

MINOR LAND PARTITION

Book 2 Page 61

SW 1/4 AND SE 1/4 SECTION 5
TWP. 30S. RGE. 5W W.M.
DOUGLAS COUNTY, OREGON

344 74-17016
STATE OF OREGON
COUNTY OF DOUGLAS
I, G. D. [Signature]
County Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office on
DEC 31 1974
G. D. [Signature]

FILED
RECORDED
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARTITIONER:
ZENOBIA M. MCGINNIS
ROUTE 1 BOX 168
MYRTLE CREEK, OREGON 97457
PH. 863-3465
LEGAL OWNER
(SAME AS ABOVE)
TOTAL NO. OF PARCELS: 3
WATER SUPPLY: MUNICIPAL
(TRI CITY WATER DIST.)
SANITARY SEWER: MUNICIPAL
(TRI CITY SANITARY DIST.)

MAP PREPARED BY:
MARTIN ENGINEERING SERVICE
P.O. DRAWER "Z"
MYRTLE CREEK, OREGON 97457
PH. 863-3211

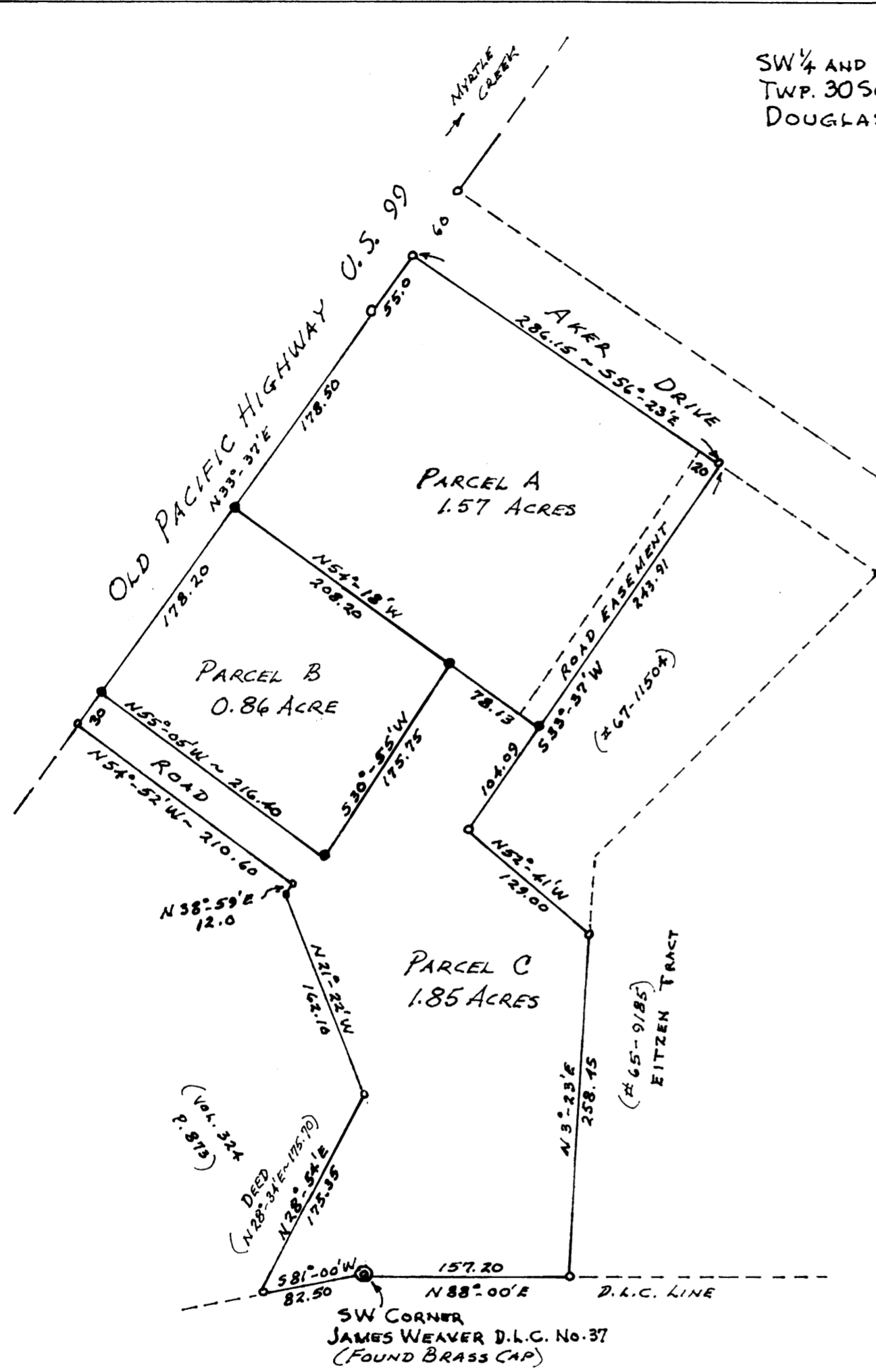
Donald R. Martin

LEGAL DESCRIPTIONS:

PARCEL "A"
BEGINNING AT A POINT ON THE EASTERLY SIDE OF OLD PACIFIC HIGHWAY U.S. 99, SAID POINT BEARS NORTH 741.7 FT. FROM THE SW CORNER OF THE JAMES WEAVER D.L.C. No. 37 IN SEC. 5 T305 R5W W.M. DOUGLAS COUNTY, OREGON; THENCE RUNNING N33°-37'E 65.0 FT. ALONG SAID HIGHWAY TO THE SOUTHERLY SIDE OF AKER DRIVE, THENCE LEAVING SAID HIGHWAY AND RUNNING S56°-23'E 286.15 FT. ALONG SAID AKER DRIVE, THENCE LEAVING AKER DRIVE AND RUNNING S33°-37'W 243.91 FT., THENCE N54°-18'W 286.33 FT. TO A POINT ON THE SAID EASTERLY SIDE OF HIGHWAY, THENCE N33°-37'E 178.50 FT. ALONG SAID HIGHWAY TO THE POINT OF BEGINNING. CONTAINING 1.57 ACRES MORE OR LESS, AND ALL BEING SITUATED IN THE WEST 1/2 OF SAID SEC. 5.
SUBJECT TO: A ROAD EASEMENT, 20 FT. IN WIDTH, RUNNING ALONG THE EASTERLY SIDE OF THE ABOVE DESCRIBED PARCEL.

PARCEL "B"
BEGINNING AT A POINT ON THE EASTERLY SIDE OF OLD PACIFIC HIGHWAY U.S. 99, SAID POINT BEARS NORTH 741.7 FT. FROM THE SW CORNER OF THE JAMES WEAVER D.L.C. No. 37 IN SEC. 5 T305 R5W W.M. DOUGLAS COUNTY, OREGON; THENCE RUNNING S33°-37'W 178.50 FT. ALONG SAID HIGHWAY TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID HIGHWAY AND RUNNING S54°-18'E 208.20 FT., THENCE S30°-55'W 175.75 FT., THENCE N55°-05'W 216.40 FT. TO A POINT ON THE SAID EASTERLY SIDE OF HIGHWAY, THENCE N33°-37'E 178.20 FT. ALONG SAID HIGHWAY TO THE TRUE POINT OF BEGINNING. CONTAINING 0.86 ACRES MORE OR LESS AND ALL BEING SITUATED IN THE WEST 1/2 OF SAID SEC. 5 T305 R5W W.M.

PARCEL "C"
BEGINNING AT THE SW CORNER OF THE JAMES WEAVER D.L.C. No. 37 IN SEC. 5 T305 R5W W.M. DOUGLAS COUNTY, OREGON; THENCE RUNNING S81°-00'W 82.50 FT., THENCE N28°-54'E 175.35 FT., THENCE N21°-22'W 162.10 FT., THENCE N38°-59'E 12.0 FT., THENCE N54°-52'W 210.60 FT. TO A POINT ON THE EASTERLY N/W OF OLD PACIFIC HIGHWAY U.S. 99, THENCE N33°-37'E 30.0 FT. ALONG SAID HIGHWAY THENCE LEAVING SAID HIGHWAY AND RUNNING S55°-05'E 216.40 FT., THENCE N30°-55'E 175.75 FT., THENCE S54°-18'E 78.13 FT., THENCE S33°-37'W 104.09 FT., THENCE S52°-41'E 129.0 FT. TO A POINT ON THE WEST LINE OF THE EITZEN TRACT, THENCE S3°-23'W 258.45 FT. ALONG SAID TRACT TO THE SW CORNER THEREOF, THENCE S88°-00'W 157.20 FT. ALONG THE SOUTH BOUNDARY OF D.L.C. No. 37 TO THE POINT OF BEGINNING. CONTAINING 1.85 ACRES MORE OR LESS AND ALL BEING SITUATED IN THE WEST 1/2 OF SAID SEC. 5 T305 R5W W.M.



BASE OF BEARINGS: D.L.C. LINE = N88°-00'E
○ FOUND EXISTING IRON MONUMENTS
● SET NEW 3/4" φ x 30" IRON PIPE

APPROVALS
Richard [Signature] 15 August 1974
COUNTY PLANNING COMMISSION
Francis L. Ingram 31 Dec 1974
COUNTY SURVEYOR

MAY 1972

MAP FILE M55-11

MAP FILE M55-11