANG
7550 WILLIS CREEK RD
WINSTON, OREGON 97496

APPROVALS

Keith L. Cubic 1/13/92
DOUGLAS CO. PLANNING DEPT. DATE

Larry L. Moman DEPT 3-17-92
DOUGLAS CO. SURVEYORS DEPT. DATE

CORNER TIE
NW COR LOTS, BLK 2,
WOODLAWN SUBD.
(VOL. 10, PG. 15
PLAT RECORDS)

IRON BOLT AT SW COR. OF
LOT 7, FISK FRUIT FARMS,
BEARS NORTH 88° 04' 48" WEST
639.36' FEET FROM THIS I.R.

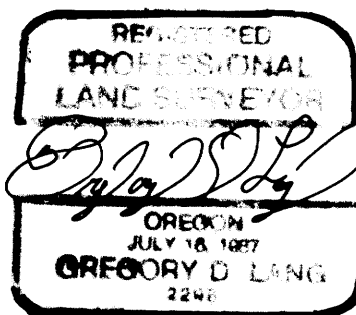
NOTE: UPON DISCUSSION / PLANNING
DEPT., NO PARALLEL LINE ADJUSTMENT
PROCEDURE WAS REQUIRED.

LEGAL DESCRIPTION

A PARCEL LYING IN SECTION II, T 28 S, R 6 W, W. M., DOUGLAS CO, OREGON, AND BEING DESCRIBED AS: BEGINNING AT A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HWY NO. 99 (GRANGE RD.) AS IT EXISTS AFTER VACATION PER INST. NO'S 87-9913 & 89-11059, SAID POINT BEARS NORTH 87° 58' 21" EAST 664.25 FEET, NORTH 54° 17' 48" EAST 81.16 FEET, NORTH 42° 08' 30" EAST 76.92 FEET, & NORTH 41° 14' 57" EAST 208.86 FEET, FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 2, WOODLAWN SUBDIVISION AS RECORDED IN VOLUME 10, PAGE 15, PLAT RECORDS, DOUGLAS COUNTY, OREGON; THENCE ALONG THE AFORE MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING: SOUTH 41° 14' 57" WEST 208.86 FEET TO A 5/8" IRON ROD AND SOUTH 42° 08' 30" WEST 59.84 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 49° 06' 08" WEST 169.30 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE COOS BAY-ROSEBURG HWY NO. 42; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING: ALONG THE ARC OF A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 51° 08' 29" EAST 69.97 FEET) 69.97 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 52° 37' 06" EAST 87.29 FEET) 87.29 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 40° 09' 55" EAST 124.22 FEET TO THE PLACE OF BEGINNING. SUBJECT TO: EASEMENTS OF RECORD AS WELL AS THOSE SHOWN HEREON. SEE RECORDING NO'S - NO. 90-04101; BOOK 90, PG. 288; BOOK 510, PG. 485.

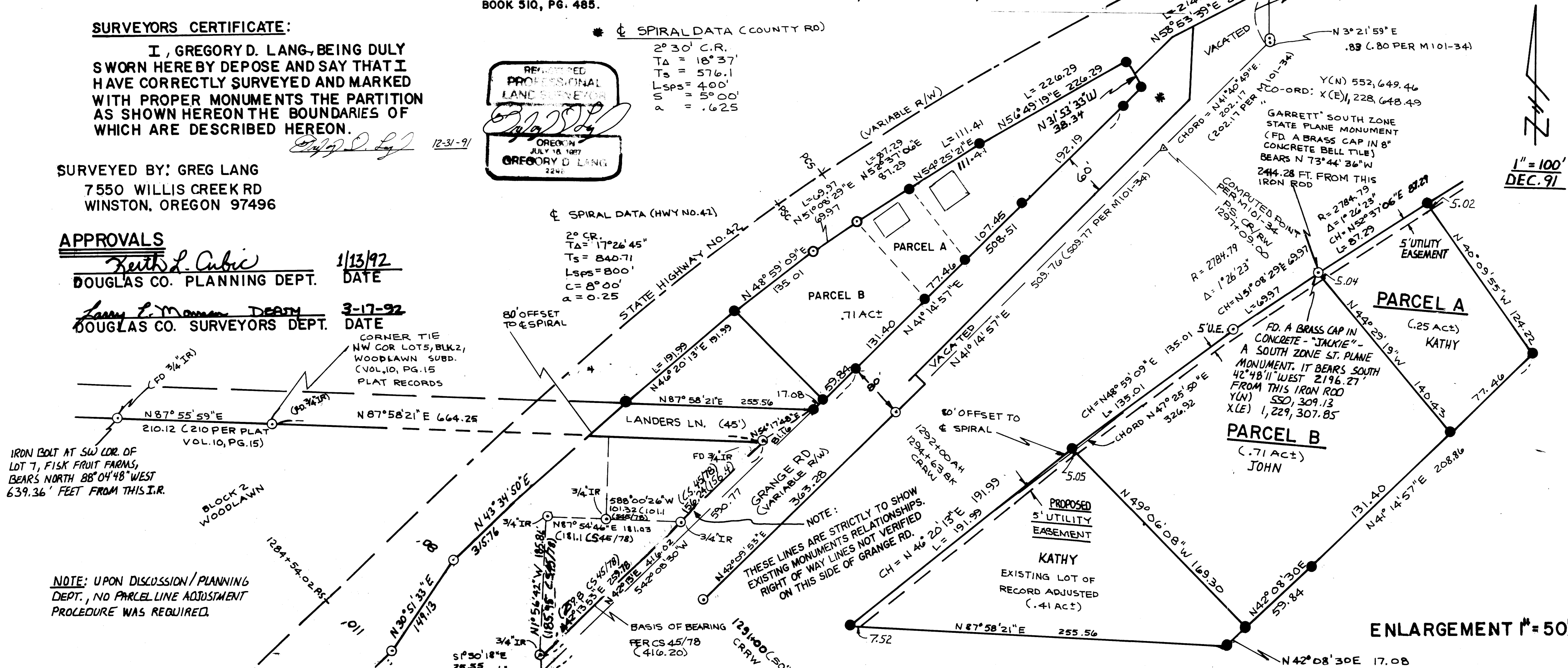
SPIRAL DATA (COUNTY RD)

2° 30' C.R.
TΔ = 18° 37'
Ts = 576.1
Lsps = 400'
C = 5° 00'
α = .625



SPIRAL DATA (HWY NO. 42)

2° CR.
TΔ = 17° 26' 45"
Ts = 840.71
Lsps = 800'
C = 8° 00'
α = 0.25



NOTE: THESE LINES ARE STRICTLY TO SHOW EXISTING MONUMENTS RELATIONSHIPS. RIGHT OF WAY LINES NOT VERIFIED ON THIS SIDE OF GRANGE RD.

PROPOSED 5' UTILITY EASEMENT

KATHY EXISTING LOT OF RECORD ADJUSTED (.41 Act)

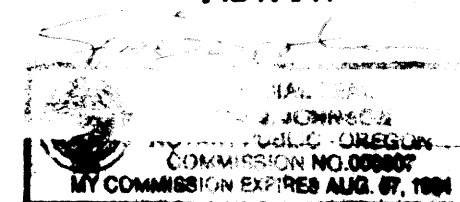
ENLARGEMENT 1" = 50'

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN V. HANNAH & KATHLEEN N. SMITH ARE THE OWNERS OF THE LANDS PARTITIONED HEREON & HAVE CAUSED THE SAME TO BE SURVEYED & PARTITIONED WITH EASEMENTS TO SERVICE PARCELS AS SHOWN.

John V. Hannah 3-17-92
Kathleen N. Smith 3-17-92

NOTARY



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

1992 MAR 18 AM 10:15

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Gary R. Davenport
DEPUTY

10.00

FILED THIS 17th DAY OF March, 1992

COUNTY CLERK

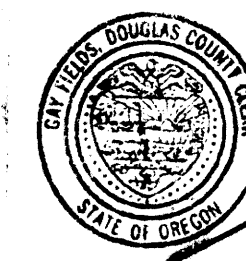
Gay Fields
County Clerk

NARRATIVE

PURPOSE:
TO PARTITION AS SHOWN HEREON N. LINE LANDERS LANE PER FOUND MONUMENTS ON SOUTH SIDE. STATE HWY COMPUTED AS SHOWN PER FOUND MONUMENTS COUNTY RD. AS VACATED AND PER SURVEY M101-34

FIELD CREW: JOHN & GREG
EQUIP: TM6 & RED I
COMPS: G. LANG
DRAFTING: GARY DODGE

92-05182



FILED

MAR 18 1992

1" = 100'
DEC. 91