

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

Bk. 7 - Pg. 41

I, BORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

FILED ✓
RECEIVED ✓
JUN 5 1981

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

BY M. J. [Signature]
DEPUTY
NO. _____ FEE 6.00

81-06980

DOUGLAS COUNTY OFFICIAL RECORDS

MAJOR LAND PARTITION

IN LOT 39, RIVER BEND ACRES, PLAT A,
NW 1/4, SEC. 23, T26S, R6W, W.M.
DOUGLAS COUNTY, OREGON
MAY, 1981 SCALE: 1"=50'

PARTITIONER & OWNER
JACK & MARIAN LYONS
537 RIVER BEND RD.
ROSEBURG, OR 97470
PH 673-6445

MAP BY
HAROLD V. STOCKHOFF
1074 SE KNOLL
ROSEBURG, OR 97470
PH 673-3929

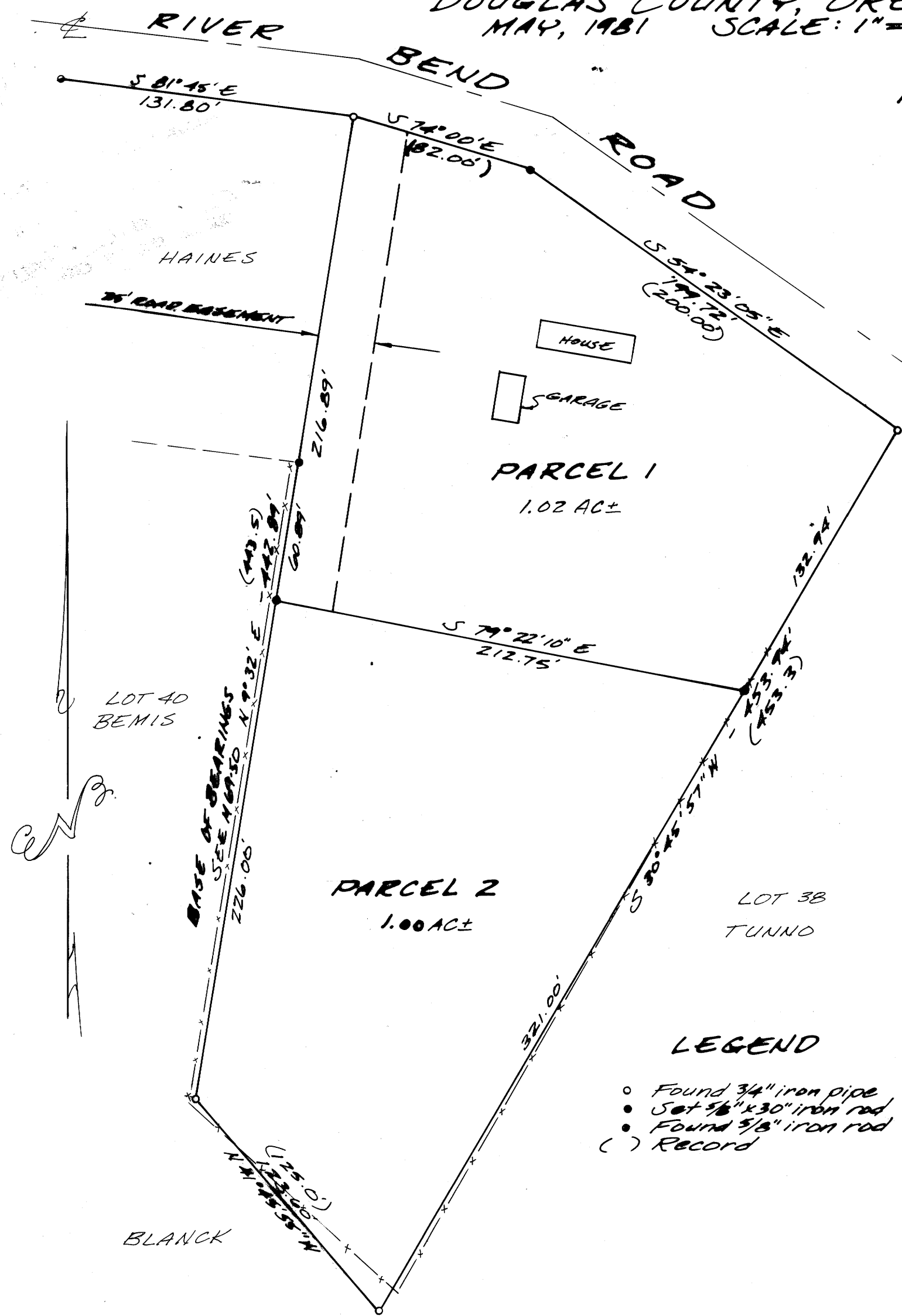
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663

WATER SUPPLY
UMPUQUA BASIN WATER ASSN.

SEWAGE DISPOSAL
SEPTIC TANK & DRAINFIELD

NUMBER OF LOTS - 2



PARCEL NO. 1

Beginning at the Northwest corner of Lot 39 River Bend Acres, Plat A, Sec. 23, T26S, R6W, W.M., Douglas County, Oregon, said corner being a 3/4 inch iron pipe; thence S 74°00'E 82.00 ft. along the north line of said Lot 39 to a 5/8 inch iron rod; thence continuing along said north line of said Lot 39 S 54°23'05"E 199.72 ft. to a 3/4 inch iron pipe; thence S 30°45'57"W 132.94 ft. along the east line of said Lot 39 to a 5/8 inch iron rod; thence N 79°22'10"W 212.75 ft. to a 5/8 inch iron rod; thence N 9°32'E 216.89 ft. along the west line of said Lot 39 to the point of beginning and containing 1.02 acres more or less.

Reserving therefrom a 25 foot wide non-exclusive road easement adjacent to and east of the west line of the above described Parcel No. 1. This easement must be recorded with any sales contract.

PARCEL NO. 2

Beginning at a 5/8 inch iron rod located on the west line of Lot 39, River Bend Acres, Plat A, Sec. 23, T26S, R6W, W.M. Douglas County, Oregon, from which the northwest corner of said Lot 39 bears N 9°32'E 216.89 ft.; thence S 79°22'10"E 212.75 ft. to a 5/8 inch iron rod; thence S 30°45'57"W 321.00 ft. along the east line of said Lot 39 to a 3/4 inch iron pipe; thence N 41°45'55"W 123.60 ft. along the south line of said Lot 39 to a 3/4 inch iron pipe; thence N 9°32'E 226.00 ft. along the west line of said Lot 39 to the point of beginning and containing 1.00 acres more or less.

Together with the non-exclusive 25 foot wide road easement described above.

LEGEND

- Found 3/4" iron pipe
- Set 5/8" x 30" iron rod
- Found 5/8" iron rod
- () Record

NARRATIVE

This partitioning survey was accomplished by traversing and tying the existing monuments as shown on this map with a Lietz TM 202 SEC. Theodolite & DM-CZ TOPCON E.D.M.

H. STOCKHOFF L.S.
D. BURL Chairman

APPROVALS

Keith L. Cubie
Douglas County Planning Commission

6/3/81
Date

Francis L. Ingram
Douglas County Surveyor

6/5/81
Date

MAP FILE M. 87-66

MAP FILE M. 87-66