

MINOR LAND PARTITION IN SECTION 32, T.25S., R.6W., W.M.

FEBRUARY 1973
Revised APRIL 1974

SCALE: 1"=100'

FILED 2/2
RECEIVED 2/4
MAY 2 1974

PARTITIONERS:

Don L. and Frances A. Andrews
Rt. 2, Box 1074A
Sutherlin, Oregon
459-3077

(Parcel #1 Only)

Jerry E. and Dorothy M. Vernia
Rt. 2, Box 1074
Sutherlin, Oregon
459-3945

OWNER:

Don L. and Frances A. Andrews
Rt. 2, Box 1074A
Sutherlin, Oregon
459-3077

NUMBER OF LOTS: 3

WATER: well

SEWAGE: sub-surface

Courses and distances, road easement

- ① S53°13'47"E 9.31'
- ② N75°02'10"E 54.15'
- ③ N69°24'35"E 67.70'
- ④ N71°16'32"E 82.82'
- ⑤ N79°55'51"E 57.16'
- ⑥ S89°35'39"E 46.49'
- ⑦ S62°38'16"E 28.07'
- ⑧ S33°24'39"E 32.94'
- ⑨ S17°26'28"E 82.97'

DESCRIPTION:

Parcel #1- Beginning at a 5/8" Iron rod on the southerly right-of-way line of Oak Knoll County Road and the easterly line of that property contained in Volume 224, page 417, of the Douglas County Deed Record from which the southwest corner of the Charles Barret D.L.C. No.54, Township 25 South, Range 6 West W.M., bears S.70°53'06"W. 740.20 feet; thence along said southerly right-of-way line N.58°08'41"E. 107.90 feet to a 5/8" Iron rod; thence N.63°39'13"E. 117.17 feet to a 5/8" Iron rod; thence N.69°02'39"E. 150.99 feet to a 5/8" Iron rod; thence N.71°38'39"E. 61.28 feet to a 5/8" Iron rod; thence leaving said southerly right-of-way line S.8°36'25"E. 522.23 feet to a 5/8" Iron rod; thence S.73°55'20" W. 144.88 feet to a 5/8" Iron rod, on the first described easterly line of that property contained in said Volume 224, page 417; thence along said property line N.41°48'48"W. 502.10 feet to the point of beginning, situated in Section 32, Township 25 South, Range 6 West W.M., containing 3.36 Acres, more or less. Subject to: A 20 foot easement for ingress and egress over, across and 10 feet on each side of the following described centerline: Beginning at a point on the southeasterly margin of Oak Knoll County Road, which bears N.58°08'41"E. 74.21 feet from the Northwestly corner of Parcel #1, thence the following courses and distances; S.53°13'47"E. 9.31 feet; N.75°02'10"E. 54.15 feet; N.69°24'35"E. 67.70 feet; N.71°16'32"E. 82.82 feet; N.79°55'51"E. 57.16 feet; S.89°35'39"E. 46.49 feet; S.62°38'16"E. 28.07 feet; S.33°24'39"E. 32.94 feet; S.17°26'28"E. 82.97 feet, and end of said easement.

Parcel #2- Beginning at a 5/8" Iron rod, from which the Southwest corner of the Charles Barrett D.L.C. No. 54, Township 25 South, Range 6 West W.M. bears, S.73°55'20"W. 144.88 feet, N.41°48'48"W. 502.10 feet and S.70°53'06"W. 740.20 feet; thence N.8°36'25"W. 323.91 feet to a 5/8" Iron rod; thence N.78°54'35"E. 268.31 feet to a 5/8" Iron rod; thence S.7°34'05"E. 301.16 feet to a 5/8" Iron rod; thence S.73°55'20"W. 264.75 feet to the point of beginning, situated in Section 32, Township 25 South, Range 6 West W.M., containing 1.90 Acres, more or less. Together with a 20 foot easement, for ingress and egress, as described above.

Parcel #3- Beginning at a 5/8" Iron rod on the southerly right-of-way line of Oak Knoll County Road ~~the easterly line of that property contained in Volume 224, page 417, of the Douglas County Deed Record~~ from which the southwest corner of the Charles Barret D.L.C. No. 54, Township 25 South, Range 6 West W.M., bears S.71°38'39"W. 61.28 feet, S.69°02'39"W. 150.99 feet, S.63°39'13"W. 117.17 feet, S.58°08'41"W. 107.90 feet, and S.70°53'06"W. 740.20 feet; thence N.71°38'39"E. along said right-of-way 167.35 feet to a 5/8" Iron rod; thence continuing along said right-of-way N.67°50'31"E. 212.62 feet to a 5/8" Iron rod; thence leaving said right-of-way, S.41°48'48"E. 588.92 feet to a 5/8" Iron rod; thence S.61°12'50"W. 74.84 feet to a 5/8" Iron rod; thence S.73°55'20"W. 364.50 feet to a 5/8" Iron rod; thence N.7°34'05"W. 301.16 feet to a 5/8" Iron rod; thence S.78°54'35"W. 268.31 feet to a 5/8" Iron rod; thence N.8°36'25"W. 198.32 feet to the point of beginning, situated in Section 32, Township 25 South, Range 6 West W.M., containing 4.74 Acres, more or less. Subject to: A 20 foot easement for ingress and egress, as described above.

PARTITIONERS AND OWNERS STATEMENT:

We, Don L. and Frances A. Andrews and Jerry E. and Dorothy M. Vernia, have caused the survey to be made of the above described parcels and as shown on the annexed plat as our free and voluntary act.

Don L. Andrews
Don L. Andrews

Frances A. Andrews
Frances A. Andrews

Parcel # 1 (Only)

Jerry E. Vernia
Jerry E. Vernia

Dorothy M. Vernia
Dorothy M. Vernia

MAP PREPARED BY:

Baughman Surveying Service
P. O. Box 222
Roseburg, Oregon
672-5971

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 15 1980
EUGENE A. BLOOM
482

APPROVALS:

Richard D. ...
Planning Commission

29 April 1974
Date

Francis L. ...
County Surveyor

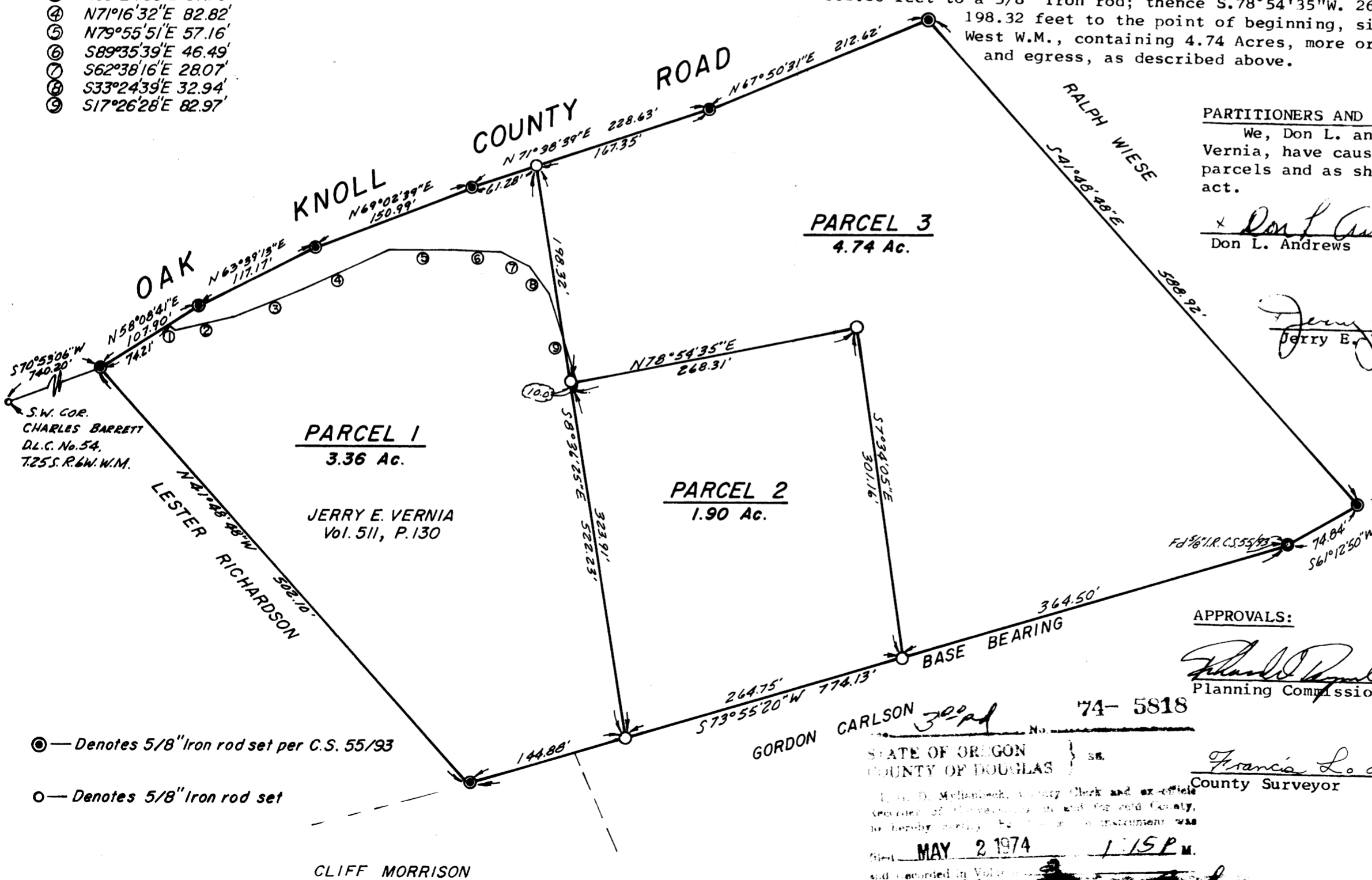
2 May 74
Date

STATE OF OREGON
COUNTY OF DOUGLAS

I, G. D. Myllenbeck, County Clerk and ex-officio
Recorder of Deeds for said County, do hereby certify
that the foregoing instrument was
filed MAY 2 1974 1:15 P.M.
and recorded in Volume
at Page 5
Records of Douglas County, Oregon

G. D. Myllenbeck
County Clerk

COUNTY SURVEYORS FILE DAILY
DO NOT REMOVE FROM OFFICE



⊙ — Denotes 5/8" Iron rod set per C.S. 55/93
○ — Denotes 5/8" Iron rod set

CLIFF MORRISON

MAP FILE M-53-16

MAP FILE M-53-16