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SEP 16 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

MAJOR LAND PARTITION

OF INSTRUMENT NO. 75-12283 DOUGLAS COUNTY CLERK'S BOOK OF RECORDS

IN LOT 28 MARCH PLAT "A" IN SW $\frac{1}{4}$ SECTION 8, TOWNSHIP 30 SOUTH,
RANGE 5 WEST, WILLAMETTE MERIDIAN

UTILITIES-TRI CITY SANITARY & WATER DIST.

ROY W. & JUNE I. DeFOREEST

OWNER & PARTITIONER

2 LOTS

448 S.E. VALLEY STREET MYRTLE CREEK, OR 97457

PARCEL 1.

BEGINNING AT A 3/4" IRON PIPE AT THE MOST NORTHERLY CORNER OF LOT 28 OF MARCH PLAT "A", SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, SOUTH 63°-07' EAST 162.74 FEET TO A 3/4" IRON ROD; THENCE SOUTH 26°-51'-45" WEST 149.94 FEET TO A 3/4" IRON ROD ON THE SOUTHWESTERLY LINE OF SAID LOT 28; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 28, NORTH 63°-08'-15" WEST 162.09 FEET TO A 1 1/2" IRON PIPE ON THE MOST WESTERLY CORNER OF SAID LOT 28; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 28 NORTH 26°-37' EAST 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRES MORE OR LESS, AND ALL SITUATED IN SAID LOT 28.

SUBJECT TO A 25 FOOT WIDE ACCESS EASEMENT HAVING A CENTERLINE DESCRIBED AS FOLLOWS:

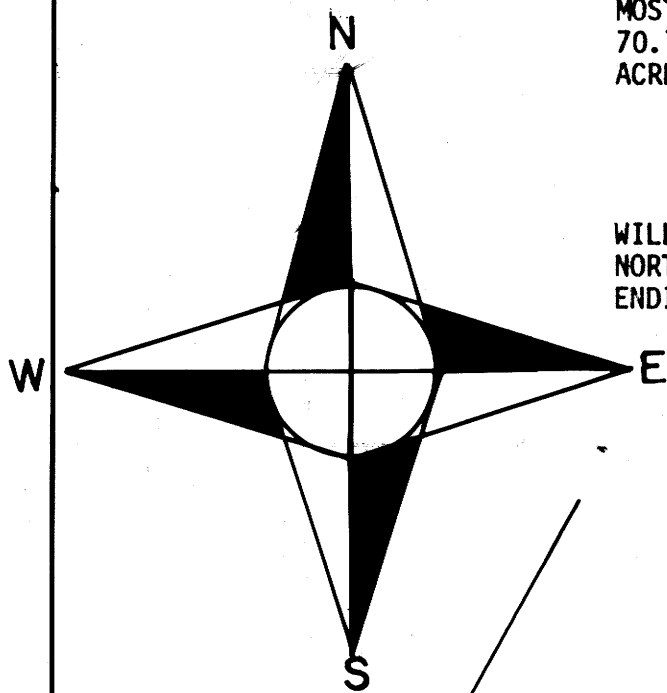
BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 28 MARCH PLAT "A", SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT OF BEGINNING BEARS SOUTH 26°-37' WEST 30.00 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE FROM THE POINT OF BEGINNING SOUTH 58°-11'-45" EAST 163.21 FEET TO THE POINT OF ENDING, ALL IN SAID LOT 28.

PARCEL 2.

BEGINNING AT A 3/4" IRON ROD ON THE NORTHEASTERLY LINE OF LOT 28 MARCH PLAT "A", SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT OF BEGINNING BEARS SOUTH 63°-07' EAST 162.74 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE FROM THE POINT OF BEGINNING ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, SOUTH 63°-07' EAST 70.05 FEET TO A 3/4" IRON PIPE AT THE MOST EASTERLY CORNER OF SAID LOT 28; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28 SOUTH 26°-49' WEST 149.91 FEET TO A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF SAID LOT 28; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 28, NORTH 63°-08'-15" WEST 70.17 FEET TO A 3/4" IRON ROD; THENCE NORTH 26°-51'-45" EAST 149.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES MORE OR LESS, AND ALL SITUATED IN SAID LOT 28.

TOGETHER WITH A 25 FOOT WIDE ACCESS EASEMENT HAVING A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 28 MARCH PLAT "A", SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT OF BEGINNING BEARS SOUTH 26°-37' WEST 30.00 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE FROM THE POINT OF BEGINNING SOUTH 58°-11'-45" EAST 163.21 FEET TO THE POINT OF ENDING, ALL IN SAID LOT 28.



SURVEY NARRATIVE

PURPOSE: TO PARTITION LOT 28

EVIDENCE & PROCEDURE: FOUND 3/4" IRON PIPES WHICH ARE ORIGINAL CORNERS PER MARCH PLAT "A". THE 1 1/2" IRON PIPE IS NOT AN ORIGINAL CORNER BUT WAS ACCEPTED BECAUSE IT IS IN GOOD AGREEMENT WITH THE ORIGINAL CORNERS. I ALSO FOUND A DISTURBED 3/4" IRON PIPE AT THE NORTHERLY SOUTHWEST CORNER OF LOT 29. THE FRONTAGE DISTANCE TO MONUMENTS ALONG LOTS 28 & 29 IS GOOD. ALIGNMENT IS WITHIN 1/2 FOOT. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 28.

APPROVALS

Keith L. Cubic
PLANNING COMMISSIONER

9/12/80
DATE

Francis L. Ingram
COUNTY SURVEYOR

9-16-80
DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

UMPQUA SURVEYING CO.
P.O. BOX 791
626 DIVISION ST.
MYRTLE CREEK, OR 97457
863-5201
SEPTEMBER 1980

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:

SEP 16 AM 9 13

80-22024

LEGEND

- FOUND 3/4" PIPE
- FOUND 1 1/2" PIPE
- SET 3/4" x 28" IRON ROD

SCALE 1" = 50'

NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
WILLIAM J. RUPPERT
866

