Bk. 7 - Pg 31

MINOR LAND PARTITION LOCATED IN LOT 1 SEC 12 T22S R12W WM DOUGLAS COUNTY OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER & LEGAL OWNER

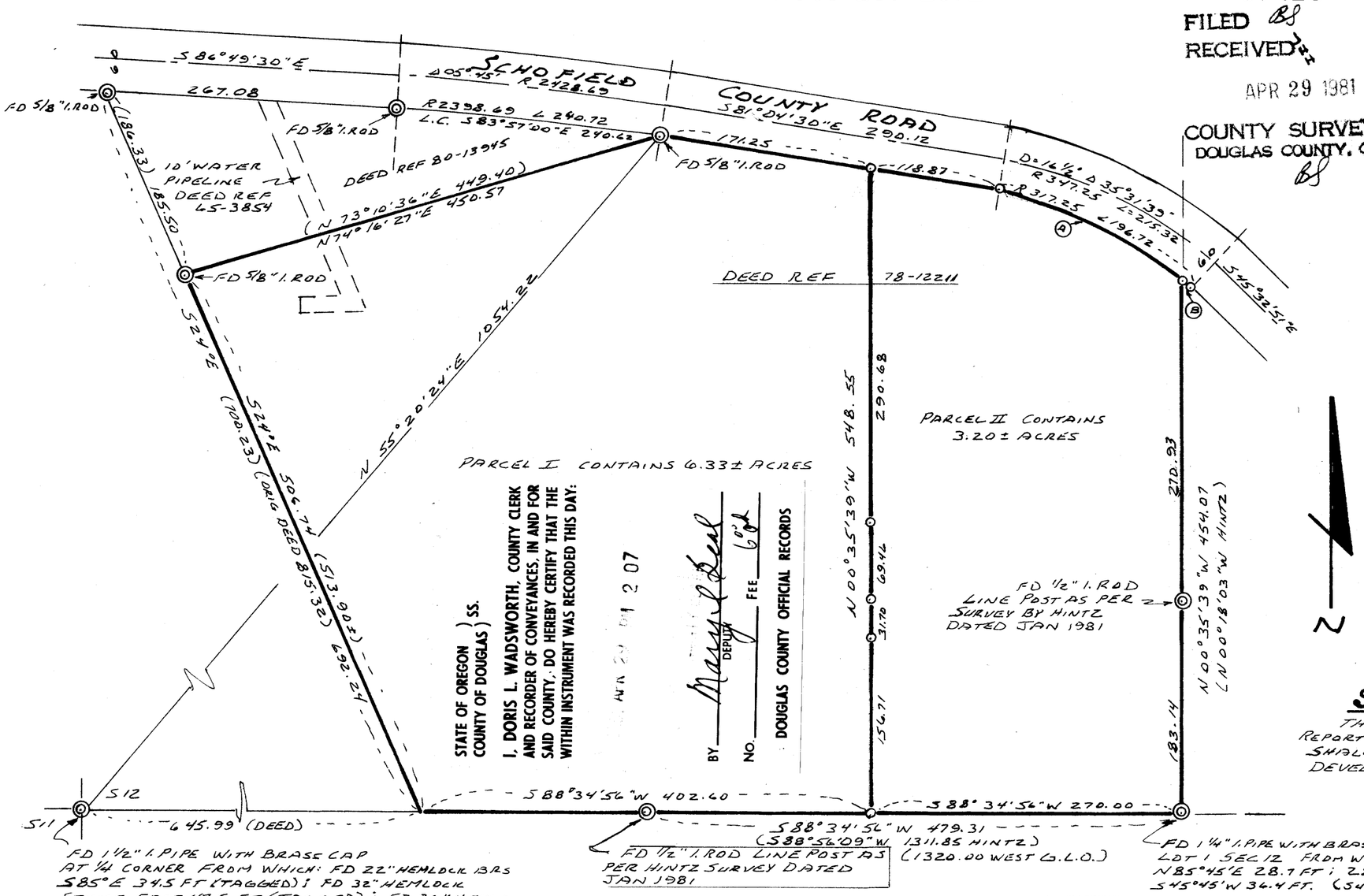
WILLIAM & VICKIE SCHNEIDER
RTE 4 BOX 3C
REEDSPORT OREGON 97467

81-05239

MAP PREPARED BY

STUNTZNER ENGINEERING & FORESTRY
PO BOX 118 ··· 705 SO. 4TH ·· COOS BAY OR 97420
PH 503 267 2872

FILED BS
RECEIVED
APR 29 1981
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS



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:
M A Y 1 2 07
BY Margaret Beal DEPUTY FEE 60
NO. DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND

◎ MONUMENTS FOUND AS INDICATED
O MONUMENTS SET ARE 5/8" X 30" I. RODS
BASIS OF BEARING IS SOLAR OBSERVATION
BASIS OF SURVEY IS SURVEY BY STUNTZNER ENGINEERING & FORESTRY DATED & REVISED 8/25/80 & SURVEY BY HINTZ DATED JAN 1981
60' R/W FOR COUNTY ROAD BASED UPON & TRAVELED WAY.
( ) INDICATES INFORMATION OF RECORD
SCALE 1" = 100'
DATE APR 6 1981

CURVE INFORMATION

Ⓐ R = 317.25 L = 170.46 Δ 30°47'07"
L.C. = S 65°40'58"E 168.42

Ⓑ R = 317.25 L = 26.26 Δ = 04°44'32"
L.C. = S 47°55'11"E 26.25

NOTES

SENIOR PARCEL DESCRIBED IN DEED 78-12211 EXCEPT THEREFROM PARCEL DESCRIBED IN DEED 80-13945 (VOL 768 PAGE 847)
SEWAGE DISPOSAL: PARCEL I PROPOSED SEPTIC TANK & DRAINFIELD (SEE DEQ LETTER DATED 21 JUL 1980.
PARCEL II EXISTING SEPTIC TANK & DRAINFIELD
WATER SUPPLY: PARCEL I SHALL BE INDIVIDUAL SPRING PARCEL II IS EXISTING INDIVIDUAL SPRING
STRUCTURES: PARCEL I IS PROPOSED SINGLE FAMILY ~~RESIDENCE~~ PARCEL II IS SINGLE FAMILY RESIDENCE
EXISTING EASEMENTS BOOK 247 PAGE 832 EASEMENT TO DOUGLAS ELECTRIC COOPERATIVE INC FOR POWER POLES & LINES ALONG COUNTY ROAD.
BOOK 346 DEED 65-3854 EASEMENT FOR WATER PIPELINE TO SPRAGUE
ACCESS TO PARCELS IS PUBLIC & PRIVATE EASEMENTS

SOILS CONDITION

THE CONDITIONS AS SET FORTH IN THE SOILS INVESTIGATION REPORT DATED 18 FEB 1981 BY EDWARD W. RILEY P.E. #2682 SHALL BE UNDERSTOOD & COMPLIED WITH PRIOR TO THE DEVELOPMENT OF PARCEL I

DESCRIPTIONS

PARCEL I A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED 78-12211, DEED RECORDS, DOUGLAS COUNTY, OREGON AND LOCATED IN LOT 1, SECTION 12, T22S, R12WWM, DOUGLAS COUNTY, OREGON, MORE SPECIFICALLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, SEC 12, FROM WHICH THE SOUTH EAST CORNER OF SAID LOT 1, BEARS N 88°34'56"E 270.00 FEET; THENCE S 88°34'56"W 402.60 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DEED 78-12211; THENCE N 24°W 506.74 FEET ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DEED 78-12211 TO A 5/8" I. ROD LOCATED AT THE SOUTHERLY CORNER OF THAT PARCEL DESCRIBED IN DEED 80-13945 DEED RECORDS DOUGLAS COUNTY OREGON; THENCE N 74°16'27"E 450.57 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DEED 80-13945 TO A 5/8" I. ROD LOCATED AT THE MOST EASTERLY CORNER OF SAID PARCEL; SAID 5/8" I. ROD ALSO BEING LOCATED ON THE SOUTHERLY LINE OF SCHOFIELD COUNTY ROAD; THENCE S 81°04'30"E 171.25 FEET ALONG THE SOUTHERLY LINE OF SCHOFIELD COUNTY ROAD; THENCE S 00°35'39"E 548.55 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 6.33 ACRES, MORE OR LESS.

PARCEL II A PARCEL OF LAND LOCATED IN LOT 1 SECTION 12 T22S R12WWM DOUGLAS COUNTY OREGON MORE SPECIFICALLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 THENCE S 88°34'56"W 270.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1 THENCE N 00°35'39"W 548.55 FEET TO THE SOUTH LINE OF SCHOFIELD COUNTY ROAD; THENCE S 81°04'30"E 118.87 FEET ALONG SAID COUNTY ROAD TO THE BEGINNING OF A 317.25 FOOT RADIUS CURVE TO THE RIGHT; THENCE 170.46 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°47'07" TO THE EAST LINE OF SAID LOT 1; THENCE S 00°35'39"E 454.07 FEET ALONG THE EAST LINE OF LOT 1 TO THE POINT OF BEGINNING.
THIS PARCEL ALSO BEING A PORTION OF THAT LAND DESCRIBED IN DEED 78-12211 DEED RECORDS DOUGLAS COUNTY OREGON CONTAINS 3.20 ACRES MORE OR LESS

31.7 5/16/81 V.H. CHANGE OK'D BY A. FALES

REGISTERED PROFESSIONAL LAND SURVEYOR
Albert E. Fales
OREGON JULY 15, 1980 ALBERT E. FALES 1891

APPROVALS

Keith L. Cubic — 4/22/81
DOUGLAS COUNTY PLANNING DEPT — DATE

Francis L. Ingram — 4-29-81
DOUGLAS COUNTY SURVEYOR — DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCELS I & II AS INDICATED. THE BASIS OF THIS SURVEY IS SURVEY MAP BY STUNTZNER ENGINEERING & FORESTRY DATED & REVISED 8/25/80 & SURVEY BY HINTZ DATED JAN 1981
EQUIPMENT USED: 1 MIN ZEISS THEODOLITE MAC II EDM & 300 FT ENGINEERS CHAIN. A MONROE 1880 MINI COMPUTER USED FOR COMPUTATIONS
ASSISTING PERSONNEL ARE: JERRY ICE & ED MILLER

MAP FILE M87-43