

A MINOR LAND PARTITION

IN SECTION 8, T25S, R5W, W.M.

FILED
RECEIVED *BS*

APR 26 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER & OWNER

Archie & Joan Fugate
P.O. Box 487
Oakland, Ore. 97462
Phone: 459-3072

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR

BHW Engineering & Surveying, Inc.
1205 Southeast Court
Roseburg, Oregon 97470
Phone: 673-0165

APRIL 1979
SCALE: 1" = 100'

WATER: Wells
SEWAGE: Septic System

NOTE: Parcel 1 can not be further divided.

DESCRIPTIONS:

PARCEL NO. 1

A parcel of land being a portion of that property described in Instrument No. 77-22921 in the Deed Records of Douglas County, Oregon and lying in Section 8, Township 25 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 1/2" iron pipe on the Southerly line of Stearns Avenue from which point the Northeast corner of the above said Section 8 bears N 62°47' E 1887.59 feet and N 13°16' E 420.42 feet; thence along said Southerly line N 62°47' E 125.53 feet to a 5/8" iron rod; thence S 27°36'20" E 348.00 feet to a 5/8" iron rod; thence S 62°47' W 125.53 feet to a 5/8" iron rod in the Westerly line of the above said property described in Instrument No. 77-22921; thence along said Westerly line N 27°36'20" W 348.00 feet to the point of beginning and containing 1.00 acres of land, more or less.

Included with the above described Parcel 1 is a drainfield easement for septic sewer system, said easement is more particularly described as follows:

Beginning at the most Northerly corner of the above described Parcel 1; thence N 62°47' E 94.56 feet along the Southerly line of Stearns Avenue; thence S 27°13' E 48.00 feet; thence S 62°47' W 94.23 feet to the Easterly line of said Parcel 1; thence along said Easterly line N 27°36'20" W 48.00 feet to the point of beginning.

PARCEL NO. 2

A parcel of land being a portion of that property described in Instrument No. 77-22921 in the Deed Records of Douglas County, Oregon and lying in Section 8, Township 25 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 1/2" iron pipe at the most Northerly corner of that above said property described in Instrument No. 77-22921 from which point the Northeast corner of the above said Section 8 bears N 62°47' E 1687.5 feet and N 13°16' E 420.42 feet; thence along the Easterly line of the said property described in Instrument No. 77-22921 S 27°13' E 417.02 feet to a 1/2" iron pipe in the Northerly line of the Southern Pacific Railroad Right-of-way; thence along a curve to the left (the long chord of which bears S 51°42'15" W 200.74 feet) to a 3/4" iron pipe at the most Southerly corner of said property described in Instrument No. 77-22921; thence along the Westerly line of said property described in Instrument No. 77-22921 N 27°36'20" W 107.60 feet to a 5/8" iron rod; thence N 62°47' E 125.53 feet to a 5/8" iron rod; thence N 27°36'20" W 348.00 feet to a 5/8" iron rod in the Southerly line of Stearns Avenue; thence along said Southerly line N 62°47' E 74.56 feet to the point of beginning and containing 0.99 acres of land, more or less.

The above described Parcel No. 2 is subject to that drainage easement described in Parcel 1.

PARCEL NO. 3

That property more particularly described in Instrument No. 290522 in the Deed Records of Douglas County, Oregon, subject to that drainage easement as described in Parcel No. 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Romans E. Ware
OREGON
NOV. 16, 1973
ROMANS E. WARE
1005



APPROVALS:

Keith L. Cubie 4/24/79
PLANNING DEPARTMENT DATE

Francis L. Ingram 4-26-79
COUNTY SURVEYOR DATE

STATE OF OREGON)
COUNTY OF DOUGLAS)
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:
APR 27 1979
BY *Mary J. Beal* DEPUTY
FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND

- - SET 5/8" IRON ROD
- - FOUND MONUMENT AS NOTED

NOTE:
AS PER PLANNING DEPARTMENTS
REQUEST.
"NO RESIDENTIAL STRUCTURES ARE
ALLOWED ON THE SOUTH 250' X 125'
OF PARCEL 1."
R.E.W. 4/23/79

