

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

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:

BY: Mary J. Keel
DEPUTY
No. 75-1160 FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

MINOR LAND PARTITION

of Lot 2, JAMES L. RUSSELL Plat A

in Sec. 7 & 8, T. 30 S., R. 5 W., W.M.

for Elnora I. Lee, Owner and partioher

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FILED ✓
RECEIVED LC

JUN 1 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

two parcels, each serviced by Tri-City Water

Sanitary District

Scale: 1" = 50'

June, 1978

PARCEL 1:

A PARCEL OF LAND ENTIRELY CONTAINED WITHIN LOT 2 OF THE JAMES L. RUSSELL PLAT A IN SECTIONS 7 AND 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS A 3/4" IRON PIPE; THENCE RUNNING SOUTH 24°-28'-04" WEST 150.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO A 1/2" IRON ROD; THENCE NORTH 70°-22'-00" WEST 76.23 FEET TO A 1/2" IRON ROD ON THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26°-49'-40" EAST 100.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 TO A 1/2" IRON ROD; THENCE SOUTH 70°-22'-00" EAST 70.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, CONTAINING 10928 SQUARE FEET MORE OR LESS.

AND SUBJECT TO AN EASEMENT 25 FEET WIDE ALONG THE EASTERLY SIDE OF THE PARCEL FOR INGRESS, EGRESS, AND UTILITIES.

AND SUBJECT TO A SEWER EASEMENT 10 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 2 WHICH IS SOUTH 70°-22'-00" EAST 5.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUNNING SOUTH 21°-23' EAST 149.54 FEET TO THE POINT OF ENDING WHICH IS SOUTH 70°-22'-00" EAST 19.29 FEET FROM A 1/2" IRON ROD ON THE WESTERLY LINE OF SAID LOT 2.

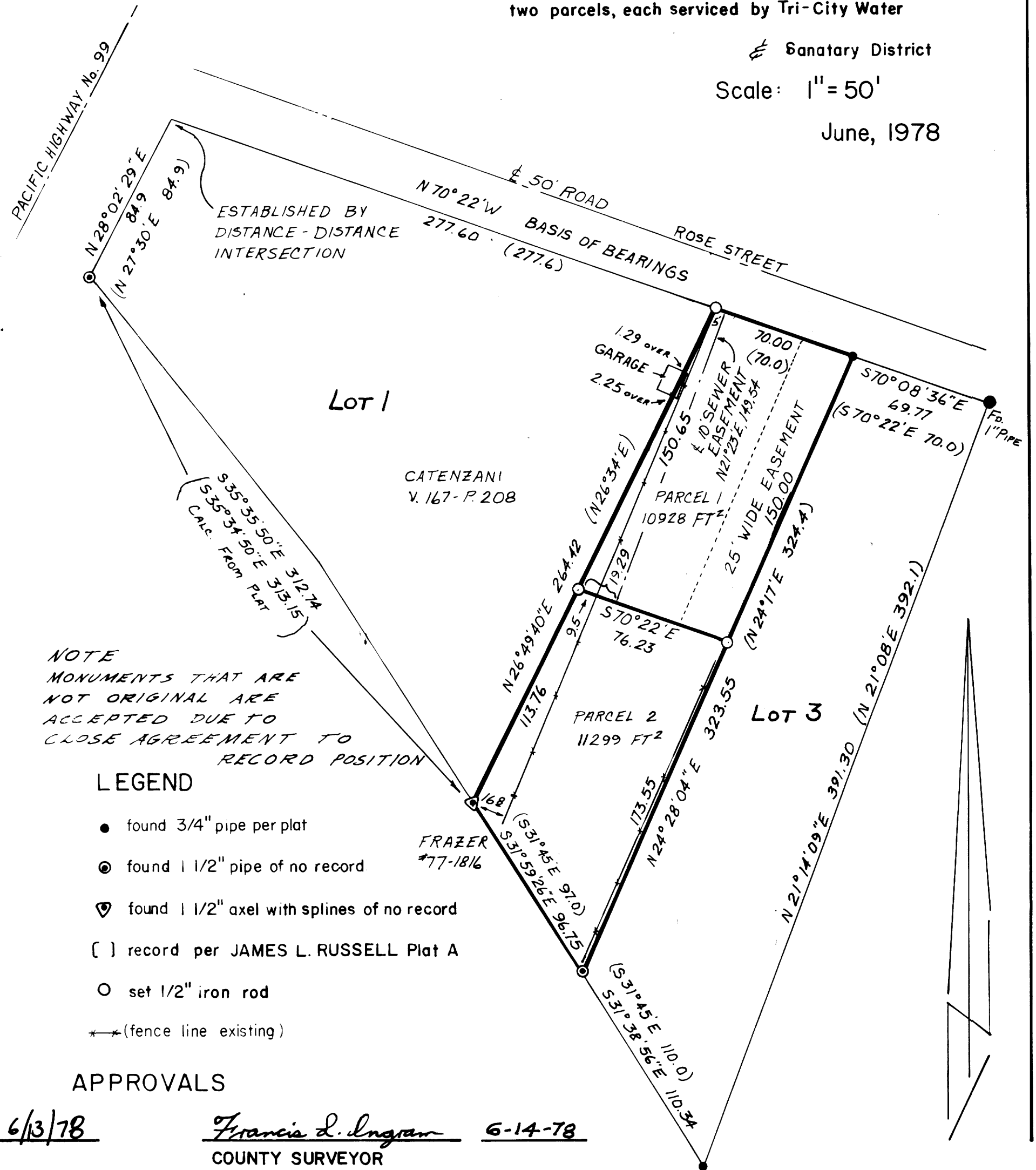
PARCEL 2:

A PARCEL OF LAND ENTIRELY CONTAINED WITHIN LOT 2 OF THE JAMES L. RUSSELL PLAT A IN SECTIONS 7 AND 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 WHICH IS A 1 1/2" AXEL; THENCE RUNNING NORTH 26°-49'-40" EAST 113.76 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 TO A 1/2" IRON ROD; THENCE SOUTH 70°-22'-00" EAST 76.23 FEET TO A 1/2" IRON ROD ON THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 24°-28'-04" WEST 173.05 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO A 1 1/2" IRON PIPE; THENCE NORTH 31°-45'-26" WEST 96.75 FEET ALONG THE SOUTHERLY LINE OF LOT 2 TO THE POINT OF BEGINNING, CONTAINING 11299 SQUARE FEET MORE OR LESS.

TOGETHER WITH AN EASEMENT 25 FEET WIDE RUNNING NORTHERLY FROM THE NORTHERLY LINE OF THIS PARCEL TO THE NORTHERLY LINE OF SAID LOT 2 ALONG THE EASTERLY SIDE OF SAID LOT 2, FOR INGRESS, EGRESS, AND UTILITIES.

TOGETHER WITH A SEWER EASEMENT 10 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 2 WHICH IS SOUTH 70°-22'-00" EAST 5.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUNNING SOUTH 21°-23' EAST 149.54 FEET TO THE POINT OF ENDING WHICH IS SOUTH 70°-22'-00" EAST 19.29 FEET FROM A 1/2" IRON ROD ON THE WESTERLY LINE OF SAID LOT 2.



NOTE
MONUMENTS THAT ARE
NOT ORIGINAL ARE
ACCEPTED DUE TO
CLOSE AGREEMENT TO
RECORD POSITION

LEGEND

- found 3/4" pipe per plat
- ⊙ found 1 1/2" pipe of no record
- ▽ found 1 1/2" axel with splines of no record
- [] record per JAMES L. RUSSELL Plat A
- set 1/2" iron rod
- *— (fence line existing)

APPROVALS

Keith L. Cubic 6/13/78
PLANNING COMMISSION

Francis L. Ingram 6-14-78
COUNTY SURVEYOR

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert
JULY 12, 1958
WILLIAM J. RUPPERT
866

UMPQUA SURVEYING COMPANY - MYRTLE CREEK

MAP FILE M71-45