

MINOR LAND PARTITION
OF INSTRUMENT NO. 72-1019
IN SECTION 5 T30S R5W W.M.

JMM
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
ZW

M 77-38 A

PARTITIONER & OWNER
ALFRED G. & LORETTA J. POHLMAN
Rt. 1, Box 169
MYRTLE CREEK, OR 97457

NUMBER OF LOTS: Two (2)

WATER & SEWER
TRI-CITY WATER &
SANITARY DISTRICT

APPROVALS:

Francis L. Ingram
COUNTY SURVEYOR

5-29-79
DATE

Keith L. Cubie
PLANNING COMMISSION

5/25/79
DATE

UMPQUA SURVEYING COMPANY
MYRTLE CREEK, OR 97457

PARCEL 1.

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON, BEING PART OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 72-1019 OF DOUGLAS COUNTY DEED RECORDS, BEGINNING AT A 3/4" DRILL WHICH IS NORTH 31°-58'-25" WEST 74.41 FEET FROM THE SOUTHWEST CORNER OF JAMES WEAVER DONATION LAND CLAIM NO. 37; THENCE RUNNING NORTH 47°-57'-50" WEST 166.59 FEET TO A 5/8" IRON ROD; THENCE NORTH 60°-00'-05" WEST 186.31 FEET TO A 1/2" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 99; THENCE ALONG SAID RIGHT-OF-WAY NORTH 34°-25'-15" EAST 189.06 FEET TO A 3/4" IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 54°-36'-45" EAST 210.15 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 38°-44'-00" WEST 11.89 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 20°-11'-50" EAST 161.33 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 27°-51'-35" WEST 88.53 FEET TO THE POINT OF BEGINNING CONTAINING 1.25 ACRES MORE OR LESS.

PARCEL 2.

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PART OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 72-1019 OF DOUGLAS COUNTY DEED RECORDS, BEGINNING AT A 3/4" DRILL WHICH IS NORTH 31°-58'-25" WEST 74.41 FEET FROM THE SOUTHWEST CORNER OF JAMES WEAVER DONATION LAND CLAIM NO. 37; THENCE RUNNING NORTH 47°-57'-50" WEST 166.59 FEET TO A 5/8" IRON ROD; THENCE SOUTH 66°-41'-55" WEST 284.66 FEET TO A 5/8" IRON ROD; THENCE SOUTH 78°-18'-50" WEST 197.36 FEET TO A 1/2" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY NO. 99; THENCE ALONG SAID RIGHT-OF-WAY NORTH 51°-17'-20" EAST 41.45 FEET TO A 1/2" IRON ROD, NORTH 50°-18'-20" EAST 332.68 FEET TO A 1/2" IRON ROD, AND NORTH 34°-25'-15" EAST 8.89 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 60°-00'-05" EAST 186.31 FEET TO THE POINT OF BEGINNING CONTAINING 0.89 ACRES MORE OR LESS.

PARCELS 1 AND 2 ALSO SUBJECT TO EASEMENTS NOW OF RECORD.

M 77-38 A

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:

MINOR LAND PARTITION

FOR
ALFRED & LORETTA POHLMAN
SECTION 5 T30S R5W W.M.

BY: Margaret Seal
DEPUTY
NO. _____ FEE _____

DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND

- SET 1/2" IRON ROD
- FOUND 3/4" IRON PIPE
- FOUND AS SHOWN

NOTE: BEST FIT OF DEED CALLS TO HIGHWAY 99 OBTAINED BY ADJUSTING BETWEEN 3/4" IRON PIPE AT NORTHWESTERLY CORNER OF PARCEL 1 TO RECORD DEED CORNER OF KENT PROPERTY (SOUTHEASTERLY COR.) KENT DEED SENIOR TO POHLMAN. PROPORTIONING EXCESS FRONTAGE ALLOWS BEST FIT TO BEARING (N78°17'E 198.3 DEED RECORD). SHORTAGE OF 0.94 IN PREVIOUS COURSE SUBJECT ONLY TO HIGHWAY RIGHT-OF-WAY

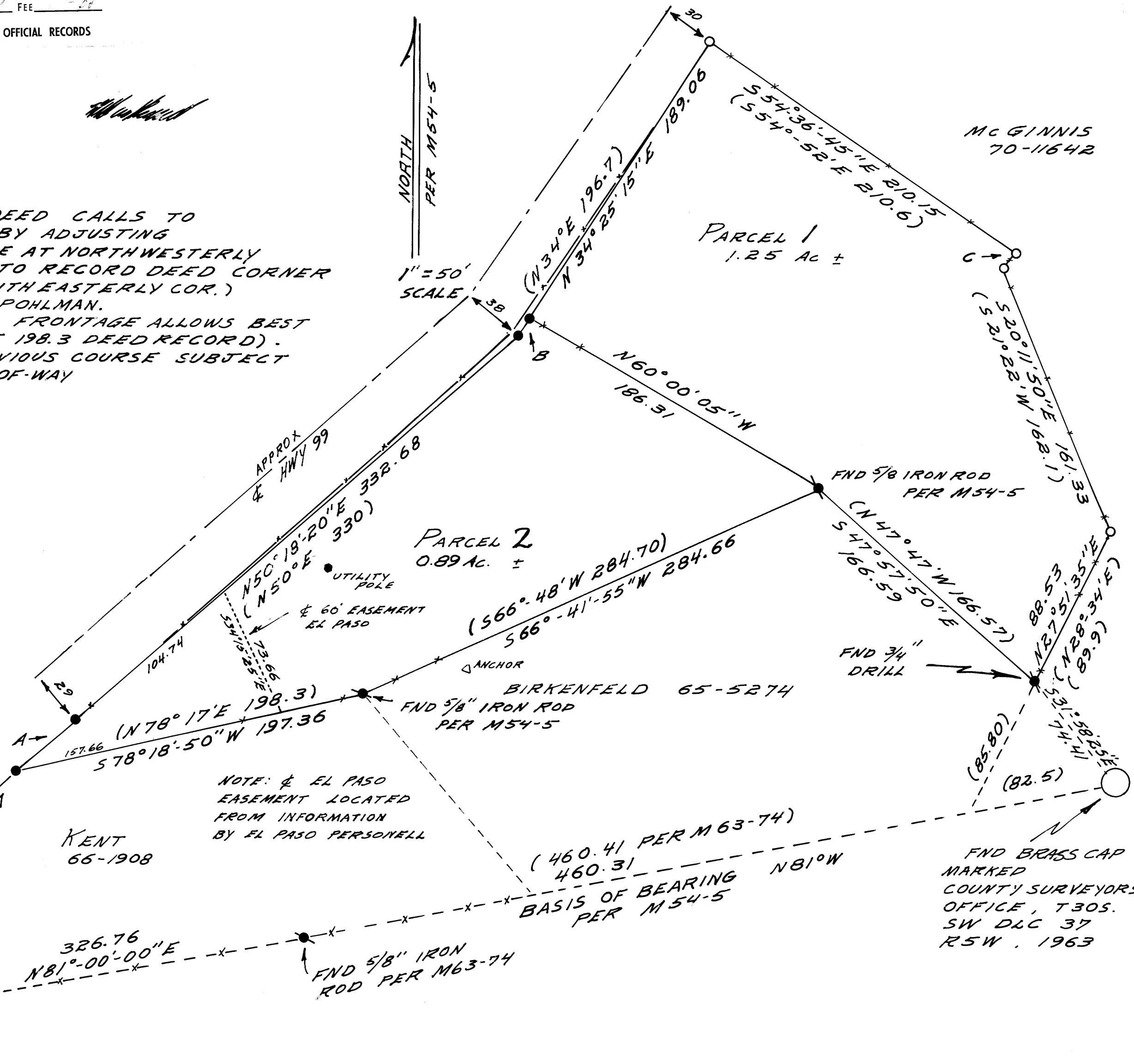
SHORT LINE INDEX

- A N 51°17'20"E 41.45
(N 51° 41.11)
- B N 34°-25'-15"E 8.89
- C S 38°-44'-00"W 11.89
(S 38°-59' W 12.00)

UMPQUA SURVEYING CO.
MYRTLE CREEK OREGON
JUNE 1978

FND 3/4" IRON PIPE ON LINE 9.54 SHORT OF DEED DIST ORIGIN?

M 71-38 B



NOTE: & EL PASO EASEMENT LOCATED FROM INFORMATION BY EL PASO PERSONELL

(460.41 PER M 63-74)
460.31
BASIS OF BEARING N81°W PER M 54-5

FND BRASS CAP MARKED COUNTY SURVEYORS OFFICE, T30S. SW DLC 37 R5W, 1963