

Book 6 Pg. 121-A

COUNTY SURVEYORS FILE DATA
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PAGE 1 OF 2.

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SEP 26 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

✓

MAJOR LAND PARTITION

IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
LOT 5 OF SCHMOLL PLAT A. PARCEL IS NEAR THE CENTER 1/4 OF SECTION 7
& MAY BE IN ANY 1/4 OF SECTION 7

ROY & THELMA JACK -PARTITIONER

911 HILL STREET, MYRTLE CREEK, OR 97457

WILLIAM D. & ROMILDA J. SINCLAIR -OWNER

495 S. W. TAYLOR ST., MYRTLE CREEK, OR 97457

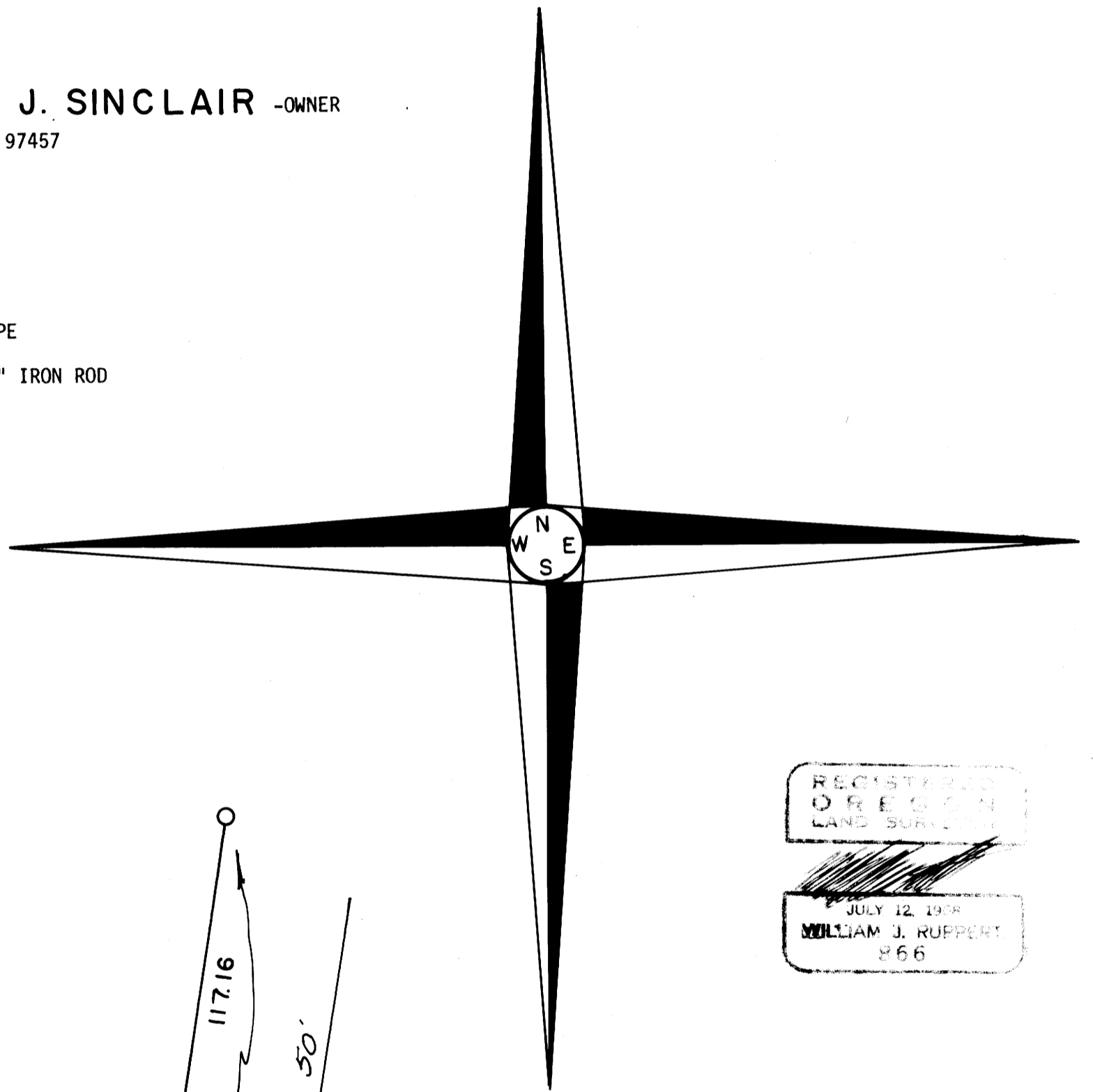
WATER & SEWER FROM TRI CITY WATER & SANITARY DISTRICT
2 LOTS

LEGEND:

- FOUND 1" PIPE
- FOUND 3/4" PIPE
- SET 5/8" X 28" IRON ROD

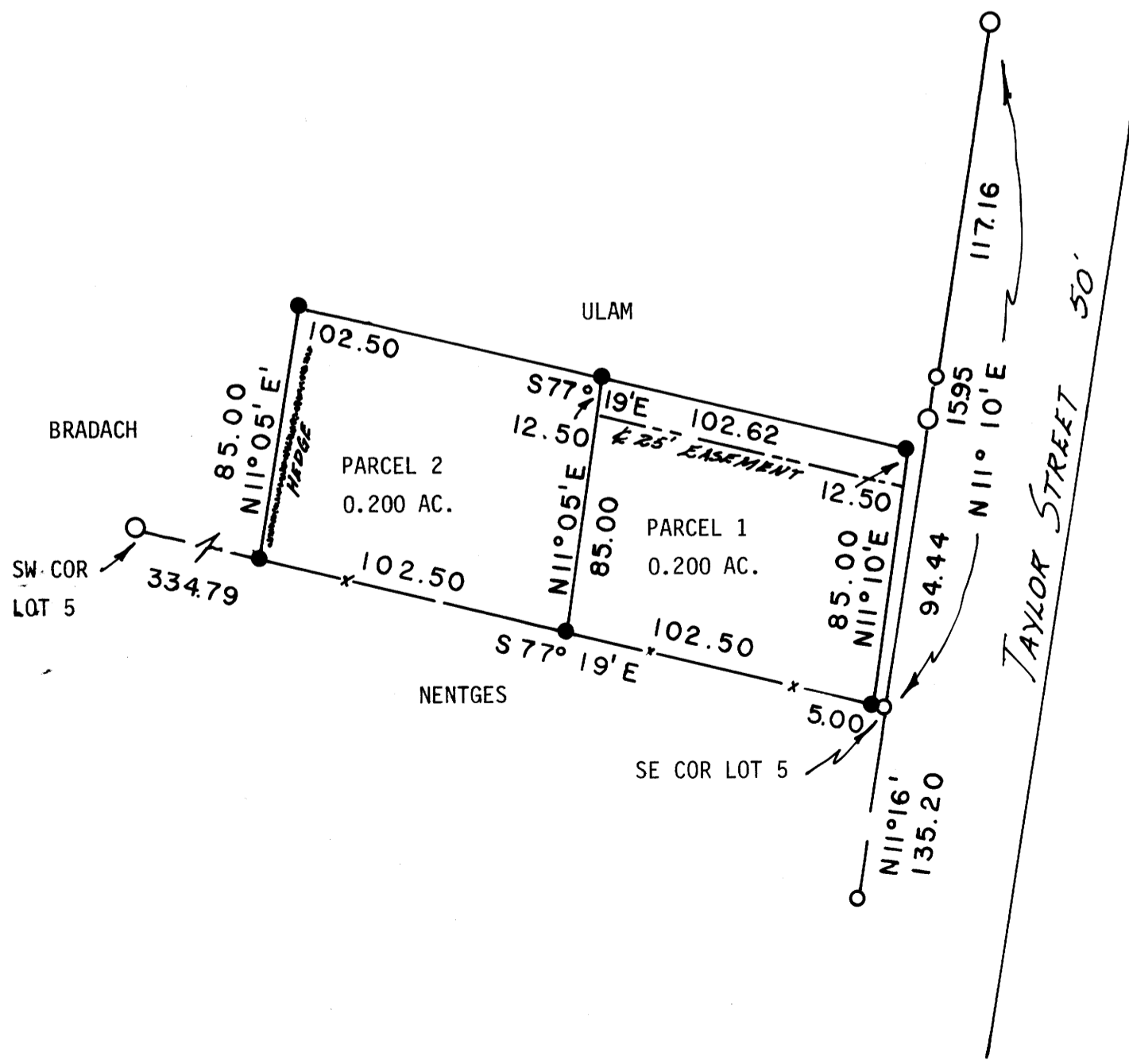
— x — FENCE

SCALE: 1" = 50'



REGISTERED
OREGON
LAND SURVEYOR

JULY 12 1968
WILLIAM J. RUPPERT
866



APPROVALS:

Francis L. Ingram
COUNTY SURVEYOR

9-26-80
DATE

Keith L. Cubic
PLANNING COMMISSION

9/23/80
DATE

UMPQUA SURVEYING COMPANY
626 NE DIVISION P.O. BOX 791
MYRTLE CREEK, OR 97457
863-5201

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
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:

SEPTEMBER 1980

SEP 26 PM 1 06

13583

BY *Mary Beth*
DEPUTY

No. *12*

DOUGLAS COUNTY OFFICIAL RECORDS

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COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

MAJOR LAND PARTITION
IN SECTION 7, TOWNSHIP 30 SOUTH
RANGE 5 WEST, WILLAMETTE MERIDIAN
LOT 5 OF SCHMOLL PLAT A

ROY & THELMA JACK - PARTITIONER

PARCEL 1.

BEGINNING AT A 5/8" IRON ROD THE SOUTHERLY LINE OF LOT 5 SCHMOLL PLAT A, DOUGLAS COUNTY, OREGON; SAID POINT OF BEGINNING IS NORTH 77°-19' WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE FROM THE POINT OF BEGINNING NORTH 77°-19' WEST 102.50 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 5 TO A 5/8" IRON ROD; THENCE NORTH 11°-05' EAST 85.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 77°-19' EAST 102.62 FEET MORE OR LESS TO A 5/8" IRON ROD ON THE WESTERLY LINE OF THE LAND CONVEYED TO DOUGLAS COUNTY; THENCE SOUTH 11°-10' WEST PARALLEL TO THE EASTERLY LINE OF SAID LOT 5 85.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.200 ACRES MORE OR LESS AND ALL SITUATED IN SAID LOT 5, SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

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

BEGINNING AT A POINT WHICH IS NORTH 77°-19' WEST 107.50 FEET AND NORTH 11°-05' EAST 72.50 FEET FROM THE SOUTHEAST CORNER OF LOT 5 SCHMOLL PLAT A, DOUGLAS COUNTY, OREGON; THENCE FROM THE POINT OF BEGINNING SOUTH 77°-19' EAST 102.62 FEET MORE OR LESS TO THE WESTERLY LINE OF THE LAND CONVEYED TO DOUGLAS COUNTY AND ALL SITUATED IN SAID LOT 5.

PARCEL 2.

BEGINNING AT A 5/8" IRON ROD THE SOUTHERLY LINE OF LOT 5 SCHMOLL PLAT A, DOUGLAS COUNTY, OREGON; SAID POINT OF BEGINNING IS NORTH 77°-19' WEST 107.50 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE FROM THE POINT OF BEGINNING NORTH 77°-19' WEST 102.50 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 5 TO A 5/8" IRON ROD; THENCE NORTH 11°-05' EAST 85.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 77°-19' EAST 102.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 11°-05' WEST 85.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.200 ACRES MORE OR LESS AND ALL SITUATED IN SAID LOT 5, SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

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

BEGINNING AT A POINT WHICH IS NORTH 77°-19' WEST 107.50 FEET AND NORTH 11°-05' EAST 72.50 FEET FROM THE SOUTHEAST CORNER OF LOT 5 SCHMOLL PLAT A, DOUGLAS COUNTY, OREGON; THENCE FROM THE POINT OF BEGINNING SOUTH 77°-19' EAST 102.62 FEET MORE OR LESS TO THE WESTERLY LINE OF THE LAND CONVEYED TO DOUGLAS COUNTY AND ALL SITUATED IN SAID LOT 5.

SURVEY NARRATIVE

- PURPOSE: TO PARTITION LANDS DESCRIBED IN INSTRUMENT #72-14636 DOUGLAS COUNTY CLERK'S BOOK OF RECORDS.
- EVIDENCE: FOUND IRON PIPES ACCEPTED AS NORTHEAST, SOUTHEAST AND SOUTHWEST CORNERS OF LOT 5 SCHMOLL PLAT A. ALSO FOUND MONUMENTS ALONG TAYLOR STREET PER M21-64.
- HISTORY: TAYLOR SOLD THE SOUTHERLY 95 FEET OF LOT 5 TO ZIFKA, INSTRUMENT #139904, APRIL 1952. ZIFKA SOLD A 210' x 85' PARCEL TO MEAD, INSTRUMENT #200492, JUNE 1955. ZIFKA SOLD THE REMAINDER OF THE SOUTHERLY 95 FEET OF LOT 5 TO ROUSEY, INSTRUMENT #301489, DECEMBER 1961; HOWEVER EXCEPTING A PARCEL "...NORTH 0°-08' WEST 85 FEET...." THUS THE EXCEPTION ON ROUSEY'S DEED, NOW BRADACH, DOES NOT AGREE WITH SINCLAIR'S DEED.
DOUGLAS COUNTY ACQUIRED THE EASTERLY 5 FEET OF LOT 5 PER INSTRUMENT #67-11741.
- PROCEDURE: I HELD THE DESCRIPTION OF THE OLDER DEED, NOW SINCLAIR.
BEARINGS ARE BASED ON THE SOUTHERLY LINE OF LOT 5.



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