

MINOR LAND PARTITION

IN SW 1/4 SECTION 2 T.28S. R.6W.W.M.

FEBRUARY 1981

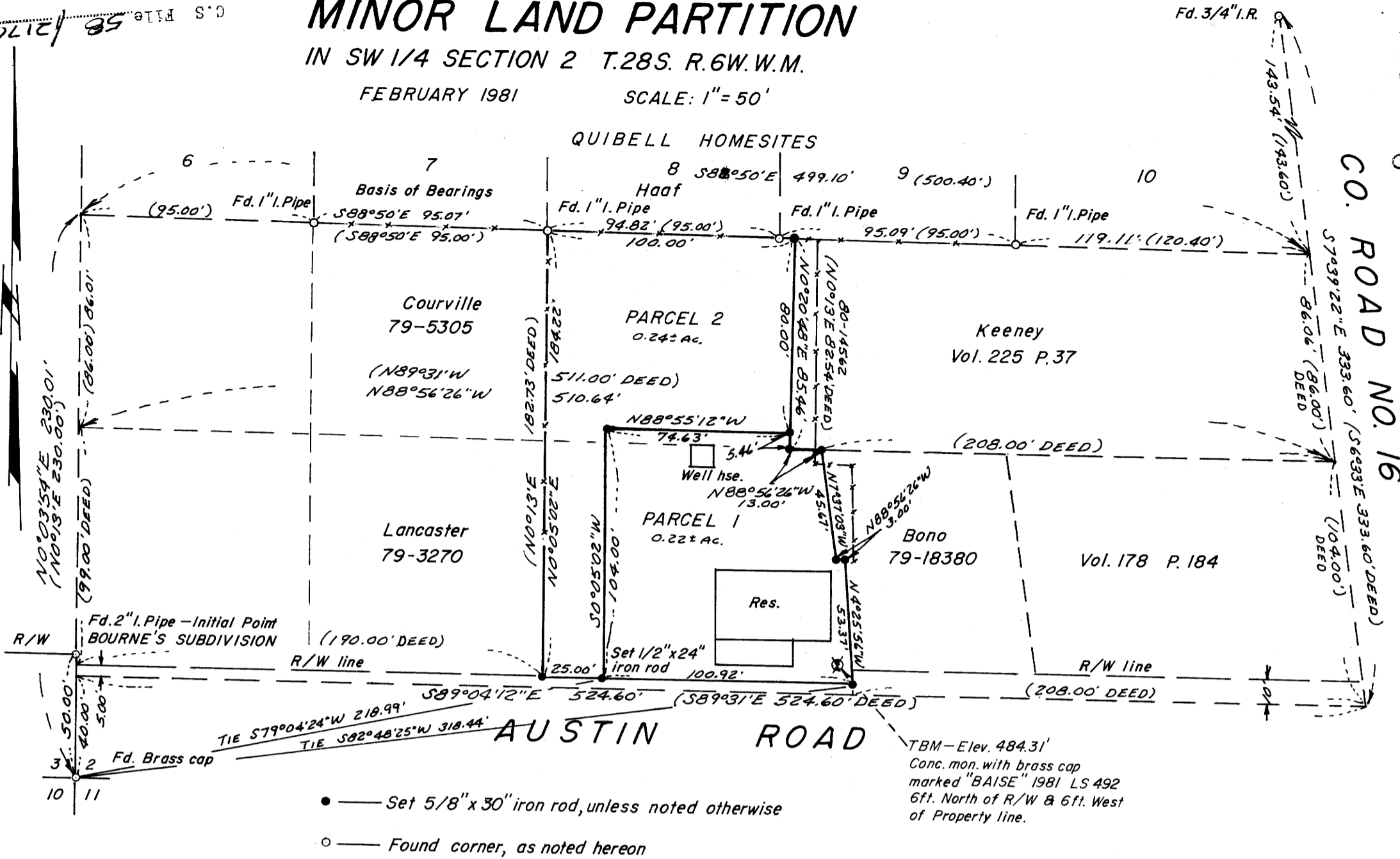
SCALE: 1" = 50'

FILED *BS*
RECEIVED

MAY 4 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BS



- — Set 5/8" x 30" iron rod, unless noted otherwise
- — Found corner, as noted hereon

PARTITIONER AND LEGAL OWNER:

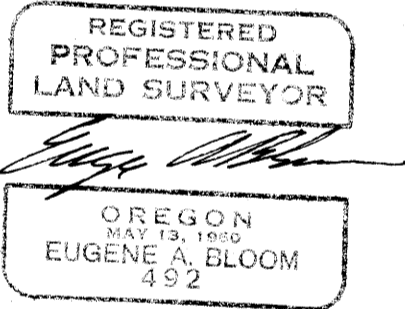
James E. Baise and Donald S. Keogh
3142 Monterey N.E.
Roseburg, Oregon 97470
673-6476

NUMBER OF LOTS: 2

WATER: Roberts Creek Water Dist.

SEWAGE: Green Sanitary District

MAP PREPARED BY: AA Surveying Service, Inc.
P.O. Box 130,
Roseburg, Oregon 97470
672-2096



DESCRIPTIONS:

PARCEL NO. 1

Beginning at a 1/2" iron rod on the northerly R/W line of Austin Road, from which the Section corner common to Sections 2, 3, 10 and 11, Township 28 South, Range 6 West, W.M. bears S 79°04'24" W 218.99 feet; thence along said northerly R/W line S 89°04'12" E 100.92 feet to a 5/8" iron rod; thence leaving said northerly R/W line and run along the Westerly boundary of the Bono lands N 4°25'56" W 53.37 feet to a 5/8" iron rod and N 88°56'26" W 3.00 feet to a 5/8" iron rod and N 7°37'03" W 45.67 feet to a 5/8" iron rod; thence along the south and west boundary of the Keeney lands, N 88°56'26" W 13.00 feet to a 5/8" iron rod and N 0°20'48" E 5.46 feet to a 5/8" iron rod; thence leaving said Keeney lands, N 88°55'12" W 74.63 feet to a 5/8" iron rod; thence S 0°05'02" W 104.00 feet to the point of beginning, situated in Section 2, Township 28 South, Range 6 West, W.M., containing 0.22 acres, more or less.

PARCEL NO. 2

Beginning at a 1/2" iron rod on the northerly R/W line of Austin Road, from which the Section corner common to Sections 2, 3, 10 and 11, Township 28 South, Range 6 West, W.M. bears S 79°04'24" W 218.99 feet; thence along said northerly R/W line N 89°04'12" W 25.00 feet to a 5/8" iron rod; thence leaving said northerly R/W line, N 0°05'02" E along the east boundary of the Lancaster and Courville lands respectively 184.22 feet to a 1" iron pipe on the south boundary of Quibell Homesites; thence along said south boundary S 88°50' E 100.00 feet to a 1" iron pipe; thence leaving said south boundary, S 0°20'48" W along the west boundary of the Keeney lands, 80.00 feet to a 5/8" iron rod; thence leaving said Keeney lands, N 88°55'12" W 74.63 feet to a 5/8" iron rod; thence S 0°05'02" W 104.00 feet to the point of beginning, situated in Section 2, Township 28 South, Range 6 West, W.M., containing 0.24 acres, more or less.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

4/30/81
Date

Francis L. Ingram
Douglas County Surveyor

5-4-81
Date

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:

MAY 5 10 10

BY Mary J. Deal
DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

81-05516

DO NOT REMOVE FROM OFFICE

C.S. File 58/217W

Map File M67-42

192-80-80

Handwritten notes: 26-7-81 36

M87-49

MINOR AND MAJOR LAND PARTITIONS
SUBDIVISIONS - CADASTRALS - SLOPE STAKING
PROPERTY AND LOT SURVEYS - ALTA'S

PHONE 1-503-672-2096

AA SURVEYING SERVICE INC.

2498 OLD HWY. 99 S.

P.O. BOX 130

April 17, 1981

ROSEBURG, OREGON 97470

Re: Baise 192-80

NARRATIVE

PURPOSE: To create two parcels.

PROCEDURE: I located the corners, as shown on the annexed map. In the area of the MLP there was an absence of existing corners. To establish the north line of the original parcel I tied in the lot corners on the south line of Quibell Homesites and calculated an inverse on the south line of Lot 7, Quibell Homesites, using the bearing of this inverse as the basis of bearings. Having not found the southwest corner of Lot 6, Quibell Homesites I calculated it using plat distance, I then inversed to the section corner common to Sections 2, 3, 10 and 11. I then calculated a point, N 0°03'54" E 40.00 feet from the section corner, being a point called in the original description. I found a 3/4" iron rod on the westerly R/W line of County Road No. 16, from this point I calculated a two distance intersection (using the distances called in the description of the overall parcel) to establish the southeast corner of the original parcel. After establishing the perimeter of the original parcel I parceled out the senior parcels and arrived at a solution to establish the property corners of the parcel which I was contracted to survey into two parcels. I then set the property corners for the Minor Land Partition.

EQUIPMENT: This survey was executed with a Lietz TM-6 theodolite and a TopCon IM-C2 EDM and a steel chain.

REMARKS: The bench mark was set from data obtained from the Douglas County Road Department, TBM A-4, based on U.S.C. & G.S. datum.

FILED *BS*
RECEIVED *2*

MAY 4 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom
OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

File No. 58/217 (w)