

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

LAND PARTITION

PRELIMINARY FILE NUMBER 94-032.

LOT 35, MARCH PLAT "A"

Located in the:
 N. E. 1/4, SECTION 7,
 TOWNSHIP 30 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PARTITIONER:
 WALTER G. and NINA A. GILL
 P. O. BOX 605
 MYRTLE CREEK, OR. 97457

LEGAL OWNERS OF RECORD:
 JOHN P. and DIANE R. GUSTAFSON AND LARRY R. and JANET F. LEWIS
 162 CREST DRIVE MYRTLE CREEK, OR. 97457
 178 CREST DRIVE MYRTLE CREEK, OR. 97457

TOTAL NUMBER OF PARCELS: THREE (3)
 WATER SUPPLY: TRI CITY WATER DISTRICT
 SEWER DISPOSAL: TRI CITY SANITARY DISTRICT
 ZONING: RI and RS
 TAX ACCOUNT NUMBERS: 79059.01 & 79059.04
 COMPREHENSIVE PLAN DESIGNATION: MDR & LDR

PREPARED BY:
 RAYMOND F. BROWN - P.L.S. # 2391
 P.O. BOX 539
 CANYONVILLE, OREGON 97417
 Phone: (503) 839-6185

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Raymond F. Brown
 OREGON
 JULY 26, 1989
 RAYMOND F. BROWN
 2391

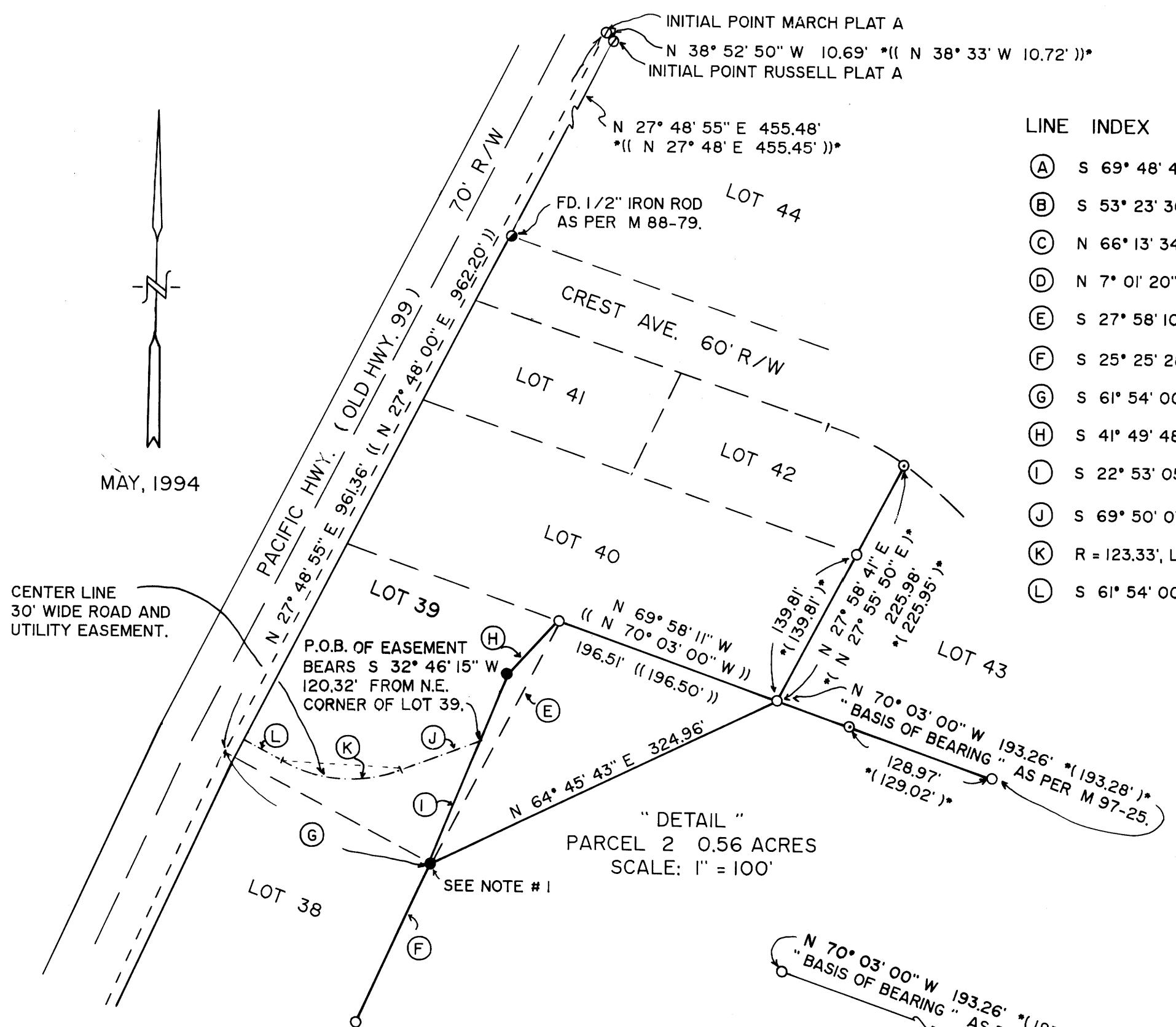
EXP. 12/31/95

LEGEND:

- FD. 1-1/4" IRON PIPE AS PER VOL. 7, PG. 43.
- ⊙ FD. 2" IRON PIPE AS NOTED.
- ⊙ FD. 3/4" IRON ROD AS PER M 97-25.
- FD. 5/8" IRON ROD AS PER C.S. 58/114-4 UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391".
- () RECORD AS PER C.S. 58/114-4.
- * () RECORD AS PER M 97-25.
- (()) RECORD AS PER VOL. 7, PG. 43.
- *(()) RECORD AS PER M 88-79.

LINE INDEX

- (A) S 69° 48' 40" E 40.10' * (S 70° 03' 00" E 40.00')*
- (B) S 53° 23' 30" W 42.74' * (S 53° 16' 25" W 42.76')*
- (C) N 66° 13' 34" W 54.61' * (N 66° 18' 25" W 54.66')*
- (D) N 7° 01' 20" E 5.07'
- (E) S 27° 58' 10" W 233.09' ((S 27° 48' 00" W 232.10'))
- (F) S 25° 25' 28" W 146.99' ((S 25° 16' 00" W 146.40'))
- (G) S 61° 54' 00" E 199.16' ((S 61° 54' 00" E 200.00')) BEARING HELD.
- (H) S 41° 49' 48" W 63.63'
- (I) S 22° 53' 05" W 171.99'
- (J) S 69° 50' 07" W 76.30'
- (K) R = 123.33', L = 103.89', T = 55.25', L.C. BEARS S 86° 01' 56" E 100.84'
- (L) S 61° 54' 00" E 36.27'



"DETAIL"
 PARCEL 2 0.56 ACRES
 SCALE: 1" = 100'

"DETAIL"
 PARCEL 3 0.59 ACRES
 SCALE: 1" = 40'

LEGAL DESCRIPTION:

PARCEL 1
 SEE REFERENCE NUMBER 75-563, DOUGLAS COUNTY DEED RECORDS, LESS PARCELS SOLD AND LESS PARCELS DESCRIBED BELOW.

PARCEL 2
 BEGINNING AT A 1-1/4 INCH IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF LOT 43, MARCH PLAT "A"; THENCE N 69° 58' 11" W 196.51 FEET TO A 1-1/4 INCH IRON PIPE LOCATED AT THE NORTHEAST CORNER OF LOT 39 OF SAID MARCH PLAT "A"; THENCE S 41° 49' 48" W 63.63 FEET TO A 5/8 INCH IRON ROD; THENCE S 22° 53' 05" W 171.99 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 39; THENCE N 64° 45' 43" E 324.96 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH A 30 FOOT WIDE ROAD AND UTILITY EASEMENT THROUGH LOT 39, MARCH PLAT "A". THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS.
 BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF PARCEL 2 THAT BEARS S 32° 46' 15" W 120.32 FEET FROM THE NORTHEAST CORNER OF SAID LOT 39; THENCE S 69° 50' 07" W 76.30 FEET TO A POINT; THENCE ALONG THE ARC OF A 123.33 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 86° 01' 56" W 100.84 FEET TO A POINT; THENCE N 61° 54' 00" W 36.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PACIFIC HIGHWAY AND THERE TERMINATING.

PARCEL 3
 BEGINNING AT A 1-1/4 INCH IRON PIPE LOCATED AT THE MOST SOUTHERLY CORNER OF LOT 43, MARCH PLAT "A"; THENCE S 26° 55' 47" W 88.18 FEET TO A 5/8 INCH IRON ROD LOCATED IN THE CENTER OF A EXISTING 30 FOOT WIDE EASEMENT AS DESCRIBED IN DEED REFERENCE NUMBER 73-13234, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID CENTER OF 30 FOOT WIDE EASEMENT, S 59° 17' 43" E 92.20 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID CENTER OF EASEMENT, S 48° 50' 56" E 175.20 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG THE CENTER OF SAID EASEMENT, N 7° 01' 20" W 139.87 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE RELOCATED WESTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 295; THENCE ALONG SAID WESTERLY RIGHT OF WAY, N 19° 19' 28" W 97.30 FEET TO A 3/4 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 66° 13' 34" W 54.61 FEET TO A 3/4 INCH IRON ROD; THENCE S 53° 23' 30" W 42.74 FEET TO A 3/4 INCH IRON ROD; THENCE N 69° 48' 40" W 40.10 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

NARRATIVE ON FILE, DOUGLAS COUNTY SURVEYOR'S OFFICE. SEE C.S. FILE 63/156

NOTES:

1. FD. 3/4" IRON PIPE THAT BEARS S 80° 30' 32" E 11.80', NO RECORD.
2. 30' EASEMENT OF RECORD, SEE DEED REFERENCE NUMBER 89-12078, DOUGLAS COUNTY DEED RECORDS.