

1995 - 0041 B

LAND PARTITION

PRELIMINARY FILE NUMBER 93-305

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS SOUTH 38° 59' 40" WEST 3524.05 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 0° 54' 55" EAST 160.65 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 83° 57' 48" EAST 212.27 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 72° 25' 08" EAST 385.58 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 9° 33' 43" WEST 456.10 FEET TO A 5/8 INCH IRON ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD NUMBER 200; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, ALONG THE ARC OF A 3828.61 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 81° 19' 49" EAST 254.34 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 79° 25' 36" EAST 238.46 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 0° 48' 20" WEST 2933.91 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING SOUTH 0° 48' 20" WEST 110.00 FEET TO THE CENTER OF THE NORTH UMPQUA RIVER; THENCE RUNNING DOWN STREAM, ALONG THE CENTER OF THE SAID NORTH UMPQUA RIVER, NORTH 61° 54' 16" WEST 1257.14 FEET TO A POINT; THENCE LEAVING SAID CENTER OF NORTH UMPQUA RIVER AND RUNNING NORTH 27° 13' 10" EAST 101.89 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING NORTH 27° 13' 10" EAST 332.06 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0° 32' 16" EAST 1278.63 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89° 27' 55" WEST 50.00 FEET TO THE POINT OF BEGINNING.

DECLARATION:

WE, OLAF AND LIS ERICSON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE LAYED OUT AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

Olaf Ericson 4-11-95
OLAF ERICSON DATE

Lis Ericson 4-11-95
LIS ERICSON DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED OLAF AND LIS ERICSON AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

Jean H. Crawford
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-17-98



WATER RIGHTS:

THERE ARE WATER RIGHTS APPURTENANT TO THIS PROPERTY. SEE PERMIT NUMBERS 12340 AND 24629, DOUGLAS COUNTY WATERMASTERS OFFICE.

APPROVALS:

Keith L. Cubic 5/8/95
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Janet R. Sundeen 5/9/95
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 5/9/95
DOUGLAS COUNTY TAX COLLECTOR DATE

NOTES:

1. 5 FOOT STRIP ALONG FRONTAGE OF COUNTY ROAD DEDICATED TO DOUGLAS COUNTY, SEE DEED REFERENCE NUMBER 95-3834, DEED RECORDS, DOUGLAS COUNTY, OREGON.

FOR WAIVER OF OBJECTION TO ASSESSMENTS, SEE DEED REFERENCE NUMBER 95-3835, DEED RECORDS, DOUGLAS COUNTY, OREGON.

2. ACREAGE SHOWN IS BEFORE 5 FOOT WIDE DEDICATION.

3. DRILLED WELL IS WATER SUPPLY FOR BOTH PARCELS. USE AND EASEMENTS TO BECOME NULL AND VOID AFTER AMPLE WATER SUPPLY FOR PARCEL 2 IS LOCATED, AT A LATER DATE.

Located in the:
N. E. 1/4, SECTION 15,
and in the:
S. E. 1/4, SECTION 10,
TOWNSHIP 26 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:
OLAF and LIS ERICSON
P. O. BOX 55
GLIDE, OR. 97443

TOTAL NUMBER OF PARCELS: TWO (2)
WATER SUPPLY: WELLS OR SPRINGS
SEWER DISPOSAL: SEPTIC
ZONING: FC & FG.
COMPREHENSIVE PLAN DESIGNATION: AGG.

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



EXP. 12/31/95

NARRATIVE:

PURPOSE OF THIS MAP IS TO SHOW THE DIVISION OF A 53.60 ACRE PARCEL INTO THE TWO PARCELS SHOWN. A FIELD VISIT WAS MADE TO THE PROPERTY AND TEMPORARY POINTS WERE ESTABLISHED AND TIED TO SOME OF THE EXISTING PROPERTY CORNERS TO ASSURE THE ACREAGE OF THE PARCELS. THE DRILLED WELL WAS ALSO TIED TO SAID TEMPORARY POINTS. REFERENCES TO THE SAID QUARTER CORNER WERE CALCULATED FROM THE EXISTING PROPERTY CORNERS OF RECORD AS PER M.L.P 1990-0074. THIS MAP WAS CREATED FROM MAJOR LAND PARTITION FILE NUMBER 1990-0074. BECAUSE BOTH PARCELS ARE OVER 10 ACRES, NO FIELD SURVEY WAS REQUIRED AND NO MONUMENTS WERE SET.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

95-09010

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