

# MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA IN SECTION 36, T.28S. R.8W. W.M. - SE 1/4

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APRIL 1980

FILED  
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APR 25 1980  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**PARTITIONER:**

Douglas Croy  
&  
Route 4 Box 908  
Roseburg, Oregon 97470

**LEGAL OWNER:**

679-5397

**No. LOTS:** 3

**WATER SUPPLY:** Wells & Spring

**SEWAGE:** Sub-surface

**MAP PREPARED BY:**

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eugene A. Bloom*  
OREGON  
MAY 13, 1960  
EUGENE A. BLOOM  
492

**DESCRIPTIONS:**

**Parcel 1**

Beginning at a 5/8" iron rod, from which the South one-quarter corner of Section 36 T.28S. R.8W. W.M. bears N 0°24'09"W 35.00 feet and S89°56'24"W 605.00 feet and S 0°24'09"E 1766.00 feet; thence S 0°24'09"E 20.00 feet to a 5/8" iron rod; thence S89°56'24"W 53.89 feet to a 5/8" iron rod; thence South 423.07 feet to a 5/8" iron rod; thence N89°56'24"E 225.00 feet to a 5/8" iron rod; thence South 200.00 feet to a 5/8" iron rod; thence N89°56'24"E 200.00 feet to a 5/8" iron rod on the west line of the lands described in recorder's no. 80-04799 Deed Records of Douglas County, Oregon; thence North along said west line 643.07 feet to a 5/8" iron rod; thence leaving said west line S89°56'24"W 371.25 feet to the Point of Beginning, situated in Section 36, T.28S. R.8W.W.M., containing 5.22 acres, more or less.

SUBJECT TO a 35 foot Roadway Easement, as described in recorder's no. 79-10275 Deed Records of Douglas County, Oregon.

Also, SUBJECT TO a Roadway Easement described as follows:

Beginning at a 5/8" iron rod, from which the South one-quarter corner of Section 36, T.28S. R.8W.W.M., bears S89°56'24"W 976.11 feet and S 0°24'09"E 1711.00 feet; thence South 643.07 feet and S89°56'24"W 20.00 feet and North 421.65 feet and West 30.00 feet and North 162.04 feet and N69°46'19"W 47.12 feet and N30°57'28"W 50.13 feet and N89°56'24"E 120.00 feet to the Point of Beginning, situated in Section 36, T.28S. R.8W.W.M.

TOGETHER WITH the Easements described in recorder's no. 80-04797 Deed Records of Douglas County, Oregon.

Also, TOGETHER WITH a 20 foot Sewer line Easement being 10 feet on each side of the following described centerline, with the exterior lines of the Easement, running to and bi-secting the adjacent property lines, as shown on the annexed map:

Beginning at a 5/8" iron rod, from which the South one-quarter corner of Section 36, T.28S. R.8W.W.M., bears South 423.07 feet and S89°56'24"W 548.14 feet and S 0°24'09"E 1287.92 feet; thence along said centerline N58°26'W 104.88 feet and end of said described centerline, situated in said Section 36.

Also, TOGETHER WITH a 20 foot Sewer line Easement and Drainfield Easement as described in recorder's no. 80-04041 Deed Records of Douglas County, Oregon.

**Parcel 2**

Beginning at a 5/8" iron rod on the North-South centerline of Section 36 T.28S. R.8W.W.M., from which the South one-quarter corner of said Section 36, bears S 0°24'09"E 1287.92 feet; thence N 0°24'09"W along the North-South centerline of said Section 36, 478.08 feet to a 5/8" iron rod; thence leaving said North-South centerline, N89°56'24"E 605.00 feet to a 5/8" iron rod; thence S 0°24'09"E 55.00 feet to a 5/8" iron rod; thence S89°56'24"W 53.89 feet to a 5/8" iron rod; thence South 423.07 feet to a 5/8" iron rod; thence S89°56'24"W 548.14 feet to the Point of Beginning, situated in Section 36, T.28S. R.8W.W.M., containing 6.10 acres, more or less.

SUBJECT TO AND TOGETHERWITH a 35 foot Roadway Easement as described in recorder's no. 79-10275 Deed Records of Douglas County, Oregon.

Also, SUBJECT TO a 20 foot Sewer line Easement being 10 feet on each side of the following described centerline, with the exterior lines of the Easement, running to and bi-secting the adjacent property lines, as shown on the annexed map:

Beginning at a 5/8" iron rod, from which the South one-quarter corner of Section 36, T.28S. R.8W.W.M., bears South 423.07 feet and S89°56'24"W 548.14 feet and S 0°24'09"E 1287.92 feet; thence along said centerline N58°26'W 104.88 feet and end of said described centerline, situated in said Section 36.

Also, SUBJECT TO a Drainfield Easement described as follows:

Beginning at a point from which the South one-quarter corner of Section 36, T.28S. R.8W.W.M., bears S89°56'24"W 180.00 feet and S 0°24'09"E 1766.00 feet; thence South 20.89 feet and S36°15'20"E 50.00 feet and N53°44'40"E 103.71 feet and S89°56'24"W 113.20 feet to the Point of Beginning, situated in Section 36, T.28S. R.8W.W.M.

**Parcel 3**

Beginning at a 5/8" iron rod on the North-South centerline of Section 36, T.28S. R.8W.W.M., from which the South one-quarter corner of said Section 36, bears S 0°24'09"E 972.36 feet; thence N 0°24'09"W along the North-South centerline of said Section 36, 315.56 feet to a 5/8" iron rod; thence leaving said North-South centerline, N89°56'24"E 773.14 feet to a 5/8" iron rod; thence South 200.00 feet to a 5/8" iron rod; thence N89°56'24"E 200.00 feet to a 5/8" iron rod, on the west line of the lands described in recorder's no. 80-04799 Deed Records of Douglas County, Oregon; thence South along said west line 100.00 feet to a 1/2" iron rod; thence leaving said west line, S86°29'19"W 316.14 feet to a 5/8" iron rod; thence S87°32'28"W 143.25 feet to a 5/8" iron rod; thence N89°00'W 512.33 feet to the Point of Beginning, situated in Section 36, T.28S. R.8W. W.M., containing 6.15 acres, more or less.

TOGETHERWITH a Roadway Easement described as follows: Beginning at a 5/8" iron rod, from which the South one-quarter corner of Section 36, T.28S. R.8W.W.M., bears S89°56'24"W 976.11 feet and S 0°24'09"E 1711.00 feet; thence South 743.07 feet and S86°29'19"W 20.04 feet and North 522.85 feet and West 30.00 feet and North 162.04 feet and N69°46'19"W 47.12 feet and N30°57'28"W 50.13 feet and N89°56'24"E 120.00 feet to the Point of Beginning, situated in Section 36, T.28S. R.8W.W.M.

Also, TOGETHERWITH the Easements described in recorder's no. 80-04797 Deed Records of Douglas County, Oregon.

*Keith L. Cubic*  
DOUGLAS COUNTY PLANNING DEPARTMENT

4/24/80  
DATE

*Gregory E. Zuehl*  
DOUGLAS COUNTY SURVEYOR DEPUTY

4-25-80  
DATE

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:

1980 APR 26 AM 9 28

BY *Margaret Deak*  
DEPUTY  
No. \_\_\_\_\_ FEE 12.00

80-06013

DOUGLAS COUNTY OFFICIAL RECORDS

SHEET 1 OF 2

1066  
199534

# MAJOR LAND PARTITION

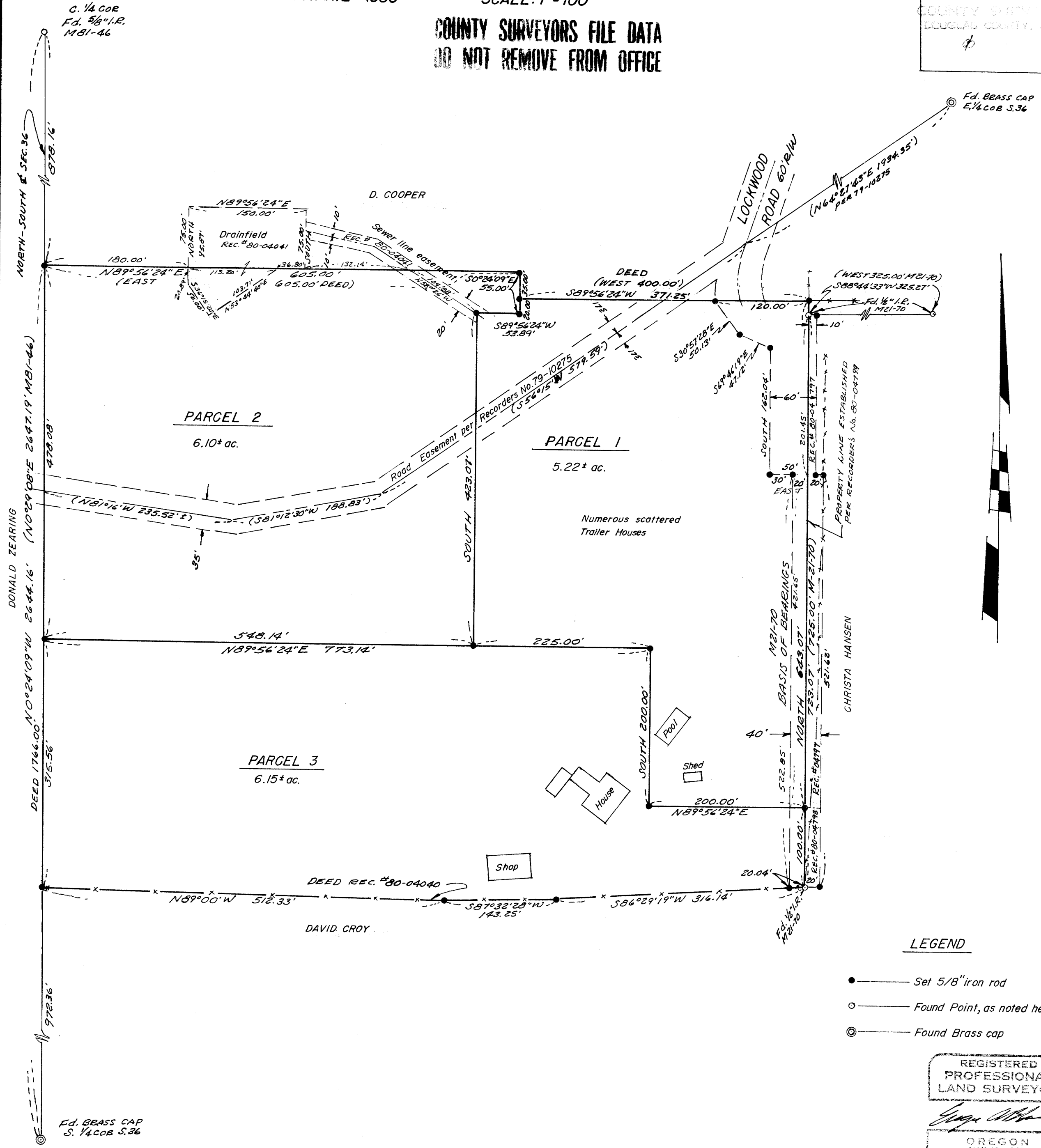
IN SECTION 36, T.28S. R.8W. W.M. - SE 1/4

APRIL 1980

SCALE: 1"=100'

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DOUGLAS COUNTY, ORE.



### LEGEND

- — Set 5/8" iron rod
- — Found Point, as noted hereon
- ⊙ — Found Brass cap

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Eugene A. Bloom  
OREGON  
MAY 13, 1960  
EUGENE A. BLOOM  
492

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