

MINOR LAND PARTITION IN LOT 3, SCHMOLL PLAT "A" SECTION 7, T.30S. R.5W.W.M.

MAY 1977 SCALE: 1"=100'

77- 9164

PARTITIONER: James A. and Betty May Leithead
Box 936,
Canyonville, Oregon 97417
839-4121

LEGAL OWNER: George E. Hughes Jr.
516 South College Ave.
College Place, Washington 99324

NUMBER OF LOTS: 3

WATER: Tri-City

SEWAGE: Tri-City -- NOTE: No Sewer available for parcel No. 3 at this time.

MAP PREPARED BY: C & G Engineering Inc.
P.O. Box 222,
Roseburg, Oregon 97470
672-5971

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

FILED
RECEIVED
MAY 18 1977
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Glenn S. Baughman
OREGON
JULY 14, 1967
GLENN S. BAUGHMAN
536

DESCRIPTIONS: PARCEL #1

Beginning at a 1/2" iron rod on the South boundary of Lot 4, Schmoll Plat "A", as recorded in volume 8, page 32, Plat Records of Douglas County, Oregon, from which the Southwest corner of D.L.C. No. 39, Township 30 South, Range 5 West W.M. bears N 80°54'32" W 401.52 feet and S 0°08' E 505.76 feet; thence S 80°54'32" E along said South boundary 105.0 feet to a 1/2" iron rod on the Westerly R/W line of Taylor Ave.; thence S 11°05' W along said Westerly R/W line 78.70 feet to a 1/2" iron rod; thence leaving said Westerly R/W line N 84°22' W 102.45 feet to a 1/2" iron rod; thence N 9°05'28" E 84.84 feet to the Point of Beginning, situated in Lot 3 of said Schmoll Plat "A"; containing 0.19 acres, more or less.

PARCEL #2

Beginning at a 1/2" iron rod on the South boundary of Lot 4, Schmoll Plat "A", as recorded in volume 8, page 32, Plat Records of Douglas County, Oregon, from which the Southwest corner of D.L.C. No. 39, Township 30 South, Range 5 West W.M., bears N 80°54'32" W 306.52 feet and S 0°08' E 505.76 feet; thence S 80°54'32" E along said South boundary 95.0 feet to a 1/2" iron rod; thence leaving said South boundary S 9°05'28" W 84.84 feet to a 1/2" iron rod; thence N 84°22' W 95.17 feet to a 1/2" iron rod; thence N 9°05'28" E 90.58 feet to the Point of Beginning, situated in Lot 3 of said Schmoll Plat "A"; containing 0.19 acres, more or less. TOGETHER WITH a 30 foot, non-exclusive, easement for roadway and utility purposes described as follows:

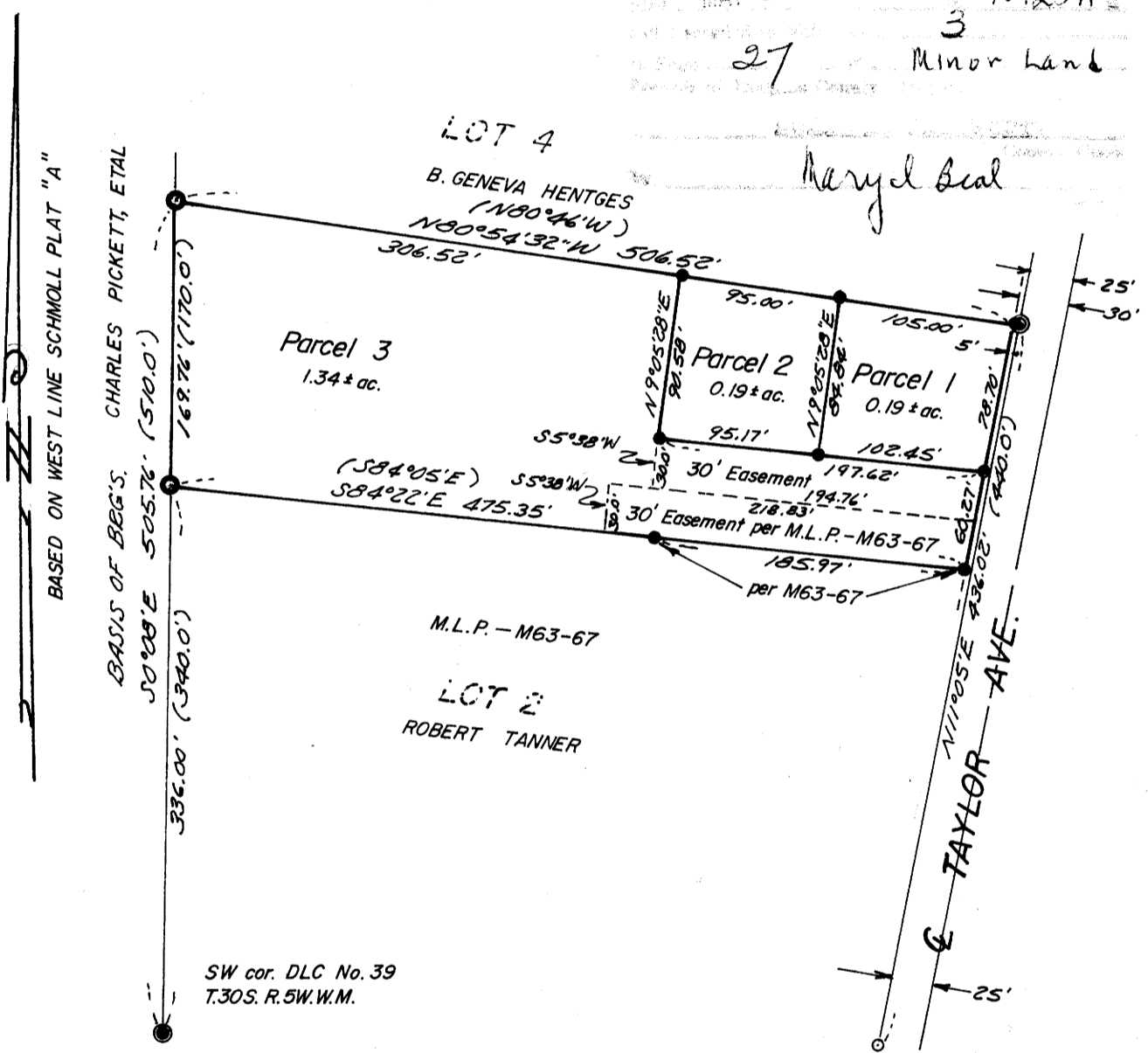
Beginning at a point on the Westerly R/W line of Taylor Ave., from which the Southwest corner of D.L.C. No. 39, Township 30 South, Range 5 West W.M. bears S 11°05' W 30.14 feet and N 84°22' W 475.35 feet and S 0°08' E 336.0 feet; thence N 11°05' E along said Westerly R/W line 30.13 feet to a 1/2" iron rod; thence leaving said Westerly R/W line N 84°22' W 197.62 feet to a 1/2" iron rod; thence S 5°38' W 30.0 feet to a point; thence S 84°22' E 194.76 feet to the Point of Beginning, situated in Lot 3 of said Schmoll Plat "A".

PARCEL #3

Beginning at a 1" iron pipe being the Southwest corner of Lot 3, Schmoll Plat "A", as recorded in volume 8, page 32, Plat Records of Douglas County, Oregon, from which the Southwest corner of D.L.C. No. 39, Township 30 South, Range 5 West W.M., bears S 0°08' E 336.0 feet; thence S 84°22' E along the North boundary of Lot 2 of said Schmoll Plat "A", 475.35 feet to a 1/2" iron rod on the Westerly R/W line of Taylor Ave; thence N 11°05' E along said Westerly R/W line 60.27 feet to a 1/2" iron rod; thence leaving said Westerly R/W line N 84°22' W 197.62 feet to a 1/2" iron rod; thence N 9°05'28" E 90.58 feet to a 1/2" iron rod on the South boundary of Lot 4 of said Schmoll Plat "A"; thence N 80°54'32" W along said South boundary 306.52 feet to a 1" iron pipe, being the Northwest corner of Lot 3 of said Schmoll Plat "A"; thence S 0°08' E along the West boundary of Lot 3 of said Schmoll Plat "A" 169.76 feet to the Point of Beginning, situated in Lot 3 of said Schmoll Plat "A"; containing 1.34 acres, more or less.

SUBJECT TO the following described easements: 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 Ave, 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".

ALSO a 30 foot, non-exclusive, easement for roadway and utility purposes described as follows: Beginning at a point on the Westerly R/W line of Taylor Ave., from which the Southwest corner of D.L.C. No. 39, Township 30 South, Range 5 West W.M. bears S 11°05' W 30.14 feet and N 84°22' W 475.35 feet and S 0°08' E 336.0 feet; thence N 11°05' E along said Westerly R/W line 30.13 feet to a 1/2" iron rod; thence leaving said Westerly R/W line N 84°22' W 197.62 feet to a 1/2" iron rod; thence S 5°38' W 30.0 feet to a point; thence S 84°22' E 194.76 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 5/16/77
Planning Commission Date

Francis L. Ingram 5-18-77
County Surveyor Date

MAP FILE M 64-26

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