

MAR 13 1979

MINOR LAND PARTITION

IN SEC. 1, T29S, R6W, W.M., DOUGLAS CO. OREGON
JAN. 1979
SCALE: 1" = 100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER AND LEGAL OWNER: L.A. SUITER & DIXIE G. SUITER
1236 N.W. Walnut St. 673-5978
Roseburg, Oregon 97470
TWO (2)
Clarks Branch Water Association
Septic Tanks
Miller Engineering, Gene Miller, PLS #1647
6815 SW 170 th Ave., Aloha, Oregon 97005

TOTAL NUMBER OF LOTS:
WATER SUPPLY:
SEWAGE DISPOSAL:
MAP PREPARED BY:

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

APPROVALS:

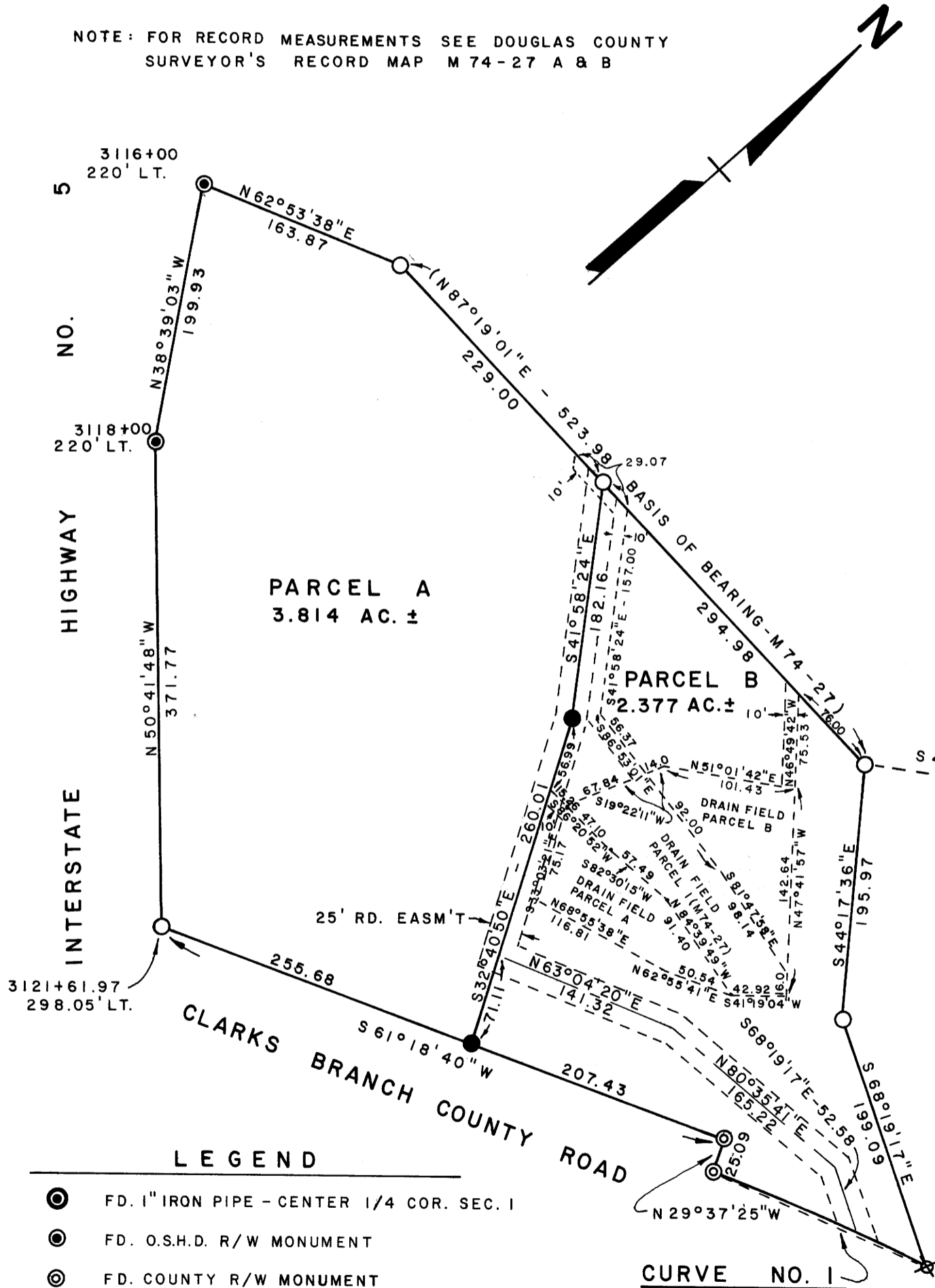
Keith L. Cubic
PLANNING COMMISSION

Francis L. Ingram
COUNTY SURVEYOR

3/12/79
DATE

3-13-79
DATE

NOTE: FOR RECORD MEASUREMENTS SEE DOUGLAS COUNTY SURVEYOR'S RECORD MAP M 74-27 A & B



LEGAL DESCRIPTIONS:

Parcel A
A portion of Section 1, Township 29 South, Range 6 West, Willamette Meridian and a portion of parcel 2 as shown on Record Map M52-28 as recorded in the County Surveyors Office, Douglas County, Oregon and more particularly described as follows:

Beginning at a 5/8 inch iron rod from which the center of Section 1, Township 29 South, Range 6 West, Willamette Meridian bears N87°19'01"E, 294.98 then N49°30'18"E, 416.94 feet; From said point of beginning thence S41°58'24"E, 182.16 feet to a 5/8 inch iron rod; thence S32°40'50"E, 260.01 feet to a 5/8 inch iron rod on the North Right-of-Way line of Clarks Branch County Road; thence along the North Right-of-Way line S61°18'40"W, 255.68 feet to a 5/8 inch iron rod on the East Right-of-Way line of Interstate Highway No. 5, said O.S.H.D. Right-of-Way line being 298.05 feet left of Engineer's station 3121+61.97; thence N50°41'48"W, 371.77 feet to a O.S.H.D. monument of the East Right-of-Way line of Interstate Highway No. 5, said point being 220.00 feet left of Engineer's station 3118+00.00; thence N 38°39'03"W, 199.93 feet to a O.S.H.D. monument on the East Right-of-Way line of Interstate Highway No. 5, said point being 220.00 feet left of Engineer's station 3116+00.00; thence N62°53'38"E, 163.87 feet to a 5/8 inch iron rod; thence N87°19'01"E, 229.00 feet to the point of beginning, containing 3.814 acres of land more or less

Together with a Exclusive utility easement; beginning at a point which bears S32°40'50"E, 56.99 feet from a 5/8 inch iron rod which bears S41°58'24"E, 182.16 feet from the above described point of beginning for parcel "A"; thence from this new point of beginning on the East Property line of parcel "A", said easement being the Southerly 10.0 feet from the following described line: from said point of beginning N86°20'52"E, 15.26 feet to the Northwest corner of the septic drain field; thence from said point N86°20'52"E, 47.10 feet to a point; thence N82°30'15"E, 57.49 feet to a point; thence S84°39'49"E, 91.40 feet to a point; thence S62°55'41"W, 50.54 feet to a point; thence S68°55'38"W, 116.81 feet to a point; thence N33°03'21"W, 75.17 feet to the point of beginning of the septic drain field.

Together with a Non-Exclusive Right of Ingress and Egress over a 25.00 foot wide Road Easement, more particularly described as follows: Beginning at a point which bears N32°40'50"W, 71.11 feet from the Southeast corner of said parcel "A"; thence N63°04'20"E, 141.32 feet to a point; thence N80°35'41"E, 165.22 feet to a point; thence S68°19'17"E, 52.58 feet to the North Right-of-Way line of Clarks Branch Road, said road being County Road No. 105.

Parcel B

Beginning at a 5/8 inch iron rod from which the center of Section 1, Township 29 South, Range 6 West, Willamette Meridian bears N49°30'18"E, 416.94 feet; thence from said point of beginning S44°17'36"E, 195.97 feet to a 5/8 inch iron rod; thence S68°19'17"E, 199.09 feet to a point on the North Right-of-Way line of Clarks Branch County Road; thence along the North Right-of-Way line through a curve to the left 177.45 feet to a County Right-of-Way monument (the long chord of which bears S64°26'14"W, 177.28 feet); thence N29°37'25"W, 25.09 feet to a County Right-of-Way monument; thence S61°18'40"W, 207.43 feet to a 5/8 inch iron rod on the North Right-of-Way line of Clarks Branch Road; thence N32°40'50"W, 260.01 feet to a 5/8 inch iron rod; thence N41°58'24"W, 182.16 feet to a 5/8 inch iron rod; thence N87°19'01"E, 294.98 feet to the point of beginning, containing 2.377 acres of land more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gene A. Miller
OREGON
JULY 14, 1978
GENE A. MILLER
1647

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. Seal
DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

79-04161

LEGEND

- FD. 1" IRON PIPE - CENTER 1/4 COR. SEC. 1
- FD. O.S.H.D. R/W MONUMENT
- FD. COUNTY R/W MONUMENT
- FD. 5/8" IRON ROD
- SET 5/8" IRON ROD
- ⊗ PROPERTY PIN NOT FOUND OR SET

CURVE NO. 1

Δ = 8°36'34"
R = 1180.92
L = 177.45
L.C. = S64°26'14"W
177.28

MAP FILE M 74-27 A