

# MINOR LAND PARTITION

## the easterly 300ft. of Lot 11 Schmoll Plat B in Sec. 7, T.30S., R.5W., 12N.

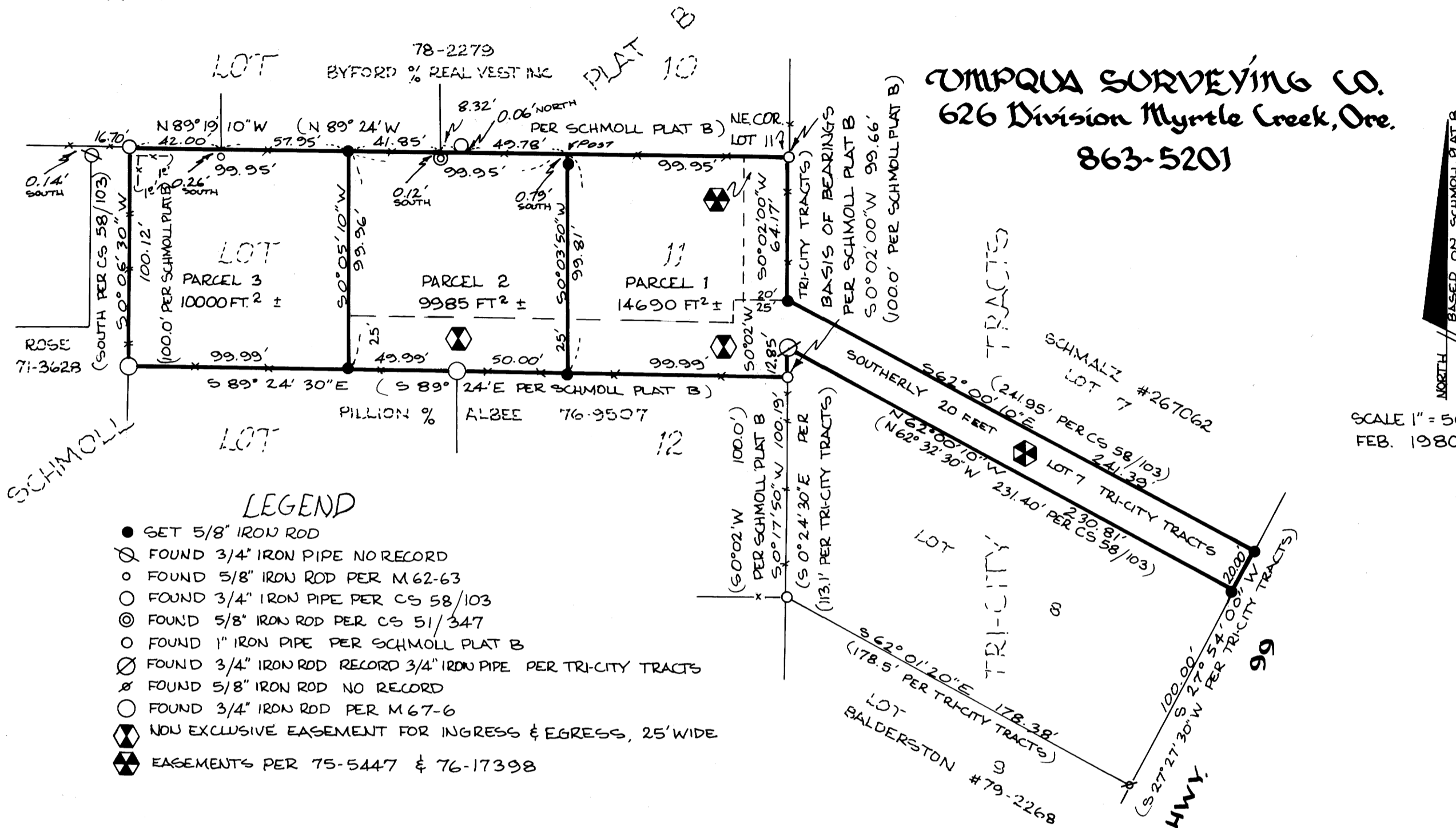
OWNER: DELIA D. BAKKE PO BOX 400 ASOTIN WASHINGTON. 99402  
PARTITIONER: PATRICK L. MORGAN 546 DENVER ST. ROSEBURG OR.  
WATER SUPPLY & SEWAGE DISPOSAL - TRI-CITY WATER DISTRICT  
3 PARCELS

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED  
RECEIVED

JUN 4 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.



### SURVEY NARRATIVE

THE EASTERLY 300 FEET OF LOT 11 SCHMOLL PLAT B AND THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS SITUATED IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

#### PROCEDURE:

PREVIOUSLY SURVEYED PER CS 58/103, MONUMENTS ADOPTED. MONUMENTS ON THE EASTERLY LINE OF TRI-CITY TRACTS NOW GONE. NON RECORD 5/8" IRON ROD ADOPTED TO ESTABLISH SOUTHERLY LINE OF LOT 7 TRI-CITY TRACTS, BEARINGS ROTATED TO BASIS PER SCHMOLL PLAT B.

### APPROVALS

Keith L. Cubic  
planning commission

6/2/80  
date

Francis L. Ingram  
county surveyor

6-4-80  
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.

JUN 9 AM 9 02

BY Maryl Deal  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00  
DOUGLAS COUNTY OFFICIAL RECORDS

36.6 - Pg 714

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DOUGLAS COUNTY, ORE.

# MINOR LAND PARTITION

the easterly 300 feet of Lot 11 Schmoll Plat B  
Sec. 7, T. 30S., R. 5W., W.M. NE 1/4

for Delia D. Bakke & Patrick L. Morgan

by UMPQUA SURVEYING CO.  
626 Division Myrtle Creek, Ore.  
863-5201

### PARCEL ONE

A PARCEL OF LAND SITUATED IN THE EASTERLY 300 FEET OF LOT 11, SCHMOLL PLAT B AND IN THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 11 SCHMOLL PLAT B; THENCE RUNNING ALONG THE EASTERLY LINE OF SAID LOT 11 SOUTH 0°-02'-00" WEST 64.17 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS; THENCE ALONG SAID NORTHERLY LINE SOUTH 62°-00'-10" EAST 241.39 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF SAID LOT 7; THENCE ALONG SAID EASTERLY LINE SOUTH 27°-54'-00" WEST 20.00 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID SOUTHERLY LINE NORTH 62°-00'-10" WEST 230.81 FEET TO A 3/4" IRON ROD ON THE EASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY LINE SOUTH 0°-02'-00" WEST 12.85 FEET TO A 1" IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 11 NORTH 89°-24'-30" WEST 99.99 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE NORTH 0°-03'-50" EAST 99.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°-19'-10" EAST 99.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 14690 SQUARE FEET OF LAND, MORE OR LESS. SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 25 FEET WIDE.

### PARCEL TWO

A PARCEL OF LAND SITUATED IN THE EASTERLY 300 FEET OF LOT 11, SCHMOLL PLAT B IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY LINE OF SAID LOT 11 FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 11 BEARS SOUTH 89°-19'-10" EAST 199.90 FEET; THENCE RUNNING ALONG SAID NORTHERLY LINE SOUTH 89°-19'-10" EAST 99.95 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY LINE SOUTH 0°-03'-50" WEST 99.81 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°-24'-30" WEST 99.99 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE NORTH 0°-05'-10" EAST 99.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 9985 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 25 FEET WIDE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS.

### PARCEL THREE

A PARCEL OF LAND SITUATED IN THE EASTERLY 300 FEET OF LOT 11, SCHMOLL PLAT B IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY LINE OF SAID LOT 11 FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 11 BEARS SOUTH 89°-19'-10" EAST 199.90 FEET; THENCE RUNNING SOUTH 0°-05'-10" WEST 99.96 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°-24'-30" WEST 99.99 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE NORTH 0°-06'-30" EAST 100.12 FEET TO A 3/4" IRON PIPE ON THE NORTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°-19'-10" EAST 99.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 25 FEET WIDE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS.

### 25-FOOT EASEMENT

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 25 FEET WIDE. THE EASTERLY AND SOUTHERLY LINES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY LINE OF LOT 11, SCHMOLL PLAT B, FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 11 BEARS NORTH 0°-02'-00" EAST 64.17 FEET; THENCE RUNNING ALONG SAID EASTERLY LINE SOUTH 0°-02'-00" WEST 35.49 FEET TO A 1" IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 11 NORTH 89°-24'-30" WEST 199.98 FEET TO A 5/8" IRON ROD AND THERE TERMINATING.

DL. 6-8-71