3k-6-Pg 11

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

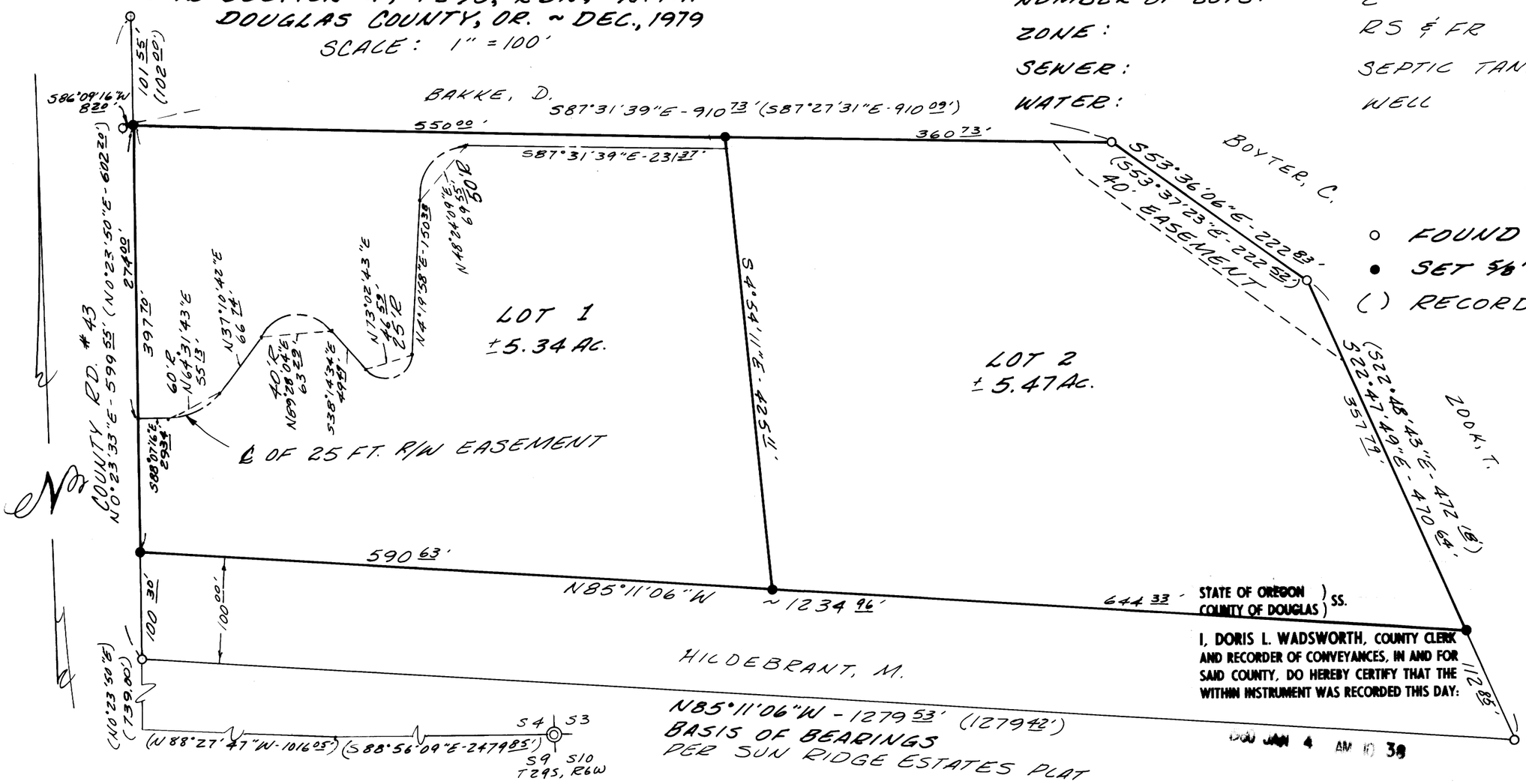
MINOR LAND PARTITION

IN LOT 20, SUN RIDGE ESTATES
S. ½ SECTION 4, T29S, R6W, W.M.
DOUGLAS COUNTY, OR. ~ DEC., 1979
SCALE: 1" = 100'

PARTITIONER & OWNER: KATHRYN LAWRENCE
STAR RT. 1, BOX 1018N
WINSTON, OR. 97496
679-7325

NUMBER OF LOTS: 2
ZONE: RS & FR
SEWER: SEPTIC TANKS
WATER: WELL

FILED ⊕
RECEIVED JAN
JAN 4, 1980
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
⊕



LEGEND

- ○ FOUND ⅝" REBAR
- ● SET ⅝"x30" REBAR
- ( ) RECORD INFORMATION

REGISTERED PROFESSIONAL LAND SURVEYOR
Russell T. Pinard
OREGON JULY 16, 1971
RUSSELL T. PINARD
058

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:

80 JAN 4 AM 10 38

BY Mary L Beal DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS 80-0125

DESCRIPTIONS

LOT 1: Beginning at a ⅝" iron rod, from which the Section Corner common to Sections 3,4,9 and 10, T29S, R6W, W.M. bears S0°23'50"W 739.00 feet, S50°23'33"W 100.30 feet, S88°27'47"E 1016.05 feet and S88°56'09"E 2479.85 feet; thence along the east right-of-way line of County Road No. 43, N0°23'33"E 397.70 feet to the Northwest Corner of Lot 20, Sun Ridge Estates, Douglas County, Or.; thence along the north line of said Lot 20, S87°31'39"E 550.00 feet; thence S4°54'11"E 425.11 feet; thence N85°11'06"W 590.63 feet to the point of beginning, all in Section 4, T29S, R6W, W.M., Douglas County, Oregon, containing 5.34 acres, more or less.

LOT 2: Beginning at a ⅝" iron rod, from which the Section Corner common to Sections 3,4,9 and 10, T29S, R6W, W.M. bears N85°11'06"W 590.63 feet, S50°23'33"W 100.30 feet, S0°23'50"W 739.00 feet, S88°27'47"E 1016.05 feet and S88°56'09"E 2479.85 feet; thence N4°54'11"E 425.11 feet to the north line of Lot 20, Sun Ridge Estates, Douglas County, Oregon; thence along the north and east lines of said Lot 20, S87°31'39"E 360.73 feet, S53°36'06"E 222.83 feet and S22°47'49"E 357.79 feet; thence N85°11'06"W 644.33 feet to the point of beginning, all in Section 4, T29S, R6W, W.M., Douglas County, Oregon, containing 5.47 acres, more or less.

℄ OF A 25 FT. WIDE R/W EASEMENT ACROSS LOT 1 FOR LOT 2
Beginning at a point on the east R/W line of County Rd #43, which bears S0°23'33"W 274.00 feet from the Northwest Corner of Lot 20, Sun Ridge Estates, Douglas County, Oregon; thence S88°07'16"E 29.34 feet; thence along the arc of a 60 ft. radius curve left, the chord of which bears N64°31'43"E 55.13 feet; thence N37°10'42"E 66.74 feet; thence along the arc of a 40 ft. radius curve right, the chord of which bears N89°28'04"E 63.29 feet; thence S38°14'34"E 49.49 feet; thence along the arc of a 25 Ft. radius curve left, the chord of which bears N73°02'43"E 46.59 feet; thence N4°19'58"E 150.38 feet; thence along the arc of a 50 ft. radius curve right, the chord of which bears N48°24'09"E 69.55 feet; thence S87°31'39"E 231.37 feet more or less to the west line of Lot 2.

SURVEYOR: RUSSELL T. PINARD
402 N.W. 5TH ST.
CORVALLIS, OR. 97330
757-9050

ENGINEER: ALPHA & OMEGA ENGINEERS, INC.
1622 N.E. VINE ST.
ROSEBURG, OR. 97470
672-7151

APPROVALS

Keith L. Culver — 12/27/79
COUNTY PLANNING COMM. — DATE

Francis T. Langston — 1-4-80
COUNTY SURVEYOR — DATE

MAP FILE M-66-27