

MAJOR LAND PARTITION

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

DO NOT REMOVE FROM OFFICE

APRIL 1980

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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

80-06013

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

SHEET 1 OF 2

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