

MINOR LAND PARTITION *MP-1-82*
 IN THE SW 1/4 NE 1/4 SEC 4 T25S R5W WM

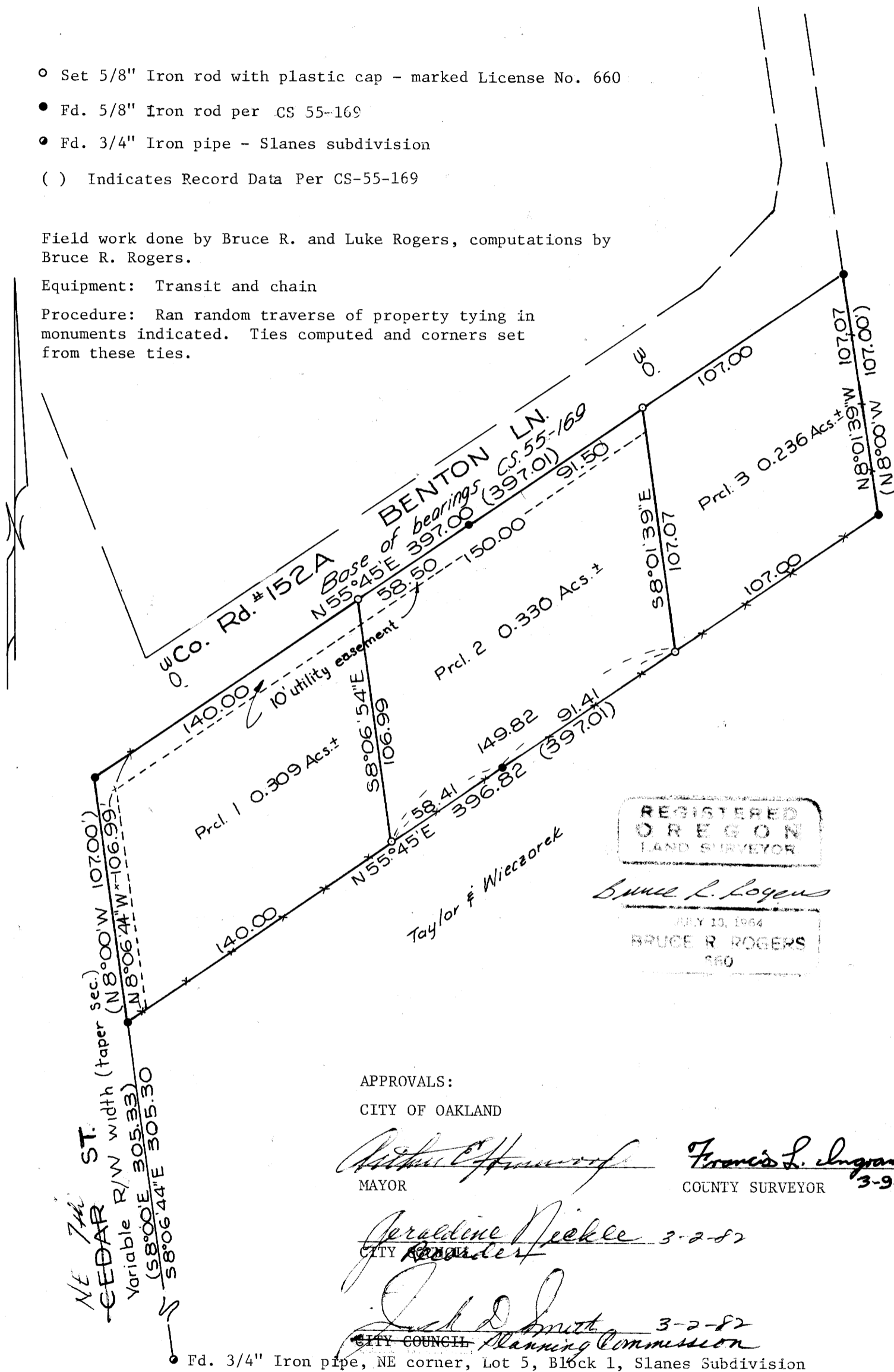
Scale 1" = 50' March 1, 1982

- Set 5/8" Iron rod with plastic cap - marked License No. 660
 - Fd. 5/8" Iron rod per CS 55-169
 - Fd. 3/4" Iron pipe - Slanes subdivision
- () Indicates Record Data Per CS-55-169

Field work done by Bruce R. and Luke Rogers, computations by Bruce R. Rogers.

Equipment: Transit and chain

Procedure: Ran random traverse of property tying in monuments indicated. Ties computed and corners set from these ties.



APPROVALS:

CITY OF OAKLAND

Arthur Hoffmann
 MAYOR

Francis L. Ingram
 COUNTY SURVEYOR 3-9-82

Jeraldine Pickle 3-2-82
 CITY COUNCIL

Luke Rogers 3-2-82
 CITY COUNCIL
 Planning Commission

● Fd. 3/4" Iron pipe, NE corner, Lot 5, Block 1, Slanes Subdivision

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

36 7- Pg 118
 FILED *as*
 RECEIVED *as*

MAR 9 1982

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

as

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:

1982 MAR 9 AM 10 27

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

BY *Mary Deed*
 DEPUTY
 NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

82-02207

PARTITIONER:

NAME: KENNETH HOPKINS

ADDRESS: 507 LOCUST
 OAKLAND, OR

PHONE: 459-3936

LEGAL OWNER OF RECORD: SAME

NUMBER OF LOTS: 3

WATER SUPPLY: CITY

SEWAGE DISPOSAL: CITY

PREPARED BY: BRUCE R. ROGERS

ADDRESS: NW CAULKINS RD.
 ROSEBURG, OR

PHONE: 672 2834

PARCEL NO. 1:

Beginning at a 5/8" iron rod set in the SW corner of the Kenneth Hopkin's property as described in Vol. 251, Page 554, Deed Records, Douglas County Oregon, from which point the NE corner of Lot 5, Block 1, Slane's Subdivision bears S 8° 06' 44" E 305.30 feet; thence N 8° 06' 44" W along the west'ly line of said property 106.99 feet to a point in the southerly right of way line of Benton Lane; thence N 55° 45' E along said southerly right of way line 140.00 feet; thence leaving said right of way line S 8° 06' 54" E 106.99 feet to a point in the southerly line of said Hopkin's property; thence S 55° 45' W along said line 140.00 feet to the point of beginning, said property being in the SW 1/4 NE 1/4 of Sec. 4, T25S, R5W, W.M. and containing 0.309 acres of land, more or less.

PARCEL NO. 2:

Beginning at a 5/8" iron rod set in the SW corner of the Kenneth Hopkin's property as described in Vol. 251, Page 554, Deed Records, Douglas County Oregon, from which point the NE corner of Lot 5, Block 1, Slane's Subdivision bears S 8° 06' 44" E 305.30 feet; thence N 55° 45' E along said southerly line 140.00 feet to the true point of beginning; thence N 8° 06' 54" W 106.99 feet to a point in the southerly right of way line of Benton Lane; thence N 55° 45' E along said right of way line 150.00 feet; thence leaving said right of way line S 8° 01' 39" E 107.07 feet to the southerly line of said Hopkin's property; thence S 55° 45' W along said southerly line 149.82 feet to the true point of beginning, in the SW 1/4 NE 1/4 of Sec. 4, T 25 S, R5W, W.M. and containing 0.330 acres of land, more or less.

PARCEL NO. 3:

Beginning at a 5/8" iron rod set in the SW corner of the Kenneth Hopkin's property as described in Vol. 251, Page 554, Deed Records, Douglas County Oregon, from which point the NE corner of Lot 5, Block 1, Slane's Subdivision bears S 8° 06' 44" E 305.30 feet; thence N 55° 45' E along said southerly line 289.82 feet to the true point of beginning; thence N 8° 06' 54" W 107.07 feet to the southerly right of way line of Benton Lane; thence N 55° 45' E along said right of way line 107.00 feet to the NE corner of said Hopkin's property; thence leaving said right of way line S 8° 01' 39" E (Record S 8° 00' E) along the easterly line of said property 107.07 feet (Record 107.00 feet) to the southeast corner of said property; thence S 55° 45' W along the southerly line of said property 107.00 feet to the true point of beginning, in the SW 1/4 NE 1/4, Sec. 4, T 25 S, R5W, W.M. and containing 0.236 acres of land, more or less. TOGETHER with an appurtenant easement for utility purposes over the Northerly 10 feet of Parcel 2 and over the Northerly and Westerly 10 feet of Parcel 1.

Parcel 1 is subject to a utility easement over the Northerly 10 feet and the Westerly 10 feet of said parcel, for the benefit of Parcels 2 and 3.

Parcel 2 is subject to a utility easement over the Northerly 10 feet of said parcel for the benefit of Parcel 3 and there is an appurtenant easement over Parcel 1 for the benefit of Parcels 2 and 3.

MAP FILE M 91-30

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