

MAJOR LAND PARTITION
in the S. W. 1/4 of Section 5, T. 30 S., R. 5 W., W. M.
January 1981 Scale 1" = 100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *BS*
RECEIVED
FEB 24 1981

Partitioner and Owner: James & Grace Potter
P. O. Box 830
Myrtle Creek, Oregon 97457
863-4325
Number of Parcels: 2
Water: Tri-City Water District
Sewer: Tri-City Sanitary District
Zoning: Suburban Residential
Map Prepared By: Baughman Technical Services, Inc.
P. O. Box 222
Roseburg, Oregon 97470
673-0966

Parcel 1

Beginning at a 1/2 inch iron rod from which a 1 inch axle at the 1/4 corner common to Sections 5 & 8, T. 30 S., R. 5 W., W. M. bears S. 32°13'12" E. 352.00 feet and S. 0°50'59" W. 213.84 feet; thence N. 32°13'12" W. 164.95 feet to a 5/8 inch iron rod; thence N. 38°06'00" E. 158.23 feet to a 5/8 inch iron rod; thence N. 38°07'41" E. 174.78 feet to a 5/8 inch iron rod; thence N. 0°57'45" E. 178.60 feet to a 1/2 inch iron rod; thence N. 78°14'06" E. 82.07 feet to a 3/4 inch iron rod; thence S. 0°50'59" W. 512.49 feet to a 1/2 inch iron rod; thence N. 26°41'55" W. 110.00 feet to a 1/2 inch iron rod; thence S. 38°13'49" W. 232.57 feet to the point of beginning. The parcel described contains 1.74 Acres, more or less, in the S. W. 1/4 of Section 5, T. 30 S., R. 5 W., W. M. in Douglas County, Oregon, and is SUBJECT TO an easement for road purposes, 25 feet in width, 12 1/2 feet on either side of the centerline of that certain road easement described in Instrument No. 31-02808 and others, Douglas County Records, and a 20 foot sanitary sewer easement as described in Instrument No. 65-11847, Douglas County Records, and a gas line easement, 60 feet in width as described in Volume 326, Page 967, Douglas County Records.

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

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:

1981 FEB 24 PM 1 42

BY *Mary J. Seal*
DEPUTY
NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

81-02306 Parcel 2

Beginning at a 1/2 inch iron rod, from which a 1 inch axle at the 1/4 corner common to Sections 5 & 8, T. 30 S., R. 5 W., W. M. bears S. 0°50'59" W. 213.84 feet, thence N. 32°13'12" W. 352.00 feet to a 1/2 inch iron rod, thence N. 38°13'49" E. 232.57 feet to a 1/2 inch iron rod on the Southwesterly line of a 25 foot road easement, thence along said Southwesterly line S. 26°41'55" E. 110.00 feet to a 1/2 inch iron rod; thence S. 0°50'59" W. 382.26 feet along the centerline of said Section 5, to the point of beginning TOGETHER WITH an easement 25 foot in width, 12 1/2 feet on either side of the center line of that certain road easement described in Instrument No. 81-02083 and others, Douglas County Records, and a gas line easement, 60 feet in width as described in Volume 326, Page 967, Douglas County Records. The parcel described contains 1.11 Acres, more or less in the S. W. 1/4 of Section 5, T. 30 S., R. 5 W., W. M.

Narrative:

The survey was performed to monument and describe a division of property. All monuments found are recorded on M 63-74. A 3/4 inch iron rod found near the most Southerly point on the property was out of position by 47.84 feet, if, in fact, it was intended to mark that most Southerly point. The monument at the Westerly end of the most Northerly boundary was not found. Since no evidence was found to indicate a better method of re-establishing that corner, the distances recorded on M 63-74 were held for the two adjacent legs. Lester Fanning, Chief of Party, used a Wild T1A, HP 3805, and 300 foot chain in performing the survey.

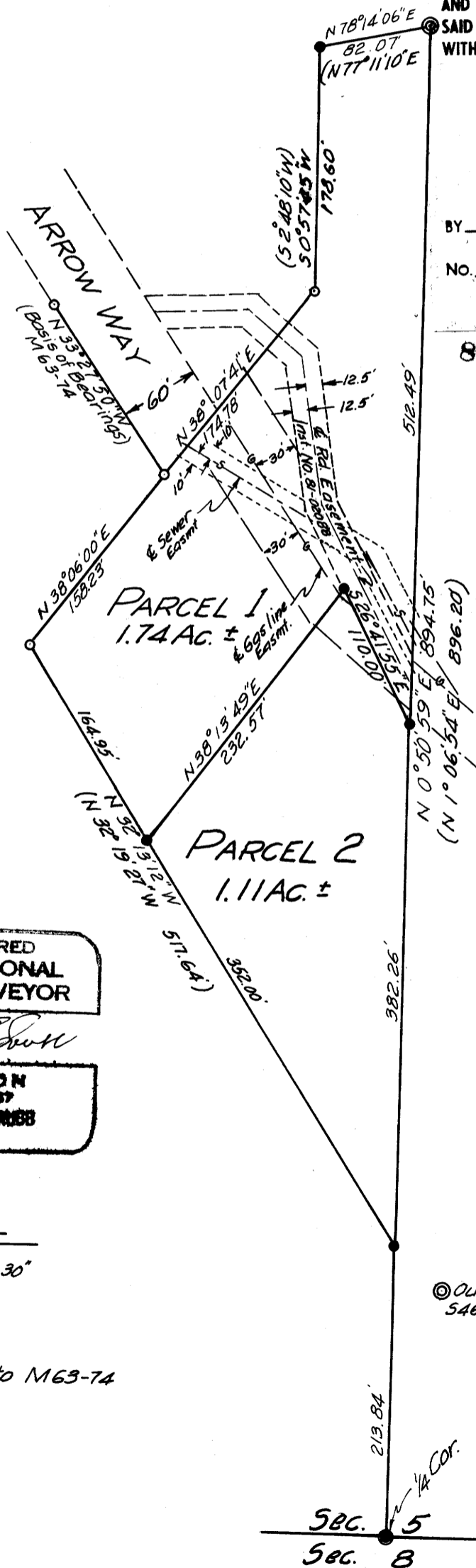
Approvals:

Keith L. Cubie
County Planning Commission

2/20/81
Date

Francis L. Ingram
County Surveyor

2-24-81
Date



REGISTERED
PROFESSIONAL
LAND SURVEYOR

George E. Smith

OREGON
MAY 10, 1987
GEORGE E. SMITH
397

LEGEND

- Set 1/2" I.R. x 30'
- Fd. 5/8" I.R.
- Fd. 1" Axle
- Fd. 3/4" I.R.
- () Refers to M63-74