

DO NOT REMOVE FROM OFFICE
MAJOR LAND PARTITION

IN NW 1/4 SECTION 33, T.29S. R.5W.W.M.

JUNE 1981

SCALE: 1"=100'

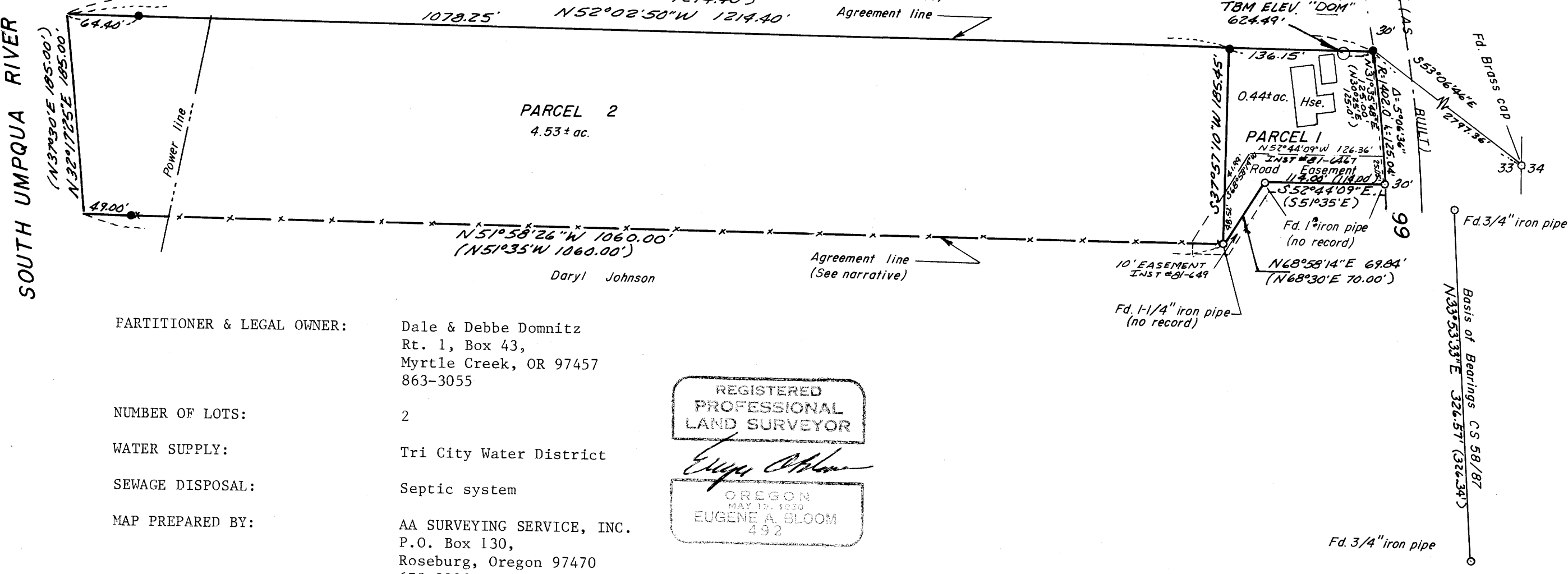
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JUN 17 1981

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

LEGEND

- ——— Set 1/2" x 24" iron rod
- ——— Found point, is as noted hereon
- () Deed calls



PARTITIONER & LEGAL OWNER: Dale & Debbie Domnitz
 Rt. 1, Box 43,
 Myrtle Creek, OR 97457
 863-3055

NUMBER OF LOTS: 2

WATER SUPPLY: Tri City Water District

SEWAGE DISPOSAL: Septic system

MAP PREPARED BY: AA SURVEYING SERVICE, INC.
 P.O. Box 130,
 Roseburg, Oregon 97470
 672-2096

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Eugene A. Bloom

OREGON
 MAY 12, 1980
 EUGENE A. BLOOM
 492

DESCRIPTIONS: PARCEL #1

Beginning at a 1/2" iron rod on the westerly R/W line of Old Hwy. 99 South from which the one-quarter corner common to sections 33 & 34, T. 29 S., R. 5 W., W.M. bears S 53°06'46" E 2797.36 feet; thence N 52°02'50" W along a line as described in recorder's numbers 81-5135 & 81-5137, Deed Records of Douglas County, Oregon 136.15 feet to a 1/2" iron rod; thence leaving said line, S 37°57'10" W 185.45 feet to a 1 1/4" iron pipe on the line as described in recorder's numbers 81-6466 & 81-6468, Deed Records of Douglas County, Oregon; thence along said line N 68°58'14" E 69.84 feet to a 1" iron pipe and S 52°44'09" E 114.00 feet to a 1" iron pipe on the aforementioned westerly R/W line; thence along said westerly R/W line, on an arc of a 1402 foot radius curve left (the chord of which bears N 31°35'48" E 125.00 feet) 125.04 feet to the point of beginning, situated in section 33, T. 29 S., R. 5 W., W.M., containing 0.44 acres, more or less.

SUBJECT TO the easement described per recorder's number 81-6467, Deed Records of Douglas County, Oregon.

APPROVALS:

Keith L. Cuber
 Douglas County Planning Department
 Date 6/11/81

James E. Morrison
 Douglas County Surveyor
 DEPUTY
 Date 6-17-81

Beginning at a 1/2" iron rod on the line as described in recorder's numbers 81-5135 & 81-5137, Deed Records of Douglas County, Oregon; from which the one-quarter corner common to sections 33 & 34, T. 29 S., R. 5 W., W.M., bears S 52°02'50" E 136.15 feet and S 53°06'46" E 2797.36 feet; thence N 52°02'50" W along said line 1078.25 feet to a point on the northwesterly boundary of the property described in Volume 106, Page 523, Deed Records of Douglas County, Oregon and the South Umpqua River; thence S 32°17'25" W along said northwesterly boundary and said river, 185.00 feet to a point; thence S 51°58'26" E along the line of the lands described in recorder's numbers 81-6466 & 81-6468, Deed Records of Douglas County, Oregon 1060.00 feet to a 1 1/4" iron pipe; thence leaving said line N 37°57'10" E 185.45 feet to the point of beginning, situated in section 33, T. 29 S., R. 5 W., W.M., containing 4.53 acres, more or less.

TOGETHER WITH the easement described per recorder's number 81-6467 & 81-6469, Deed Records of Douglas County, Oregon.

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 JUN 17 9 3 40

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

DOUGLAS COUNTY OFFICIAL RECORDS

81-07559

C.S. File 58/217 (M)
 Map File M 87+76

187-76

PHONE 1-503-672-2096

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

AA SURVEYING SERVICE INC.

2498 OLD HWY. 99 S.
June 8, 1981

ROSEBURG, OREGON 97470

P.O. Box 454

NARRATIVE - DOMNITZ

PURPOSE: To create two Parcels of Land.

PROCEDURE: This area has not been surveyed. Evidently the Parcels were created by description only and this has created gaps and overlaps with adjacent property owners. I did find enough Survey Data on the East Side of Old Hwy 99 So. to establish the R/W of Old Hwy 99 So.. I also found the one-quarter corner common to Sections 33 & 34 T29S R5W W.M., and tied same. To establish the property lines I tied the fence line to the South and then using Deed calls established the Northerly property line. To assure our client and adjacent property owners as to the true property lines, I prepared descriptions of the lines surveyed and Mr. Domnitz then had his attorney prepare the necessary legal documents to document the property lines. A TBM was established at an elevation of 624.49 ft., based on U.S.C. & G.S. datum, from an elevation established by Umpqua Research for Cecil Maggard. The TBM is located $N 86^{\circ} E 3.2$ ft., from the Northeast corner of a greenhouse and $N 68^{\circ} W 26.8$ ft., from the Northeast corner of Parcel # 1. The TBM is a brass cap in concrete per Douglas County Surveyors Office standard size or better. (O.S.M.D. BM U 565 - ELEV 640.03' - 1958-3rd Order)

EQUIPMENT USED: Lietz TM20C Theodolite and DM C2 EDM and Lietz C3 Level.

BASIS OF BEARING: Is based on East R/W line Old Hwy 99 So. of Survey filed - CS 58/87.

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene A. Bloom
OREGON
MAY 13, 1960
EUGENE A. BLOOM
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G.S. File No. 58/217 ⁻⁸ (N)