

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

MINOR LAND PARTITION

SECTION 5, T. 30S., R. 5W. W.M.

INST. # 78-6698

Blk 4 Pg 49
FILED
RECEIVED JAN 11 1979

DEC 27 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M 74-69

PARCEL 1

BEGINNING AT A 1/2" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF THE PACIFIC HIGHWAY NO. 99, FROM WHICH THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEARS NORTH 36°-31' EAST 79.72 FEET AND NORTH 78°-14' EAST 1674.8 FEET; THENCE RUNNING NORTH 53°-12'-15" WEST 93.03 FEET TO A 1/2" IRON ROD ON THE BANK OF THE SOUTH UMPQUA RIVER; THENCE NORTH 53°-12'-15" WEST 123.82 FEET TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 48°-07' WEST 97.28 FEET ALONG THE CENTER OF SAID RIVER; THENCE SOUTH 53°-10'-50" EAST 130 FEET TO A 1/2" IRON ROD ON THE BANK OF SAID RIVER; THENCE SOUTH 53°-10'-50" EAST 106.42 FEET TO A 1/4" IRON ROD ON THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE NORTH 36°-31' EAST 95.48 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; ALL LOCATED WITHIN SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

SUBJECT TO THE USUAL PRINTED EXCEPTIONS AND: (1) ROADS AND HIGHWAYS AND THE RIGHTS OF THE PUBLIC THEREIN; (2) THESE PREMISES ARE LOCATED WITHIN THE BOUNDARIES OF THE TRI-CITY SANITARY DISTRICT AND ARE SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF; (3) ALL RIGHT, TITLE AND INTEREST OF THE STATE OF OREGON IN AND TO THAT PART OF THE SOUTH UMPQUA RIVER LYING BELOW THE HIGH WATER MARK.

PARCEL 2

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE PACIFIC HIGHWAY NO. 99, FROM WHICH THE NORTH-EAST CORNER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEARS NORTH 78°-14' EAST 1674.8 FEET; THENCE NORTH 53°-12'-15" WEST 0.89 FEET TO A 1/2" IRON ROD; THENCE NORTH 53°-12'-15" WEST 94.61 FEET TO A 1/4" IRON ROD ON THE BANK OF THE SOUTH UMPQUA RIVER; THENCE CONTINUING NORTH 53°-12'-15" WEST 105 FEET TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 48°-07' WEST 81.30 FEET ALONG SAID CENTER LINE; THENCE SOUTH 53°-12'-15" EAST 123.82 FEET TO A 1/2" IRON ROD ON THE BANK OF THE SAID RIVER; THENCE SOUTH 53°-12'-15" EAST 93.03 FEET TO A 1/2" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF PACIFIC HIGHWAY NO. 99; THENCE NORTH 36°-31' EAST 79.72 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, ALL LOCATED WITHIN SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

SUBJECT TO THE USUAL PRINTED EXCEPTIONS AND: (1) ROADS AND HIGHWAYS AND THE RIGHTS OF THE PUBLIC THEREIN; (2) THESE PREMISES ARE LOCATED WITHIN THE BOUNDARIES OF THE TRI-CITY SANITARY DISTRICT AND ARE SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF; (3) ALL RIGHT, TITLE AND INTEREST OF THE STATE OF OREGON IN AND TO THAT PART OF THE SOUTH UMPQUA RIVER LYING BELOW THE HIGH WATER MARK.

OWNER & PARTITIONER:

BENJAMIN O. TAYLOR

RT. 1 BOX 145
MYRTLE CREEK OR.

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.

DEC 27 1978

NUMBER OF LOTS: TWO (2)

WATER & SEWER UTILITIES PROVIDED BY TRI-CITY WATER & SANITARY DIST.

BY Mary J. Beal DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

MAP & SURVEY BY:

UMPQUA SURVEYING CO.
MYRTLE CREEK, OREGON

DECEMBER 1978

'78-23419

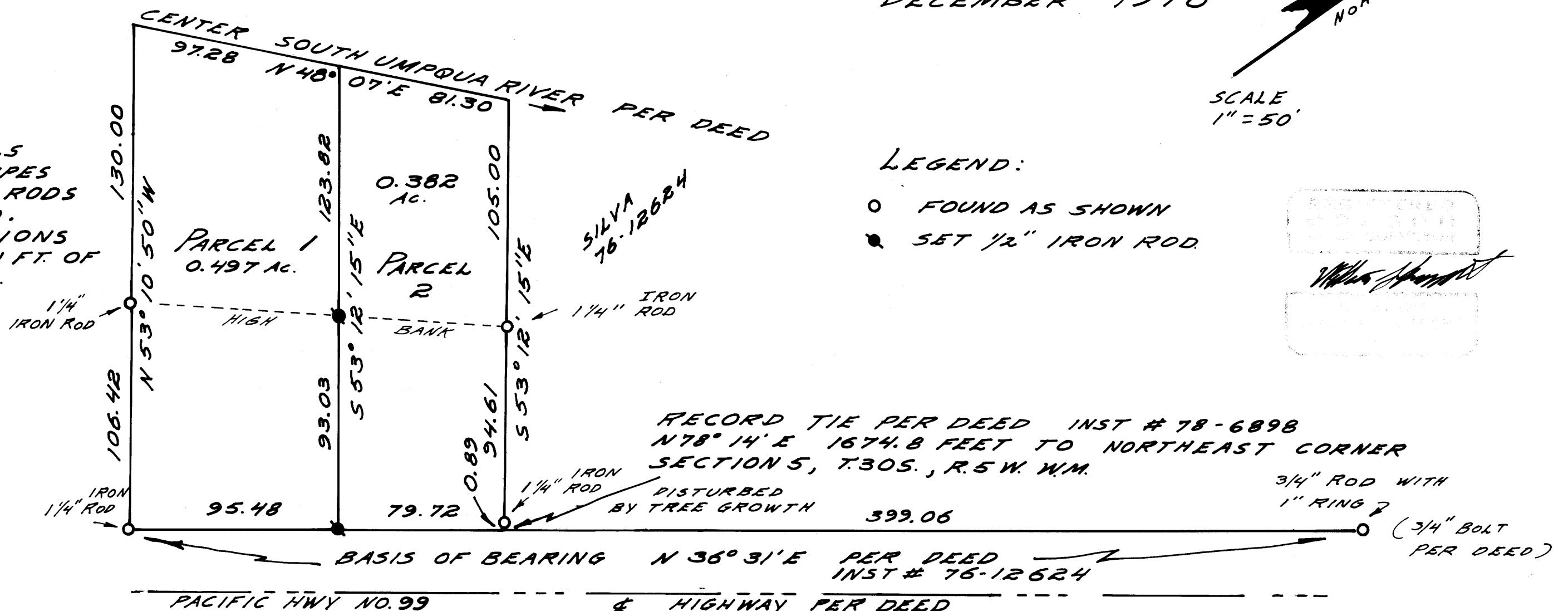
SCALE
1" = 50'

LEGEND:

- FOUND AS SHOWN
- SET 1/2" IRON ROD.

Willis [Signature]

NOTE:
DEED CALLS FOR IRON PIPES WHERE IRON RODS WERE FOUND. ROD POSITIONS ARE WITHIN 1 FT. OF DEED CALLS.



RECORD TIE PER DEED INST # 78-6898
N 78° 14' E 1674.8 FEET TO NORTHEAST CORNER
SECTION 5, T. 30S., R. 5W. W.M.

1/4" IRON ROD DISTURBED BY TREE GROWTH

3/4" ROD WITH 1" RING

(3/4" BOLT PER DEED)

THE VACANT PARCEL (PARCEL 2) HAS A HOUSE SITE ELEVATION OF 616.4 FEET. THE ELEVATION OF THE 100 YEAR FLOOD PLUS ONE FOOT IS 621.7 FEET. THE FLOOR HEIGHT ABOVE GROUND MUST BE 5.3 FEET. THESE FIGURES MAY VARY DEPENDING ON THE EXACT LOCATION OF THE BUILDING AND IT WILL BE NECESSARY TO HAVE AN ADDITIONAL BUILDING HEIGHT DETERMINATION UPON APPLICATION FOR A BUILDING OR MOBILE HOME PLACEMENT PERMIT.

APPROVALS:

Francis L. [Signature]
COUNTY SURVEYOR

12-27-78
DATE

Keith L. Cubie
PLANNING COMM

12/21/78
DATE

MAP FILE M 74-69