

MINOR LAND PARTITION
IN N.E. 1/4, S.E. 1/4, Sec 14, T.22S., R.12 W., W.M.
DOUGLAS COUNTY, OR

JUN 5 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER & LEGALOWER:

JACK AND SANDRA WALKER
ROUTE 4, Box 10
REEDSPORT, OR 97467

MAP PREPARED BY:

STUNTZNER ENGINEERING & FORESTRY
P.O. Box 118
COOS BAY, OR 97420

LEGAL DESCRIPTIONS:

PARCEL I:

BEGINNING AT THE EAST 1/4 CORNER SEC. 14, T. 22S., R. 12 W., W.M. DOUGLAS CO., OR. ALSO BEING THE TRUE POINT OF BEGINNING, THENCE S 87° 23' 38" W 641.19 FT TO A 5/8" I.R. AT THE N.E. CORNER OF THAT PARCEL OF LAND IN VOL. 2 PG. 192 DEED RECORDS, DOUGLAS CO., OREGON, THENCE S 08° 25' 36" E 396.07 FT. TO A 3/8" I.R. AT THE S.E. CORNER OF SAID VOL. 2 PG. 192, THENCE N 88° 40' 08" E 582.25 FT TO A 5/8" I.R. ON THE EAST LINE OF SEC 14, T. 22S., R. 12 W., W.M. DOUGLAS COUNTY, OR; THENCE ALONG SAID EAST LINE N 00° 03' 21" E 407.42 FT TO THE POINT OF BEGINNING. CONTAINING 5.62 ACRES MORE OR LESS. ALSO: THE 25 FOOT ROADWAY EASEMENT AS DESCRIBED IN VOL. 2 PAGE 192, DOUGLAS COUNTY, OREGON DEED RECORDS, TOGETHER WITH THE 25 FOOT ROADWAY EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS S 55° 14' 48" W 980.07 FT OF THE ABOVE DESCRIBED EAST 1/4 CORNER; THENCE N 84° 57' 21" E 197.60 FEET; THENCE N 60° 45' 57" E 200.00 FEET.

PARCEL II:

BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF SEC 14, T. 22S., R. 12 W., W.M. DOUGLAS COUNTY, OR WHICH LIES S 00° 03' 21" W 407.42 FEET OF THE EAST 1/4 CORNER OF SEC 14, T. 22S., R. 12 W., W.M. THENCE S 00° 03' 21" W 385.84 FT ALONG SAID E. LINE TO A 5/8" I.R.; THENCE N 80° 30' 36" W 915.05 FEET TO A 5/8" I.R.; THENCE NORTH 87.60 FEET TO 5/8" I.R.; THENCE N 84° 57' 21" E 97.34 FEET TO A 5/8" I.R.; THENCE N 60° 45' 57" E 256.53 FEET TO A 5/8" I.R. AT THE S.E. CORNER OF THAT PARCEL OF LAND DESCRIBED IN VOL 2 PAGE 192 DOUGLAS COUNTY, OR DEED RECORDS. THENCE N 88° 40' 08" E 582.25 FEET TO THE POINT OF BEGINNING. CONTAINING 5.63 ACRES MORE OR LESS. ALSO: THE 25 FOOT ROADWAY EASEMENT AS DESCRIBED IN VOL. 2 PAGE 192 DOUGLAS COUNTY, OREGON DEED RECORDS, TOGETHER WITH THE 25 FOOT ROADWAY EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS S 55° 14' 48" W 980.07 FEET OF THE ABOVE DESCRIBED EAST 1/4 CORNER; THENCE N 84° 57' 21" E 100.0 FEET.

* REMAINING PARCEL:

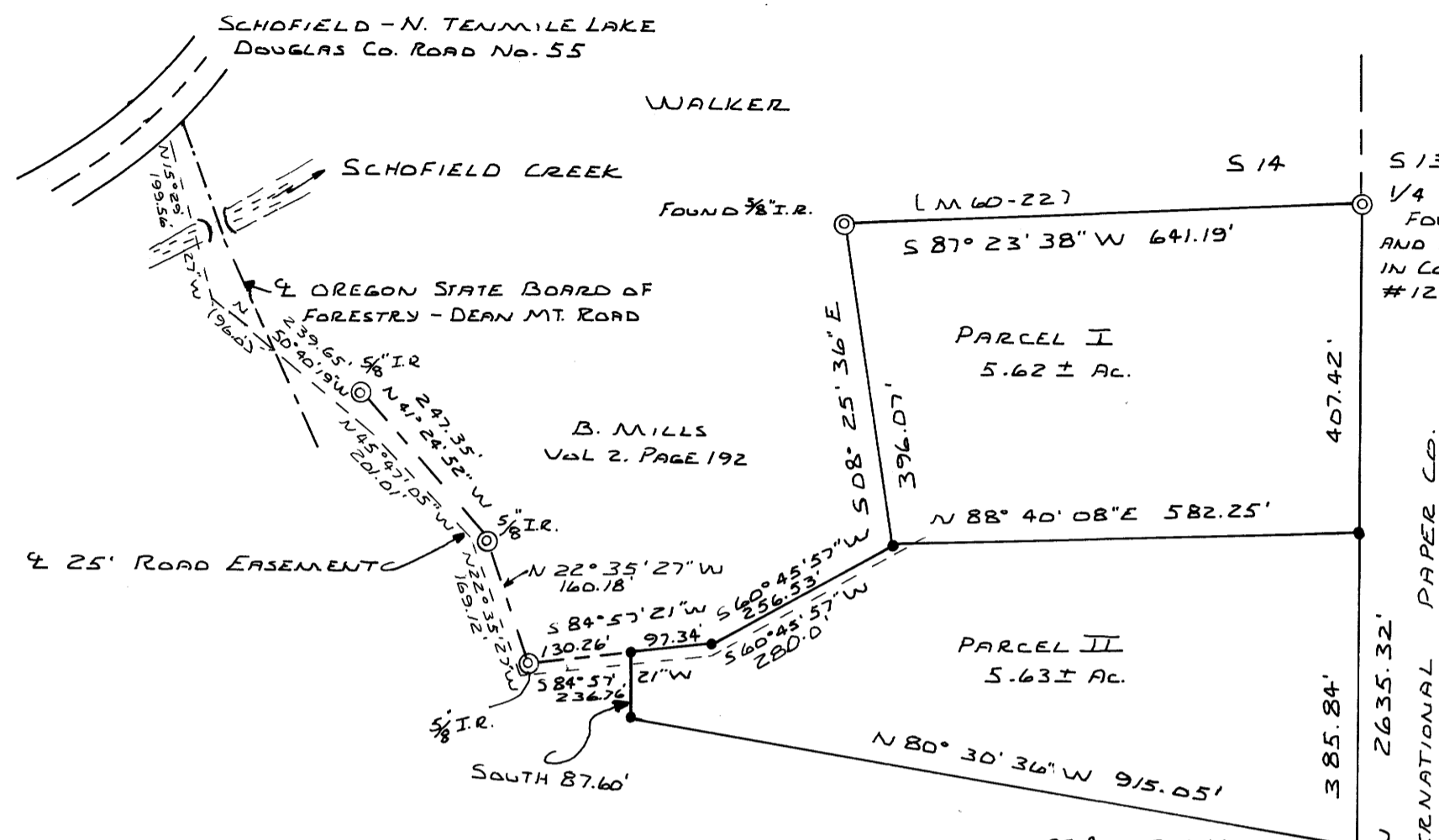
THAT PARCEL OF LAND DESCRIBED IN MIRCA FILM NO. 75-1-6655 DEED RECORDS, DOUGLAS COUNTY, OREGON: EXCEPTING THE ABOVE DESCRIBED PARCELS.

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



* REMAINING PARCEL → 25 FOOT ROADWAY EASEMENT TO THIS PARCEL RECORDED INST. NO. 79-08565
60+ ACRES

LEGEND:

- FOUND MONUMENTS (AS NOTED)
 - SET MONUMENTS (5/8" IRON RODS)
- BASIS OF BEARINGS: M.6D-22 AND M.33-35

No. of Lots: 2
WATER: WELL
SEWER: SEPTIC

APPROVALS:

Keith L. Aubie
PLANNING COMM. DATE 6/1/79

Francis L. Ingram
COUNTY SURVEYOR DATE 6-5-79

FOUND: 3/4" COPPER PIPE AND B.T.'S AS SHOWN IN CORNER RENEWAL # 52

SCALE 1" = 200'
DATE MARCH 28, 1979

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald E. Stuntzner

OREGON SEPTEMBER 23, 1977
RONALD E. STUNTZNER
1342

79-08943

MAP FILE M.77-48