

Plat 8-19 57A

MINOR LAND PARTITION IN THE S.E. 1/4 AND THE N.E. 1/4, SECTION 31, T.28S., R.7W., W.M., DOUGLAS COUNTY, OREGON

PARTITIONER AND LEGAL OWNER:

DONALD T. AND MAY F. KNIGHT
201 RESTON ROAD
TENMILE, OREGON 97481

PREPARED BY:

ROBERT L. DOLAN
RT. 1, BOX 1820
SUTHERLIN, OREGON, 97479

NO. PARCELS: 2

WATER SUPPLY: EXISTING WELL ON PARCEL "A"
EASEMENT TO PARCEL "B."

SEWER: SEPTIC TANK

DATE: MAY 1983

Legend:

- FOUND 5/8" IRON ROD OR AS NOTED
 - SET 5/8" x 30" IRON ROD W/CAP (LS 1076)
- BASE BEARING M 89-26

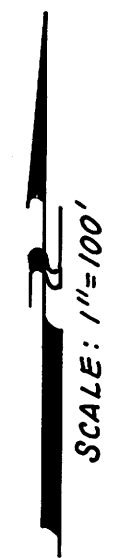
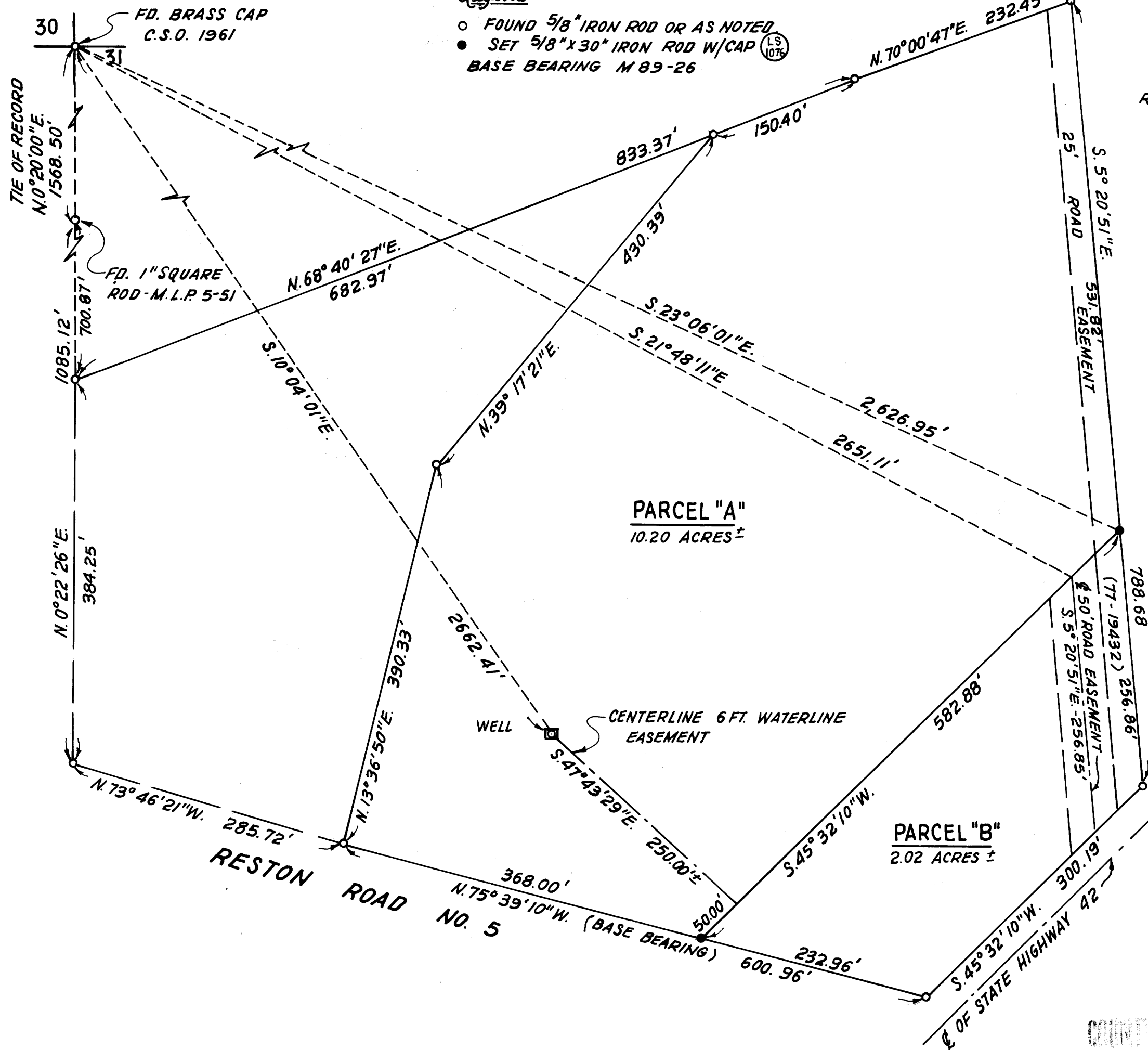
REF # 77-19432

REF # 81-03984

STATE OF OREGON)
COUNTY OF DOUGLAS)

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:

BY: Maryel Deal
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS



APPROVALS:
Keith L. Cubic 7/7/83
 DOUGLAS COUNTY PLANNING COMMISSION
Francis L. Ingram 7-15-83
 DOUGLAS COUNTY SURVEYOR

NARRATIVE:
 SURVEY TO MONUMENT PROPERTY CORNERS
 INSTRUMENTS: THEODOLITE-DISTANCE METER

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 30, 1976
 ROBERT L. DOLAN
 1076

COUNTY SURVEYING FILE DATA
 DO NOT REMOVE FROM OFFICE

M 94-47A

M 94-47A

PROPERTY SURVEILLANCE FILE DATA
OF AND INCLUDING PLAT THERE

78

M94-47B

PARCEL "A"

BEGINNING AT A 5/8" IRON ROD THAT BEARS S.0°20'00"W, 1,568.50 FT. AND S.0°22'26"W, 700.87 FT. AND N.68°40'27"E, 682.97 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE N.68°40'27"E, 150.40 FT. TO A 5/8" IRON ROD, THENCE N.70°00'47"E, 232.45 FT. TO A 5/8" IRON ROD, THENCE S.5°20'51"E, 531.82 FT. ALONG THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 81-03984, TO A 5/8" IRON ROD, THENCE S.45°32'10"W, 582.88 FT. TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF RESTON ROAD, THENCE ALONG SAID LINE N.75°39'10"W, 368.00 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID LINE, N.13°36'50"E, 390.33 FT. TO A 5/8" IRON ROD, THENCE N.39°17'21"E, 430.39 FT. TO THE POINT OF BEGINNING.

CONTAINS 10.20 ACRES MORE OR LESS.

EXCEPTING A 25 FT. WIDE ROAD EASEMENT ADJACENT TO AND WESTERLY OF THE WESTERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 81-03984, AND EXTENDING FROM THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 77-19432, 788 FT. MORE OR LESS TO THE NORTHERLY LINE OF STATE HIGHWAY 42.

INCLUDES A 50 FT. ROAD EASEMENT.

PARCEL "B"

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY RECORDERS INSTRUMENT NO. 81-03984 THAT BEARS S.23°06'01"E, 2626.95 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE ALONG SAID PROPERTY LINE, S.5°20'51"E, 256.86 FT. TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF HIGHWAY 42, THENCE ALONG SAID LINE S.45°32'10"W, 300.19 FT. TO A 5/8" IRON ROD, THENCE ALONG THE NORTHERLY LINE OF RESTON ROAD, N.75°39'10"W, 232.96 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID LINE, N.45°32'10"E, 582.88 FT. TO THE POINT OF BEGINNING.

CONTAINS 2.02 ACRES MORE OR LESS.

INCLUDES A 6 FT. WATER LINE EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S.10°04'01"E, 2662.41 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE S47°43'29"E, 250.00 FT. MORE OR LESS TO THE NORTHERLY LINE OF ABOVE DESCRIBED PARCEL.

EXCEPTING A 25 FT. WIDE ROAD EASEMENT ADJACENT TO AND WESTERLY OF THE WESTERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 81-03984 AND EXTENDING FROM THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 77-19432, 788 FT. MORE OR LESS TO THE NORTHERLY LINE OF STATE HIGHWAY 42

ALSO EXCEPTING A 50 FT. ROAD EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S.21°48'11"E, 2651.11 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE S.5°20'51"E, 256.85 FT. MORE OR LESS TO THE NORTHERLY LINE OF HIGHWAY 42.

M94-47B