

A MINOR LAND PARTITION FOR JOHN HANNAH

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

OWNER/PARTITIONER JOHN HANNAH & KATHY SMITH
P.O. BOX 111
WINSTON, OR. 97496

SURVEYED BY: GREG LANG
7550 WILLIS CR. RD.
WINSTON, OR. 97496

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 2-17-92
Kathleen N. Smith 2-17-92

FILED THIS 12th DAY OF March, 1992

COUNTY CLERK

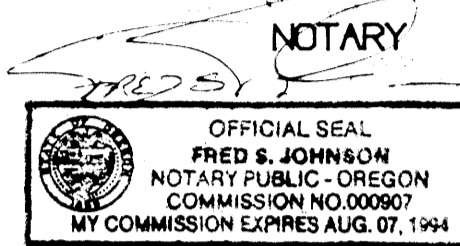
Mary R. Davenport, Deputy

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: TM 6 & RED 1
COMPS: G. LANG
DRAFTING: GARY DODGE

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 508.51 FEET, AND NORTH 41° 15' 30" EAST 34.24 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 AFOREMENTIONED NORTH-WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING: ALONG THE ARC OF A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 41° 15' 30" WEST 34.24 FEET) 34.24 FEET TO A 5/8" IRON ROD AND SOUTH 41° 14' 57" WEST 299.64 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 40° 09' 55" WEST 124.22 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE COOS BAY-ROSEBURG HIGHWAY NO. 42; THENCE FOLLOWING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 56° 01' 50" EAST 337.63 FEET) 337.70 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF THAT PROPERTY DESCRIBED IN INST. NO. 88-13755; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 71° 53' 33" EAST (RIGHT ANGLES TO HIGHWAY CENTERLINE AT ENGINEERS STATION 1297+60) 38.34 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.



SEWER: GREEN SANITARY
WATER: ROBERTS CREEK WATER DIST.
ZONING: C-3 (GENERAL COMMERCIAL)
COMP PLAN: COMMERCIAL
P/D FILE #: 91-237

LEGEND: ● - SET 5/8"x30" IR/CAP MKD, LANG SURVEYING
○ - FOUND 5/8" IR UNLESS OTHERWISE NOTED

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

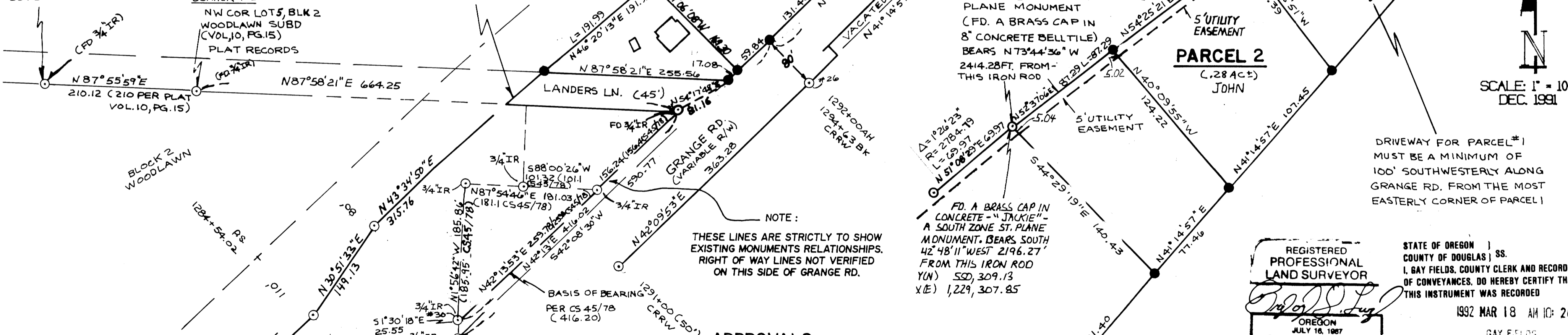
SURVEYORS CERTIFICATE

I, GREGORY D. LANG, BEING DULY SWORN HEREBY 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

IRON BOLT AT SW COR. OF LOT 7, FISK FRUIT FARMS, BEARS NORTH 86° 04' 48" WEST 639.36' FEET FROM THIS I.R.

CORNER TIE
NW COR LOT 5, BLK 2 WOODLAWN SUBD (VOL. 10, PG. 15) PLAT RECORDS



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

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

APPROVALS

Kathleen L. Cubic
DOUGLAS CO. PLANNING DEPT.
James T. Morrison DEPUTY
DOUGLAS CO. SURVEYORS DEPT.

1/13/92 DATE
3-17-92 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory D. Lang
OREGON JULY 16, 1987
GREGORY D. LANG
2296

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 10:24
GAY FIELDS DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Mary R. Davenport DEPUTY

ENLARGEMENT 1" = 50'

92-05183