

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

STATE OF OREGON)
COUNTY OF DOUGLAS)

ROSE L. WADSWORTH, COUNTY CLERK
OFFICE OF COUNTY CLERK
DOUGLAS COUNTY, OREGON
WHICH INSTRUMENT WAS RECORDED THIS DAY:

A MINOR PARTITION

IN THE NW. 1/4 OF SEC. 31, T. 22 S., R. 12 W. W.M., IN DOUGLAS COUNTY, OREGON

1980 JUL 16 PM 2 37

FILED & RECEIVED

JUL 15 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

Map prepared by - Parametrix, Inc. / Mel Avery, P.L.S.

2785 Frontage Rd., Reedsport, Oregon 97467

Legal owner of record - David A. and Joan E. Mobley

12784 Wildwood Drive, North Bend, Oregon 97459

Total number of Parcels - Three

Water supply - Well

Sewer system - Septic

Restrictive Covenant = Vegetation removal shall be the minimal necessary to provide for a homesite and authorized accessory uses.

DESCRIPTIONS

Parcel 1 Beginning at the northwest corner of Section 31, Township 22 South, Range 12 West of the Willamette Meridian in Douglas County, Oregon; thence South $00^{\circ}08'30''$ East along the west line of said Section 31 a distance of 441.72 feet; thence North $50^{\circ}41'30''$ East a distance of 233.56 feet to a point on the west boundary of the re-located Oregon Coast Highway, (centerline station 391+51.76); thence North $11^{\circ}42'20''$ West along said highway boundary a distance of 300.00 feet to a point on the north line of Section 31; thence West along said north line of Section 31 a distance of 120.94 feet to the point of beginning and containing 1.33 acres.

Parcel 2 Beginning at a point on the west line of Section 31, Township 22 South, Range 12 West of the Willamette Meridian in Douglas County, Oregon, said point bears South $00^{\circ}08'30''$ East a distance of 441.72 feet from the northwest corner of said Section 31; thence North $50^{\circ}41'30''$ East a distance of 233.56 feet to a point on the west boundary of the re-located Oregon Coast Highway, (centerline station 391+51.76); thence South $11^{\circ}42'20''$ East along said highway a distance of 163.40 feet to the point of spiral curve to the right (centerline station 393+15.16) as described in Volume 207, Page 353 of the Deed Record of Douglas County, Oregon; thence along said highway spiral of which the chord bears South $11^{\circ}37'39''$ East a distance of 136.60 feet, (centerline station 394+52.25); thence South $67^{\circ}16'40''$ West a distance of 261.05 feet to the west line of said Section 31; thence North $00^{\circ}08'30''$ West along said west line of Section 31 a distance of 246.68 feet to the point of beginning and containing 1.40 acres; together with a 25' access easement along the west line of the above described parcel two.

Parcel 3 Beginning at a point on the west line of Section 31, Township 22 South, Range 12 West of the Willamette Meridian in Douglas County, Oregon, said point bears South $00^{\circ}08'30''$ East a distance of 688.40 feet from the northwest corner of said Section 31; thence North $67^{\circ}16'40''$ East a distance of 261.05 feet to a point on a spiral curve to the right on the west boundary of the re-located Oregon Coast Highway, (centerline station 394+52.25), as described in Volume 207, Page 353 of the Deed Records of Douglas County, Oregon; thence along said highway spiral of which the chord bears South $10^{\circ}44'03''$ East a distance of 259.20 feet to the point of simple curve to the right, (centerline station 397+15.16); thence South $80^{\circ}17'40''$ West a distance of 73.36 feet to a point on the east boundary of the Oregon Coast Highway (old alignment); thence South $37^{\circ}41'25''$ West a distance of 87.70 feet to a point on the west boundary of said old alignment; thence West a distance of 162.55 feet to the west line of said Section 31; thence North $00^{\circ}08'30''$ West along the west line of said Section 31 a distance of 235.60 feet to the point of beginning and containing 1.64 acres less highway right-of-way; together with a 25' access easement along the west line of the above described parcel three between the northerly boundary of the Oregon Coast Hwy. (old align.) and the north property line.

BASIS OF BEARINGS = The west line of Section 31 as per survey M7-12.

Approvals

Keith L. Cubic
Douglas County Planning Dept.

7/14/80
Date

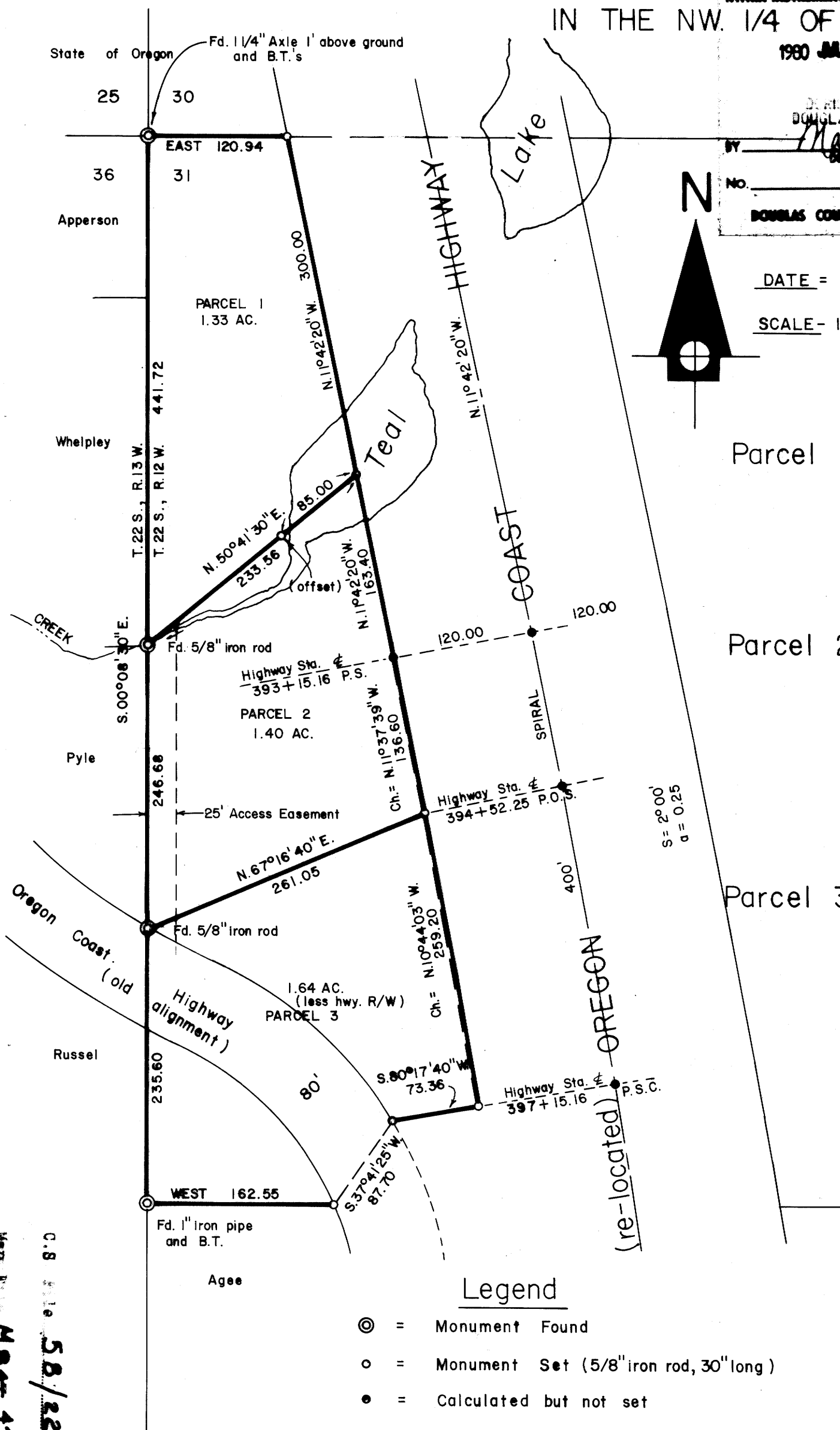
Mel Avery
Douglas County Surveyor

7/15/80
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mel Avery

OREGON
SEPT. 30 1977
MEL AVERY
1415



Legend

- ⊙ = Monument Found
- = Monument Set (5/8" iron rod, 30" long)
- = Calculated but not set

C.S. FILE 58/224
MAP FILE 43

C.S. FILE 58/224
MAP FILE 43

M 84 - 43

NARRATIVE

DAVID MOBLEY MINOR LAND PARTITION

LOCATION; N W 1/4 of Sec. 31, T. 22 S., R. 12 W.W.M.

DATE; June 18, 1980

PROCEDURES: A closed traverse was run between the N W corner of Sec. 31 and 2 monuments set on the section line in April 1977, and a 1" I.P. set in 1955. The equipment used was a 20 second theodolite and MAC I-H EDM. The traverse was adjusted with the compass rule and the inverse between the 1" I.P. and the Sec. corner was used as the basis of bearing as per M7-12 (N 0° 08' 30" W 924').

The SE corner of parcel 2 was set at a point on the spiral highway curve 300 feet from the NE corner of parcel 2.

The monuments set on the south line of parcel 3 were calculated from 1932 state highway maps and deed descriptions of the Oregon Coast Highway (old alignment).



Parametrix, Inc.

Consultants in Engineering & Environmental Sciences

2785 Frontage Road Reedsport, Oregon 97467

503-271-4844

58/224²N

Map File M84T 43