

# MINOR LAND PARTITION

STATE OF OREGON )  
COUNTY OF DOUGLAS )

Book 3 Page 87

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

FILED  
RECEIVED MLL

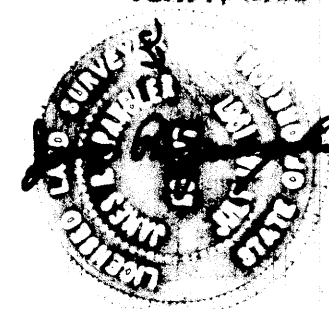
1977 SEP 22 AM 9 55

3/87

SEP 22 1977

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

DOUGLAS COUNTY CLERK  
Mary Deal  
BY \_\_\_\_\_ DEPUTY  
No. 7-18136 FEE 3.00  
DOUGLAS COUNTY OFFICIAL RECORDS



PARTITIONER AND LEGAL OWNER:  
JERRY G. AND SHARON KAY AUSTIN  
17251 S. POTTER ROAD,  
OREGON CITY, OREGON 97045

NUMBER OF LOTS: 2

WATER & SEWAGE: EXISTING ON SITE.

## LEGAL DESCRIPTION

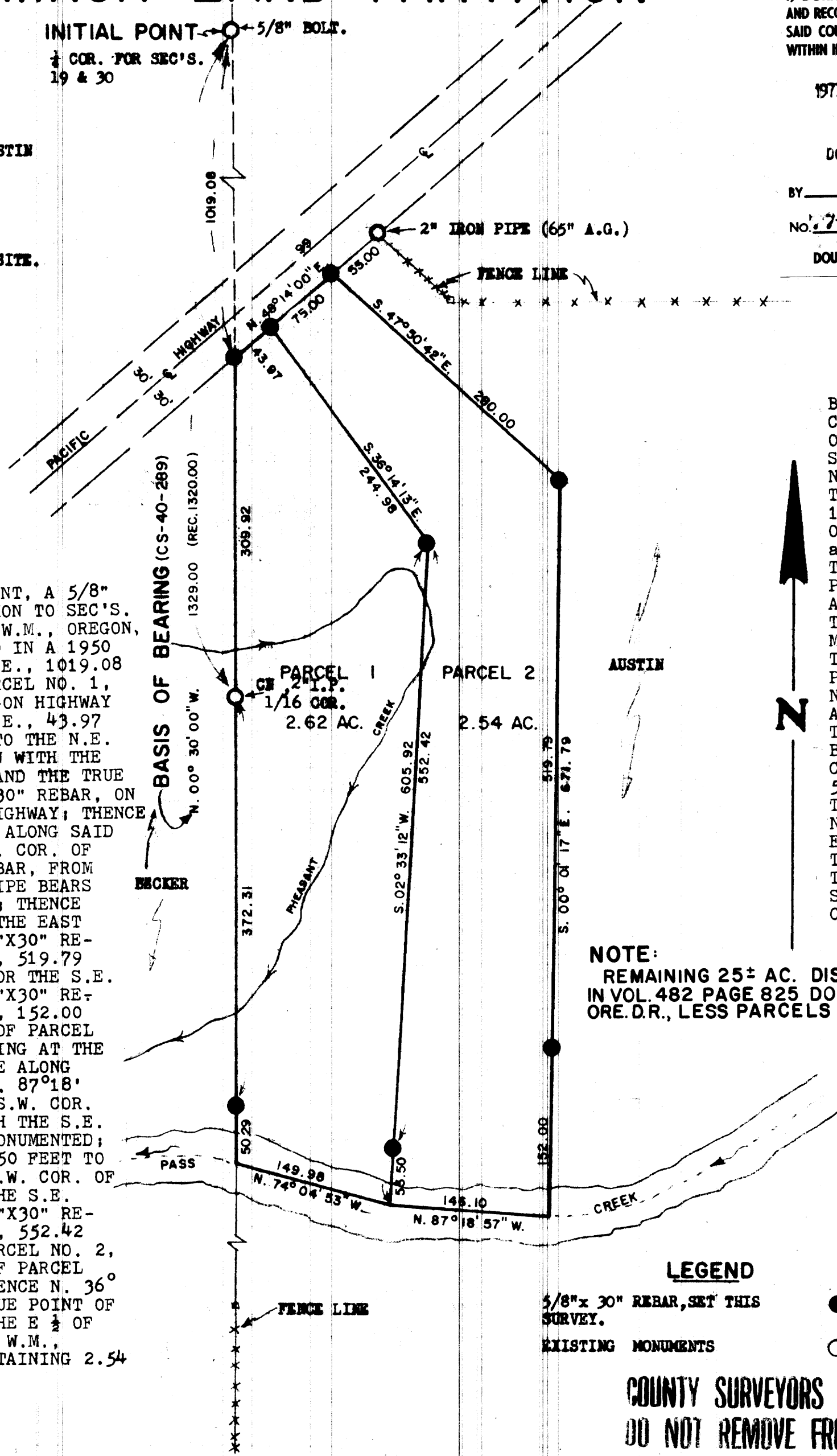
PARCEL NO. 1

BEGINNING AT THE INITIAL POINT, A 5/8" BOLT SET FOR THE 1/4 COR. COMMON TO SEC'S. 19 & 30, T. 21 S., R. 4 W., W.M., OREGON; DESCRIBED BY FOLLET & FORD IN A 1950 SURVEY; THENCE S. 00°30'00" E., 1019.08 FEET TO THE N.W. COR. OF PARCEL NO. 1, THE TRUE POINT OF BEGINNING; A 5/8" X 30" REBAR ON THE S.E. R/W LINE OF OREGON HIGHWAY NO. 99; THENCE N. 48°14'00" E., 43.97 FEET ALONG THE R/W LINE, TO THE N.E. COR. OF PARCEL NO. 1, COMMON WITH THE N.W. COR. OF PARCEL NO. 2, a 5/8"X30" REBAR, ON THE S.E. R/W LINE OF SAID HIGHWAY; THENCE S. 36°14'13" E., 244.98 TO THE EASTERLY COR. OF PARCEL NO. 1, COMMON WITH THE WESTERLY COR. OF PARCEL NO. 2, A 5/8"X30" REBAR; THENCE S. 02°33'12" W., 552.42 FEET, TO THE WITNESS POINT FOR THE S.E. CDR. OF PARCEL NO. 1, COMMON WITH THE S.W. COR. OF PARCEL NO. 2, A 5/8"X30" REBAR; THENCE S. 02°33'12" W., 53.50 FEET TO THE TRUE S.E. COR. OF PARCEL NO. 1, COMMON WITH THE S.W. COR. OF PARCEL NO. 2, NOT MONUMENTED, FALLING AT THE CENTER OF PASS CREEK; THENCE ALONG THE THREAD OF SAID CREEK N. 74°04'53" W., 149.98 FEET TO THE S.W. COR. OF PARCEL NO. 1, NOT MONUMENTED, SAID POINT BEING THE INTERSECTION OF THE CENTER OF PASS CREEK WITH THE CENTER 1/4 SEC. LINE OF SEC. 30; THENCE N. 00°30'00" W., 50.29 FEET ALONG SAID 1/4 SEC. LINE TO A WITNESS POINT FOR THE S.W. COR. OF PARCEL NO. 1, A 5/8"X30" REBAR; THENCE N. 00°30'00" W., 372.31 FEET ALONG SAID 1/4 SEC. LINE, TO AN EXISTING 2" IRON PIPE FOR THE CN-1/16 COR. OF SEC. 30; THENCE N. 00°30'00" W., 309.92 FEET, ALONG SAID 1/4 SEC. LINE TO THE TRUE POINT OF BEGINNING, LOCATED WITHIN THE E 1/2 OF SEC. 30, T. 21 S., R. 4 W., W.M., DOUGLAS COUNTY, OREGON; CONTAINING 2.62 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION

PARCEL NO. 2

BEGINNING AT THE INITIAL POINT, A 5/8" BOLT SET FOR THE 1/4 COR. COMMON TO SEC'S. 19 & 30, T. 21 S., R. 4 W., W.M., OREGON, DESCRIBED BY FOLLET AND FORD IN A 1950 SURVEY; THENCE S. 00°30'00" E., 1019.08 FEET TO THE N.W. COR. OF PARCEL NO. 1, ON THE S.E. R/W LINE OF OREGON HIGHWAY NO. 99; THENCE N. 48°14'00" E., 43.97 FEET, ALONG SAID R/W LINE, TO THE N.E. COR. OF PARCEL NO. 1, COMMON WITH THE N.W. COR. OF PARCEL NO. 2, AND THE TRUE POINT OF BEGINNING, A 5/8"X30" REBAR, ON THE S.E. R/W LINE OF SAID HIGHWAY; THENCE N. 48°14'00" E., 75.00 FEET ALONG SAID HIGHWAY R/W LINE TO THE N.E. COR. OF PARCEL NO. 2, A 5/8"X30" REBAR, FROM WHICH AN EXISTING 2" IRON PIPE BEARS N. 48°14'00" E., 55.00 FEET; THENCE S. 47°50'42" E., 280.00 TO THE EAST COR. OF PARCEL NO. 2, A 5/8"X30" REBAR; THENCE S. 00°01'17" E., 519.79 FEET TO THE WITNESS POINT FOR THE S.E. COR. OF PARCEL NO. 2, A 5/8"X30" REBAR; THENCE S. 00°01'17" E., 152.00 FEET TO THE TRUE S.E. COR. OF PARCEL NO. 2, NOT MONUMENTED, FALLING AT THE CENTER OF PASS CREEK; THENCE ALONG THE THREAD OF SAID CREEK, N. 87°18'57" W., 146.10 FEET TO THE S.W. COR. OF PARCEL NO. 2, COMMON WITH THE S.E. COR. OF PARCEL NO. 1, NOT MONUMENTED; THENCE N. 02°33'12" E., 53.50 FEET TO THE WITNESS POINT FOR THE S.W. COR. OF PARCEL NO. 2, COMMON WITH THE S.E. COR. OF PARCEL NO. 1, A 5/8"X30" REBAR; THENCE N. 02°33'12" E., 552.42 FEET TO THE WEST COR. OF PARCEL NO. 2, COMMON WITH THE EAST COR. OF PARCEL NO. 1, A 5/8"X30" REBAR; THENCE N. 36°14'13" W., 244.98 TO THE TRUE POINT OF BEGINNING, LOCATED WITHIN THE E 1/2 OF SEC. 30, T. 21 S., R. 4 W., W.M., DOUGLAS COUNTY, OREGON; CONTAINING 2.54 ACRES, MORE OR LESS.



NOTE:  
REMAINING 25± AC. DISCRIBED  
IN VOL. 482 PAGE 825 DOUGLAS CO.,  
ORE. D.R., LESS PARCELS 1 AND 2.

APPROVAL  
Keith L. Cubic 9/21/77  
PLANNING COMMISSION DATE  
Francis L. Logan 9-22-77  
COUNTY SURVEYOR DATE

## PLAT OF MINOR LAND PARTITION

LOCATED WITHIN THE E 1/2 OF SECTION 30,  
T. 21 S., R. 4 W., W.M., DOUGLAS COUNTY, OREGON

SURVEYED AND DRAWN BY 99567  
SPANGLER SURVEYING SERVICES, P.O. BOX 33, CHUGIAK, AK.

DATE: SEPTEMBER 8, 1977

SCALE: 1 in. - 100 ft.

CHECKED:

GRID NO.

### LEGEND

5/8" x 30" REBAR, SET THIS SURVEY. ●  
EXISTING MONUMENTS ○

COUNTY SURVEYORS FILE  
DO NOT REMOVE FROM OFFICE

MAP FILE M66-77