

Dr. 8-9-82

MAJOR LAND PARTITION

S.W. 1/4, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

LOT 9, MARCH PLAT "A".

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

I, DOBIS 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 -9 PM 2:19

DOBIS L. WADSWORTH
DOUGLAS COUNTY CLERK

FILED ✓
RECORDED 1/8

COUNTY OF DOUGLAS
DOUGLAS COUNTY CLERK

BY Mary J. Beck
No. _____ FEE 6.00

PARTITIONER: DOUGLAS COUNTY OFFICIAL RECORDS

LEONARD T. HOPE JR. 83-14121
P.O. BOX 857
CANYONVILLE, OREGON 97417
phone: 839-6283

LEGAL OWNER OF RECORD:

PARCEL 1	PARCEL 2
ANNE HOPE	LEONARD T. HOPE JR.
289 S. E. CREST AVE.	P.O. BOX 857
TRI CITY, OREGON	CANYONVILLE, OREGON

TOTAL NUMBER OF PARCELS 2 (TWO)

WATER & SEWER: TRI CITY SANT. DIST.

LEGAL DESCRIPTION: The following described real properties is located in the Southwest 1/4, Section 8, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

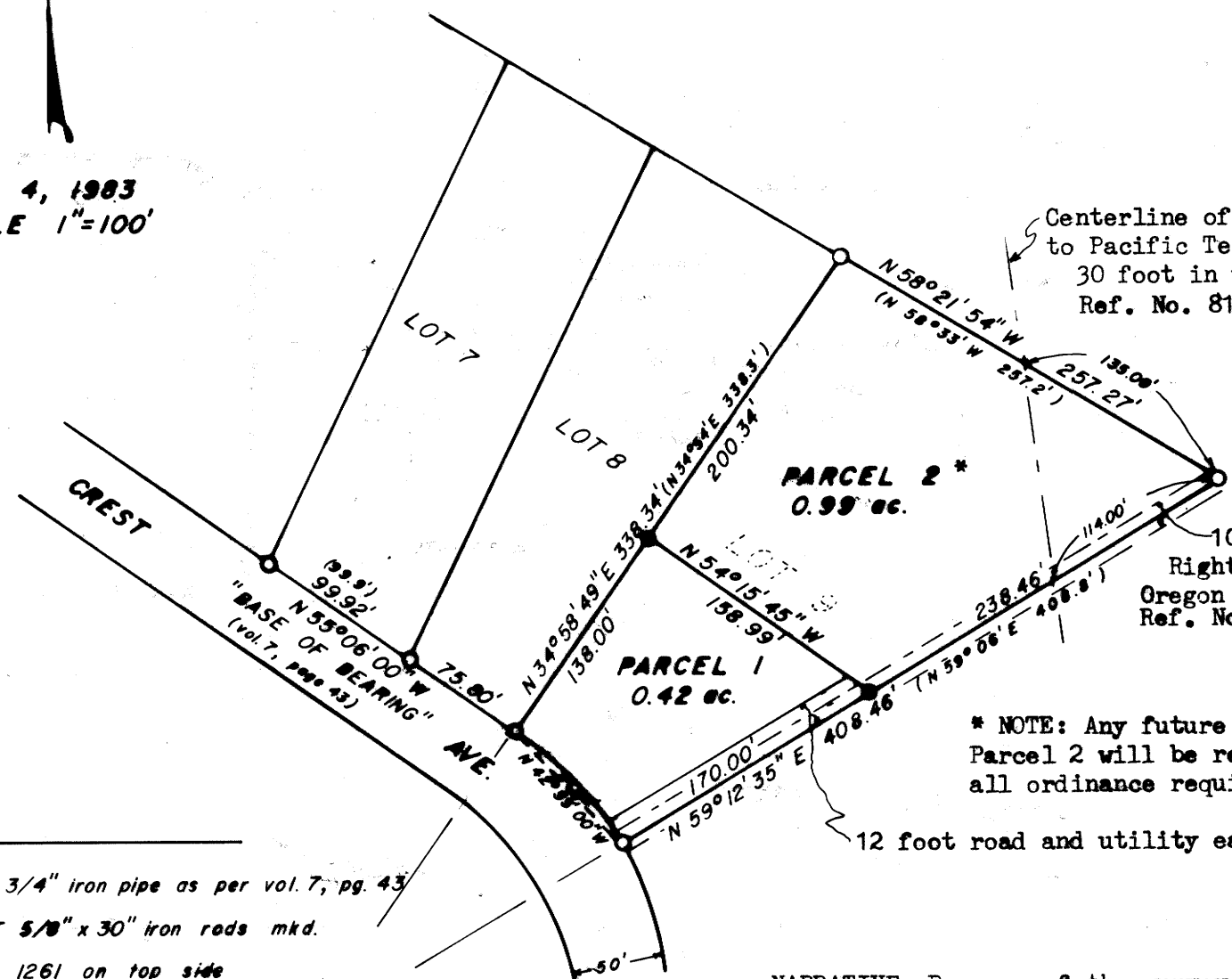
PARCEL 1 Beginning at a 3/4 inch iron pipe that is located at the most southerly corner of Lot 9, March Plat "A"; thence North 59° 12' 35" East 170.00 feet along the line common to said Lot 9 and Lot 10 to a 5/8 inch iron rod; thence leaving said common lot line and running North 54° 15' 45" West 158.99 feet to a 5/8 inch iron rod on the lot line common to said Lot 9 and Lot 8; thence South 34° 58' 49" West 138.00 feet along said common lot line to a 3/4 inch iron pipe; thence leaving said common lot line and running along the arc of a 26° 30' 30" curve to the right along the Northerly right of way line of Crest Avenue, the long chord of which bears South 42° 55' 00" East 91.23 feet to the point of beginning. Subject to the 12 foot road and utility easement described in Parcel 2.

PARCEL 2* Beginning at a 3/4 inch iron pipe that is located at the most southerly corner of Lot 9, March Plat "A"; thence North 59° 12' 35" East 170.00 feet along the line common to said Lot 9 and Lot 10 to a 5/8 inch iron rod and the true point of beginning; thence continuing along said common lot line North 59° 12' 35" East 238.46 feet to a 3/4 inch iron pipe; thence leaving said common lot line and running North 58° 21' 54" West 257.27 feet to a 3/4 inch iron pipe; thence South 34° 58' 49" West 200.34 feet along the line common to said Lot 9 and Lot 8 to a 5/8 inch iron rod; thence leaving said common lot line and running South 54° 15' 45" East 158.99 feet to the true point of beginning.

Together with a 12 foot road and utility easement described as follows: Beginning at a 3/4 inch iron pipe that is located at the most southerly corner of Lot 9, March Plat "A"; thence North 59° 12' 35" East 170.00 feet to a 5/8 inch iron rod; thence North 54° 15' 45" West 13.08 feet more or less to a point; thence South 59° 12' 35" West 165.06 feet more or less to a point located on the northerly right of way line of Crest Avenue; thence along said right of way along the arc of a 26° 30' 30" curve to the right, the long chord of which bears South 32° 19' 40" East 12.03 feet to the point of beginning.



OCT. 4, 1983
SCALE 1"=100'



Centerline of existing Right of Way to Pacific Telephone & Telegraph Co. 30 foot in width. Ref. No. 81-05399

10 foot existing Right of Way to Calif. Oregon Power Co. Ref. No. 122960 & 167024

* NOTE: Any future divisions of Parcel 2 will be required to meet all ordinance requirements.

12 foot road and utility easement.

NARRATIVE: Purpose of the survey was to divide Lot 9 into the two parcels as shown. Field investigation found all corners to Lot 9 and southerly corners of Lots 7 & 8. Southerly Lot corners to 7 & 8 were used as the control of the survey and as "Base of Bearings". Lines were ran on the West and the East sides and 5/8" iron rods were put in at the shown distances.

CURVE DATA
R = 216.14'
D = 26° 30' 30"
L = 91.92'
Δ = 24° 22' 00"

- LEGEND:**
- FD. 3/4" iron pipe as per vol. 7, pg. 43
 - SET 5/8" x 30" iron rods mkd. L.S. 1261 on top side
 - () RECORD Bearings and Distances as per vol. 7, page 43.

APPROVALS

Keith L. Cubic 11/7/83
Planning Commission Date

Francis L. Ingram 11-9-83
County Surveyor Date

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

JOHN H. MARKHAM JR.
P. O. BOX 802
MYRTLE CREEK, OREG.
ph. 863-4590

DRAWN BY
RAYMOND F. BROWN
P. O. BOX 539
CANYONVILLE, OREG.
ph. 839-6185

REGISTERED PROFESSIONAL LAND SURVEYOR

John H. Markham Jr.

OREGON
SEPTEMBER 23, 1977
JOHN H. MARKHAM, JR.
1261

MAP FILE M 95-36

MAP FILE M 95-36