

MAJOR LAND PARTITION

LOT 3 PACIFIC HWY FRUIT LANDS
SEC. 2, T.28S. R.6W. W.M. — SCALE: 1"=40'

JULY 1979
FILED
RECEIVED

AUG 16 1979

PARTITIONER AND LEGAL OWNER:

Kenneth & Betty Tymn
P.O. Box 3321
Clearlake Highlands,
California
1- (707) 994-3063

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NUMBER OF LOTS: 2

WATER SUPPLY: Roberts Creek Water Association

SEWAGE DISPOSAL: Green Sanitary District

MAP PREPARED BY: A A Surveying Service, Inc.
P.O. Box 454
Roseburg, Oregon 97470
672-2096

DESCRIPTION:

PARCEL 1

Beginning at a 5/8" iron rod, from which point the Southwest corner of Section 2, T.28S., R.6W. W.M., bears S44°56'15"E 91.35 feet and S54°48'30"W 538.20 feet and S32°31'W 2111.90 feet; thence N54°51'E 104.39 feet to a 5/8" iron rod; thence N35°26'36"W 176.00 feet to a 5/8" iron rod; thence N54°38'15"E 70.00 feet to a 5/8" iron rod; thence N35°25'50"W 185.28 feet to a 1" iron pipe in the northwesterly line of that certain parcel conveyed in Instrument No. 78-18346, Deed Records of Douglas County, Oregon; thence S40°20'53"W along said northwesterly line, 232.31 feet to a 1/2" iron pipe; thence S44°56'15"E 307.84 feet to the Point of Beginning, situated in Lot 3, Pacific Highway Fruitlands, containing 1.26 acres, more or less.

SUBJECT TO AND TOGETHERWITH an easement for roadway and utility purposes described as follows:

Beginning at a 1/2" iron rod on the northwesterly R/W line of County Road No. 16, from which the Southwest corner of Section 2, T.28S., R.6W. W.M., bears S54°51'W 89.30 feet and S54°48'30"W 538.20 feet and S32°31'W 2111.90 feet; thence N35°25'50"W 86.02 feet and N35°26'36"W 57.76 feet and S12°00'E 62.84 feet and S35°25'50"E 86.00 feet and N54°51'E along the northwesterly R/W line of said County Road 25.00 feet to the Point of Beginning.

PARCEL 2

Beginning at a 1" iron pipe on the northwesterly R/W line of County Road No. 16, at the most Easterly corner of Block 1, Plat of South View, from which point the Southwest corner of Section 2, T.28S., R.6W. W.M., bears S54°48'30"W 538.20 feet and S32°31'W 2111.90 feet; thence N54°51'E along said northwesterly R/W line of County Road No. 16, 89.30 feet to a 1/2" iron rod; thence leaving said northwesterly R/W line, N35°25'50"W 86.02 feet to a 1/2" iron rod; thence N35°26'36"W 4.00 feet to a 5/8" iron rod; thence S54°51'W 104.39 feet to a 5/8" iron rod; thence S44°56'15"E 91.35 feet to the Point of Beginning, situated in Lot 3, Pacific Highway Fruitlands, containing 0.20 acres, more or less.

SUBJECT TO an easement for roadway and utility purposes described as follows: Beginning at a 1/2" iron rod on the northwesterly R/W line of County Road No. 16, from which the Southwest corner of Section 2, T.28S., R.6W. W.M., bears S54°51'W 89.30 feet and S54°48'30"W 538.20 feet and S32°31'W 2111.90 feet; thence N35°25'50"W 86.02 feet and N35°26'36"W 57.76 feet and S12°00'E 62.84 feet and S35°25'50"E 86.00 feet and N54°51'E along the northwesterly R/W line of said County Road 25.00 feet to the Point of Beginning.

APPROVALS:

Keith L. Cubic
PLANNING COMMISSION

8/14/79
DATE

Francis L. Ingram
COUNTY SURVEYOR

8-16-79
DATE

NOTE: This MLP comprises Parcel 1 of the MLP filed in book 4, page 73.

PARCEL 1
1.26 ± ac.

PARCEL 2
0.20 ± ac.

LEE

SHED

HOUSE

TYMNM

ROAD EASEMENT

JUNSET MARKET

DIXONVILLE-CARNES CO. ROAD NO. 16

SW cor. Sec. 2
T.28S. R.6W. W.M.

LEGEND

- — As noted
- — Set 5/8" I.R.
- () Rec. M 55-71

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,

1979 AUG 15 PIA 3 57

BY Mary Lee
DEPUTY
NO. 698
FEE

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom

OREGON
MAY 13, 1965
EUGENE A. BLOOM
492

79-13151

PLANNING SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

Plk. 5-79 100