

MAJOR LAND PARTITION

in the

S. W. Quarter of Section 11, & the N. W. Quarter of Section 14, T. 32 S., R. 5 W., W. M.  
October 1983

NOV 2 1983

Scale: 1" = 200'

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Partitioner & Owner: Robert & Norma Winkleman  
P. O. Box 251  
Azalea, Oregon 97410  
(503) 837-3611  
  
Number of Parcels: 2  
  
Water Supply: Well  
  
Sewer: Sub-surface  
  
By: Baughman Technical Services, Inc.  
5157 N. Umpqua Highway  
Roseburg, Oregon 97470  
(503) 673-0966

Narrative:

The purpose of the survey was to divide the parcel shown on County Surveyor Map No. M51-67 into two parcels. Monuments were found outlining the parcel as it was shown on M51-67. A black asphalt nail was set at the midway point between the two 5/8 inch iron rods which defined the beginning of Mobley Drive. This point and the 5/8 inch iron rod found at the end of the cul-de-sac provided the basis of bearings as shown on M51-67.

Lester Fanning performed the survey using a Wild T-1A and HP 3805.

NOTE: The Easement for a 35 foot wide roadway as herein described to Parcel 2 must be recorded with any transfer of ownership.

PARCEL 1

Beginning at a 1/2 inch iron rod, from which the one-quarter corner common to Sections 11 & 14, T. 32 S., R. 5 W., W. M. bears S. 57°39'35" E., 1476.37 feet, thence S. 69°10'26" W., 559.16 feet to a 1/2 inch iron rod, thence S. 43°47'02" E., 224.15 feet to a 5/8 inch iron rod, thence S. 72°31'43" E., 358.34 feet to a 5/8 inch iron rod, thence S. 22°57'45" E., 138.49 feet to a 5/8 inch iron rod, thence S. 24°52'41" E., 156.20 feet to a point, thence S. 34°49'19" E., 59.81 feet to a 5/8 inch iron rod, thence N. 40°01'28" E., 470.63 feet to a 5/8 inch iron rod, thence along the arc of a 50.00 foot radius curve right, (the long chord of which bears N. 5°00'16" W., 70.66 feet), to a 5/8 inch iron rod, thence N. 50°02'50" W., 554.00 feet to the point of beginning, containing 7.726 acres.

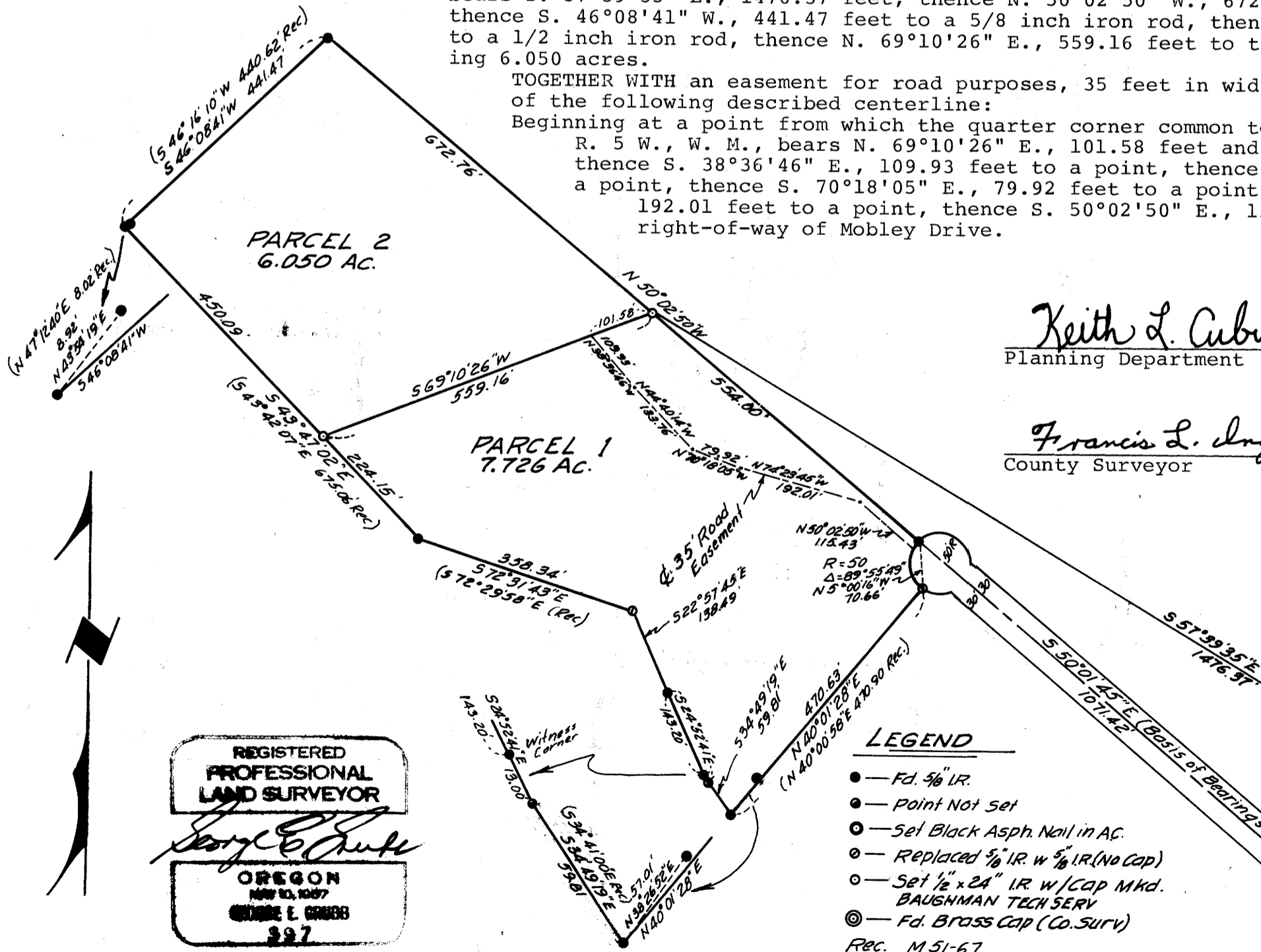
SUBJECT TO an easement for road purposes, 35 feet in width, 17 1/2 feet on either side of the following described centerline: Beginning at a point from which the quarter corner common to Sections 11 & 14, T. 32 S., R. 5 W., W. M., bears N. 69°10'26" E., 101.58 feet and S. 57°39'35" E., 1476.37 feet, thence S. 38°36'46" E., 109.93 feet to a point, thence S. 44°40'14" E., 133.76 feet to a point, thence S. 70°18'05" E., 79.92 feet to a point, thence S. 74°23'45" E., 192.01 feet to a point, thence S. 50°02'50" E., 115.43 feet to a point on the right-of-way of Mobley Drive.

PARCEL 2

Beginning at a 1/2 inch iron rod from which the one-quarter corner common to Sections 11 & 14, T. 32 S., R. 5 W., W. M. bears S. 57°39'35" E., 1476.37 feet, thence N. 50°02'50" W., 672.76 feet to a 5/8 inch iron rod, thence S. 46°08'41" W., 441.47 feet to a 5/8 inch iron rod, thence S. 43°47'02" E., 450.09 feet to a 1/2 inch iron rod, thence N. 69°10'26" E., 559.16 feet to the point of beginning, containing 6.050 acres.

TOGETHER WITH an easement for road purposes, 35 feet in width, 17 1/2 feet on either side of the following described centerline:

Beginning at a point from which the quarter corner common to Sections 11 & 14, T. 32 S., R. 5 W., W. M., bears N. 69°10'26" E., 101.58 feet and S. 57°39'35" E., 1476.37 feet, thence S. 38°36'46" E., 109.93 feet to a point, thence S. 44°40'14" E., 133.76 feet to a point, thence S. 70°18'05" E., 79.92 feet to a point, thence S. 74°23'45" E., 192.01 feet to a point, thence S. 50°02'50" E., 115.43 feet to a point on the right-of-way of Mobley Drive.



Keith L. Cubic  
Planning Department

11/2/83  
Date

Francis L. Ingram  
County Surveyor

11-2-83  
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:

1983 NOV -3 PM 1:58

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY: Meryl [Signature]  
DEPUTY  
NO. [Blank] FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

83-13823

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
OREGON  
NOV 13, 1987  
GEOFFREY E. GRUBB  
397

- LEGEND
- - Fd. 5/8" IR.
  - - Point Not Set
  - ⊙ - Set Black Asph. Nail in AC.
  - ⊖ - Replaced 5/8" IR. w 5/8" IR (No Cap)
  - ⊕ - Set 1/2" x 24" IR w/cap Mkd. BAUGHMAN TECH SERV
  - ⊗ - Fd. Brass Cap (Co. Surv)
- REC. M 51-67