

MAJOR LAND PARTITION

Book 2 Page 60

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

74-17015

STATE OF OREGON
COUNTY OF DOUGLAS
I, G. D. Myrick, County Surveyor and ex-officio
Recorder of Deeds for said County, do hereby certify that the foregoing was
filed in my office on
DEC 31 1974
at Page 60
Book 2 of Douglas County Deeds
G. D. Myrick
County Surveyor and Recorder

FILED
RECEIVED KR
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER:
ZENOBIA M. MCGINNIS
ROUTE 1 Box 168
MYRTLE CREEK, OREGON 97457
PH. 863-3465

LEGAL OWNER:
(SAME AS ABOVE)

TOTAL NO. OF PARCELS: 2

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

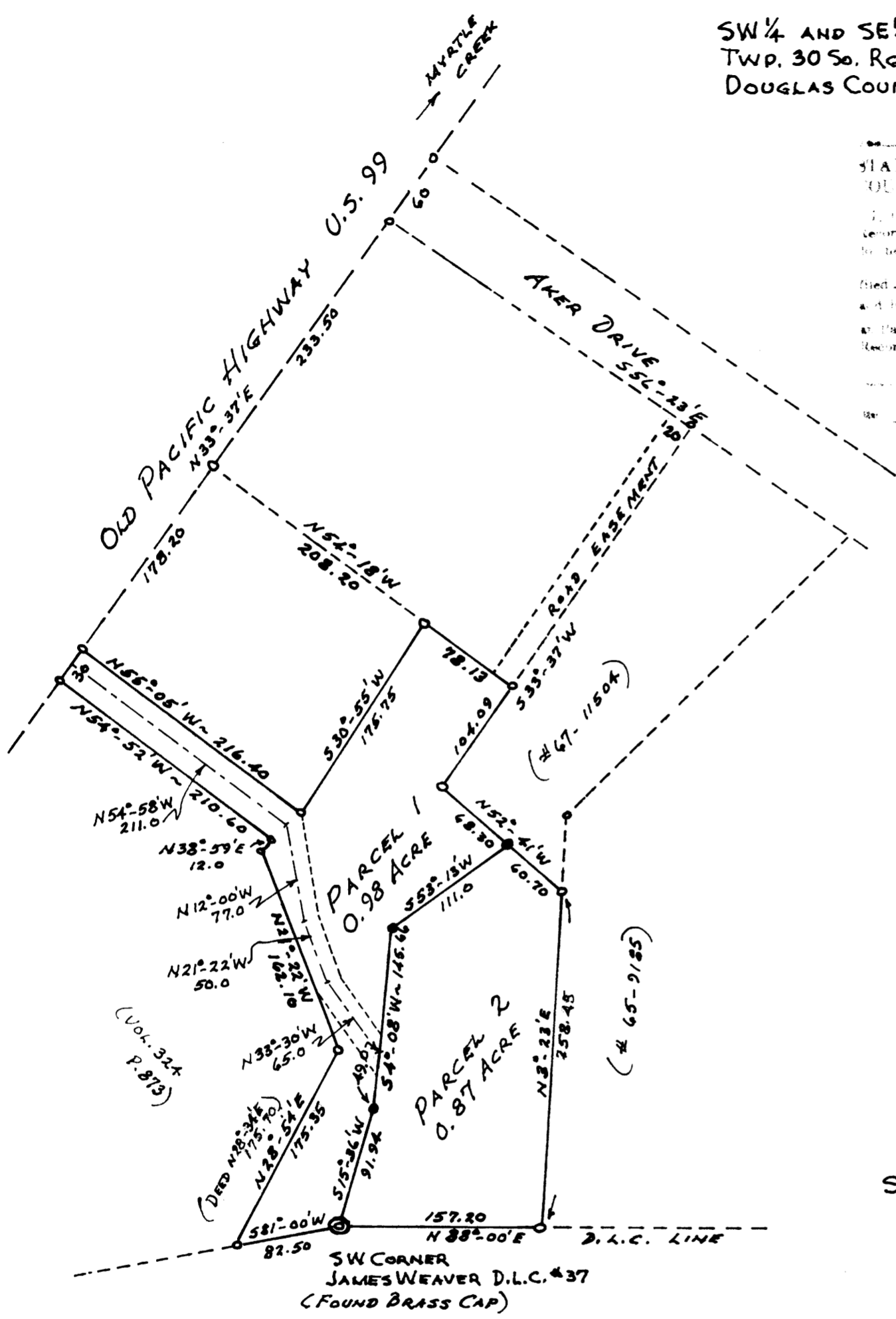
LEGAL DESCRIPTIONS:

PARCEL 1
BEGINNING AT THE SW CORNER OF THE JAMES WEAVER D.L.C. No. 37 IN SEC. 5 T30S R5W W.M. DOUGLAS COUNTY, OREGON; THENCE RUNNING S 81° 00' W 82.50 FT., THENCE N 28° 54' E 175.35 FT., THENCE N 21° 22' W 162.10 FT., THENCE N 38° 59' E 12.0 FT., THENCE N 54° 52' W 210.60 FT. TO A POINT ON THE EASTERLY R/W OF OLD PACIFIC HIGHWAY U.S. 99, THENCE N 33° 37' E 30.0 FT. ALONG SAID HIGHWAY, THENCE LEAVING SAID HIGHWAY AND RUNNING S 65° 05' E 216.40 FT., THENCE N 30° 55' E 175.75 FT., THENCE S 54° 18' E 78.13 FT., THENCE S 33° 37' W 104.09 FT., THENCE S 52° 41' W 68.30 FT., THENCE S 53° 13' W 111.0 FT., THENCE S 4° 08' W 145.66 FT., THENCE S 15° 36' W 91.94 FT. TO THE POINT OF BEGINNING. CONTAINING 0.98 ACRES MORE OR LESS AND ALL BEING SITUATED IN THE SAID D.L.C. No. 37 IN SEC. 5 T30S R5W W.M. SUBJECT TO:

* A ROAD EASEMENT ALONG THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL, FOR ROAD ACCESS TO AND FROM OLD PACIFIC HIGHWAY, FOR THE TRACT OF LAND SOUTH EAST OF THE ABOVE PARCEL.

PARCEL 2
BEGINNING AT THE SW CORNER OF THE JAMES WEAVER D.L.C. No. 37 IN SEC. 5 T30S R5W W.M. DOUGLAS COUNTY, OREGON; THENCE RUNNING N 88° 00' E 157.20 FT. ALONG THE SOUTH BOUNDARY OF SAID D.L.C. TO THE S.W. CORNER OF THAT TRACT DESCRIBED IN INST. # 65-9185, THENCE N 3° 23' E ~ 258.45 FT. ALONG THE WESTERLY LINE OF SAID TRACT TO THE SOUTHWESTERLY CORNER OF THAT PARCEL DESCRIBED IN INST. # 67-11504, THENCE N 52° 41' W 60.70 FT. ALONG THE SOUTHERLY LINE OF SAID PARCEL, THENCE S 53° 13' W 111.0 FT., THENCE S 4° 08' W 145.66 FT., THENCE S 15° 36' W 91.94 FT. TO THE POINT OF BEGINNING. CONTAINING 0.87 ACRES MORE OR LESS, AND ALL BEING SITUATED IN THE SAID D.L.C. No. 37 IN SEC. 5 T30S R5W W.M. TOGETHER WITH:

* A ROAD EASEMENT CONNECTING THE WESTERLY SIDE OF THE ABOVE DESCRIBED PARCEL WITH OLD PACIFIC HIGHWAY U.S. 99



A STRIP OF LAND, OF MINIMUM WIDTH 20.0 FT., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS N 55° 36' E 91.94 FT. AND N 4° 08' E 49.0 FT. FROM THE SW CORNER OF THE JAMES WEAVER D.L.C. No. 37 IN SEC. 5 T30S R5W W.M. DOUGLAS COUNTY, OREGON; THENCE N 33° 30' W 65.0 FT. THENCE N 21° 22' W 50.0 FT., THENCE N 12° 00' W 77.0 FT., THENCE N 54° 52' W 210.60 FT. TO A POINT ON THE EASTERLY R/W OF OLD PACIFIC HIGHWAY U.S. 99.

APPROVALS

BASE OF BEARINGS: D.L.C. LINE = N 88° 00' E
○ FOUND EXISTING IRON MONUMENTS
● SET NEW 3/4" x 30" IRON PIPE

Richard Reynolds 15 August 1974
COUNTY PLANNING COMMISSION

Francis L. Ingram 31 Dec 1974
COUNTY SURVEYOR

JULY 1974

MAP FILE M55-12

MAP FILE M55-12