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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.



Book 6 Pg. 121-8