

# MINOR LAND PARTITION IN LOT 2, SCHMOLL PLAT "A" SECTION 7, T.30S. R.5W.W.M.

MARCH 1977 SCALE: 1"=100'

PARTITIONER AND LEGAL OWNER OF LOT 2, SCHMOLL PLAT "A":  
Robert F. and Martha L. Tanner  
Box 26, Stanton Route  
Canyonville, Oregon 97417  
839-4557

FILED  
RECEIVED MLL  
APR 1 1977

LEGAL OWNER OF LOT 3, SCHMOLL PLAT "A":  
George E. Hughes, Jr.  
516 South College Ave.  
College Place, Washington 99324

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

NUMBER OF LOTS: 3  
WATER SUPPLY: Tri-City  
SEWAGE: Tri-City -- NOTE: No sewer available for parcel #3 at this time.  
MAP PREPARED BY: C & G Engineering Inc.  
P.O. Box 222,  
Roseburg, Oregon 97470  
672-5971



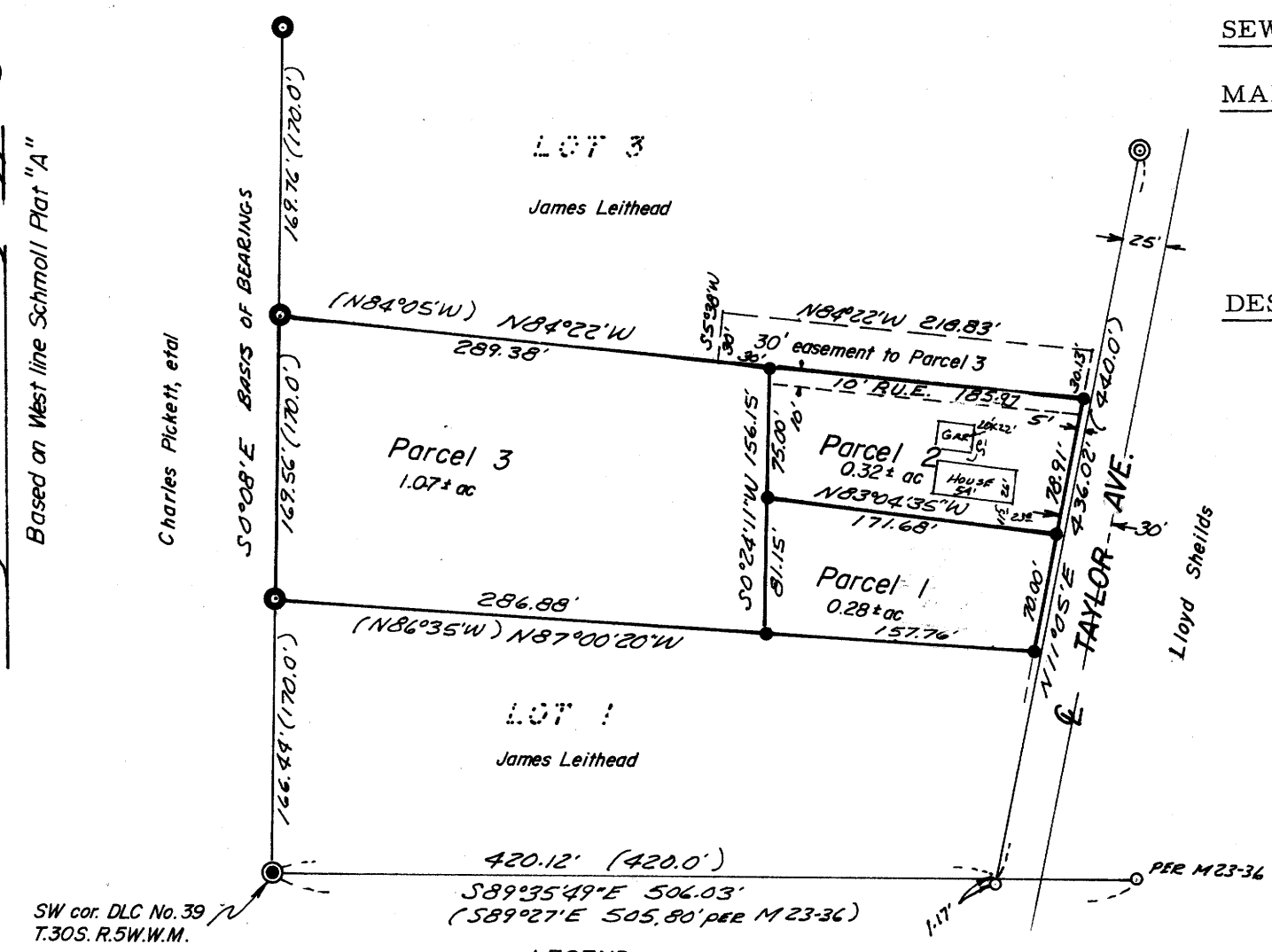
DESCRIPTIONS:

**PARCEL NO. 1**  
Beginning at a 1/2" iron rod from which the Southwest corner of Lot 2, Schmoll Plat "A", as recorded in volume 8, page 32, Plat Records of Douglas County, Oregon, bears N 87°00'20" W 286.88 feet; thence S 87°00'20" E 157.76 feet to a 1/2" iron rod on the Westerly R/W line of Taylor Avenue; thence N 11°05' E along said Westerly R/W line 70.0 feet to a 1/2" iron rod; thence leaving said Westerly R/W line N 83°04'35" W 171.68 feet to a 1/2" iron rod; thence S 0°24'11" W 81.15 feet to the Point of Beginning, situated in Lot 2 of said Schmoll Plat "A"; containing 0.28 acres, more or less.

**PARCEL NO. 2**  
Beginning at a 1/2" iron rod from which the Northwest corner of Lot 2, Schmoll Plat "A", as recorded in volume 8, page 32, Plat Records of Douglas County, Oregon, bears N 84°22' W 289.38 feet; thence S 84°22' E 185.97 feet to a 1/2" iron rod on the Westerly R/W line of Taylor Avenue; thence S 11°05' W along said Westerly R/W line 78.91 feet to a 1/2" iron rod; thence leaving said Westerly R/W line N 83°04'35" W 171.68 feet to a 1/2" iron rod; thence N 0°24'11" E 75.0 feet to the Point of Beginning, situated in Lot 2 of said Schmoll Plat "A"; containing 0.32 acres, more or less.  
SUBJECT TO a 10 foot P.U.E. being the North 10 feet of the above described parcel.

**PARCEL NO. 3**  
Beginning at a 1" iron pipe at the Southwest corner of Lot 2, Schmoll Plat "A", as recorded in volume 8, page 32, Plat Records of Douglas County, Oregon; thence N 0°08' W 169.56 feet to a 1" iron pipe being the Northwest corner of said Lot 2; thence S 84°22' E 289.38 feet to a 1/2" iron rod; thence S 0°24'11" W 156.15 feet to a 1/2" iron rod; thence N 87°00'20" W 286.88 feet to the Point of Beginning, situated in Lot 2, of said Schmoll Plat "A"; containing 1.07 acres, more or less.  
TOGETHER WITH a 30 foot, non-exclusive, easement for roadway and utility purposes described as follows:

Beginning at a 1/2" iron rod on the Westerly R/W line of Taylor Avenue, from which the Southwest corner of Lot 3, Schmoll Plat "A" bears N 84°22' W 475.35 feet; thence N 11°05' E along said Westerly R/W line 30.13 feet to a point; thence leaving said Westerly R/W line N 84°22' W 218.83 feet to a point; thence S 5°38' W 30.0 feet to a point; thence S 84°22' E 215.97 feet to the Point of Beginning, situated in Lot 3 of said Schmoll Plat "A".



- LEGEND**
- — Set 1/2" iron rod
  - — Found 5/8" iron rod
  - ⊙ — Found 3/4" iron pipe
  - ⦿ — Found 1" iron pipe
  - ⦿ — Found 2" soil pipe w/1/2" iron bar

APPROVALS:

Keith L. Cubie  
Planning Commission

4/13/77  
Date

Francis L. Baughman  
County Surveyor

4-18-77  
Date

77-6902  
STATE OF OREGON  
COUNTY OF DOUGLAS  
I, Doris L. Wadsworth, County Clerk and ex-officio  
Recorder, do hereby certify that the within instrument was  
filed APR 18 1977 11:33A  
and Recorded in Volume 11, Page 11.  
DORIS L. WADSWORTH

Mary L. Beal

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE