

**MINOR LAND PARTITION
LOCATED IN LOT 1 SEC 12 T22S R 12 W W M
DOUGLAS COUNTY ORE**

COUNTY SURVEYORS FILE 81
DO NOT REMOVE FROM OFFICE

836-6-19-112
9

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A 1 ACRE PARCEL OF LAND IN THE NELY PART OF THAT PARCEL DESCRIBED IN DEED 78-12211 DEED RECORDS DOUGLAS COUNTY OREGON. THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SENIOR PROPERTY HAVE NOT BEEN ESTABLISHED DUE TO THE EXTENSIVE WORK REQUIRED TO SUBDIVIDE SUBJECT SECTION 12.
EQUIPMENT USED: 1 MIN ZEISS THEODOLITE, MAC I EDIN, 300 FT ENGINEERS CHAIN, MONROE 1880 MINI COMPUTER USED FOR COMPUTATIONS
ASSISTING PERSONNEL AL FALES, JERRY ICE, ED MILLER

PARTITIONER & LEGAL OWNER

WILLIAM & VICKIE SCHNEIDER
ROUTE 4 BOX 3C
REEDSFORT OREGON 97467

Stuntzner Engineering & Surveying
375 NW
P.O. Box 110
Cool Bay, Oregon 97420

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald E. Stuntzner

OREGON
SEPTEMBER 23, 1977
RONALD E. STUNTZNER
1342

NOTES

SEWAGE DISPOSAL: PARCEL I EXISTING SEPTIC TANK & DRAINFIELD - PARCEL II PROPOSED SEPTIC TANK & DRAINFIELD (NOTE: DEED SITE EVALUATION NOT APPROVED AT THIS TIME)
WATER SUPPLY: PARCEL I IS EXISTING SPRING
PARCEL II SHALL BE SPRING (INDIVIDUAL)
STRUCTURES: PARCEL I EXISTING SINGLE FAMILY RESIDENCE STRUCTURES PARCEL II PROPOSED SINGLE FAMILY RESIDENCE STRUCTURES
EXISTING EASEMENTS: BOOK 247 PAGE 832 EASEMENT TO DOUGLAS ELECTRIC COOPERATIVE INC FOR POWER POLES & LINES ALONG Co RD. BOOK 346 DEED 65-3854 EASEMENT FOR PIPELINE (WATER) TO SPRAGUE

APPROVALS

Keith D. Cubic 8/15/80
PLANNING COMMISSION DATE

Francis L. Ingram 8-29-80
COUNTY SURVEYOR DATE

STATE OF OREGON)
COUNTY OF DOUGLAS)

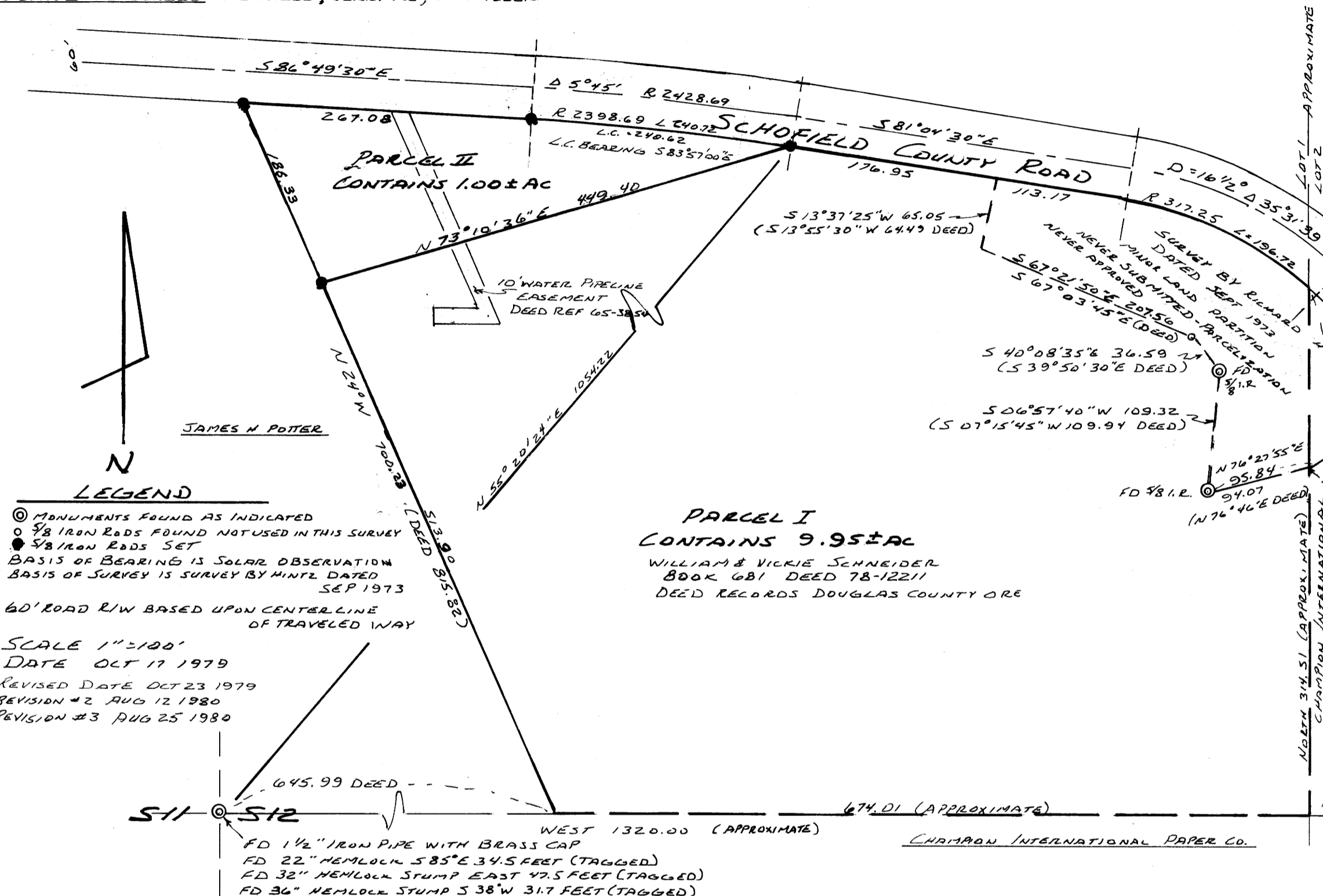
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

AUG 29 1980

BY *Mary L. Keel*
DEPUTY
NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

80-12085



PARCEL I
CONTAINS 9.95± AC
WILLIAM & VICKIE SCHNEIDER
BOOK 681 DEED 78-12211
DEED RECORDS DOUGLAS COUNTY ORE

PARCEL II
CONTAINS 1.00± AC

LEGAL DESCRIPTIONS

PARCEL I (REMAINING PARCEL)
THAT PARCEL OF LAND DESCRIBED IN BOOK 681, DEED 78-12211, DEED RECORDS, DOUGLAS COUNTY, OREGON, EXCEPTING THEREFROM THOSE PARCELS DESCRIBED HEREFTER.

PARCEL II
A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 SECTION 12 TOWNSHIP 22 SOUTH RANGE 12 WEST WILLAMETTE MERIDIAN DOUGLAS COUNTY OREGON MORE SPECIFICALLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SCHOFIELD COUNTY ROAD SAID POINT BEING N 55° 20' 24" E 1054.22 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 12 THENCE S 73° 10' 36" W 449.40 FEET TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 681 DEED 78-12211 (PAGE 275) DEED RECORDS DOUGLAS COUNTY OREGON THENCE N 24° W 186.33 FEET ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN DEED 78-12211 TO THE SOUTHERLY LINE OF SAID SCHOFIELD COUNTY ROAD THENCE EASTERLY 507.80 FEET MORE OR LESS ALONG THE SOUTHERLY LINE OF SAID SCHOFIELD COUNTY ROAD TO THE POINT OF BEGINNING.
THIS PARCEL AS SHOWN ON SUBJECT PARTITION MAP CONTAINS 1.00 ACRES MORE OR LESS AND IS A PORTION OF THAT LAND DESCRIBED IN SAID DEED 78-12211.

CONDITION THE CONDITIONS AS SET FORTH IN THE SOILS INVESTIGATION REPORT DATED AUG 11 1980 BY EDWARD W. RILEY P.E. # 2682 SHALL BE UNDERSTOOD AND COMPLIED WITH PRIOR TO THE DEVELOPMENT OF PARCEL II

MAP FILE M84-50

MAP FILE M84-50