

MINOR LAND PARTITION IN THE S.E. 1/4, SECTION 24, T.25S., R.7W., W.M., DOUGLAS CO., OREGON

COUNTY SURVEYORS FILE DATA
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JAN 9 1984
COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

PARTITIONER:
SAM W. MOORE
449 AGATE ST
SUTHERLIN, OR. 97479

LEGAL OWNER OF RECORD
JOHN FANCHIN
MARK HENDERSHOTT
115 E. CENTRAL
SUTHERLIN OR. 97479

BY:
ROBERT L. DOLAN
RT. 1 BOX 1820
SUTHERLIN, OR. 97479

DATE:
DECEMBER 1983

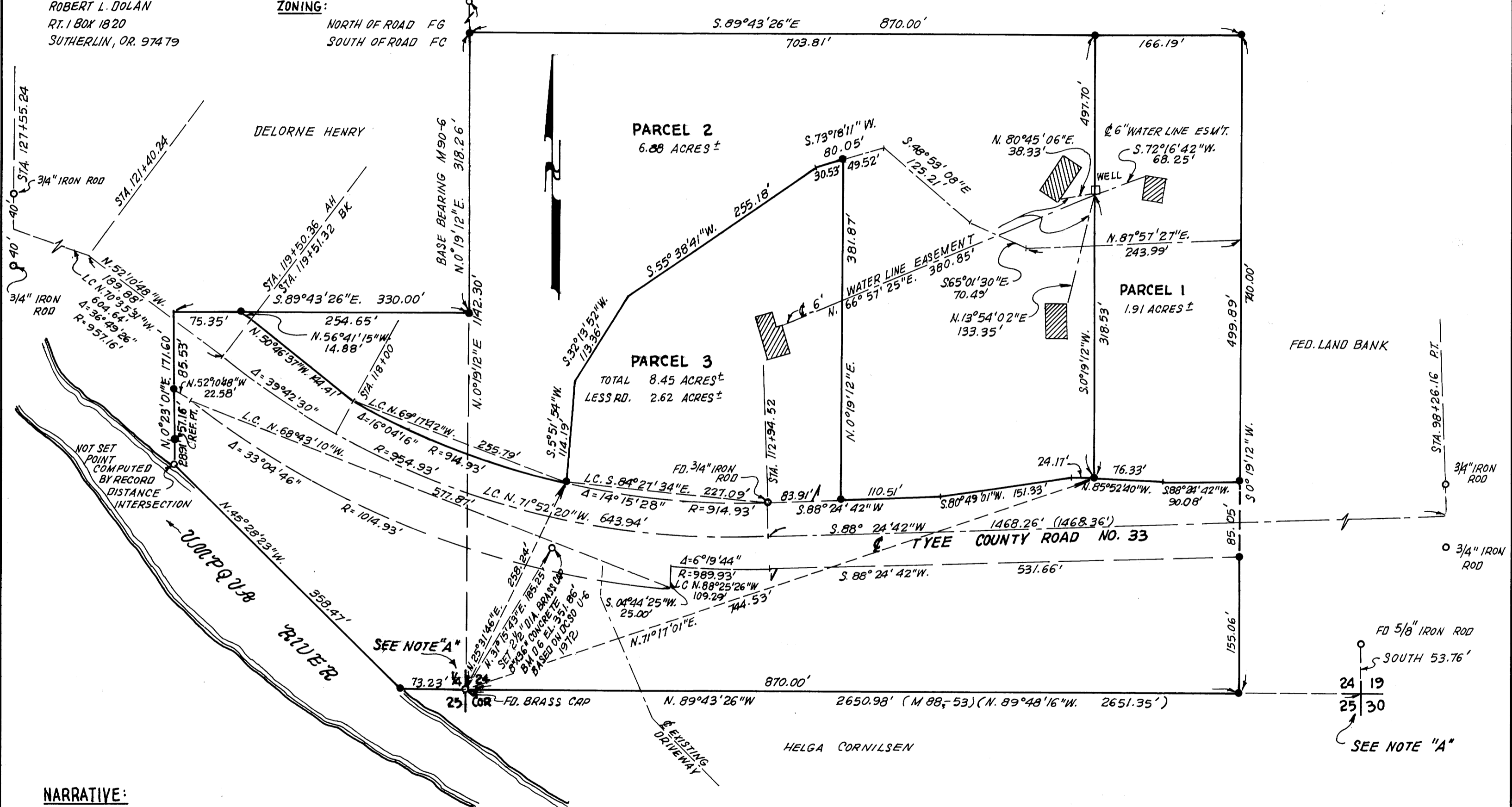
SCALE:
1"=100'

TOTAL NUMBER OF LOTS, 3
WATER SUPPLY, WELL
SEWER, SEPTIC SYSTEM

Legend:
● SET 5/8" X 30" IRON ROD W/CAP
○ FOUND 5/8" IRON ROD OR NOTED

ZONING:
NORTH OF ROAD FG
SOUTH OF ROAD FC

FED. LAND BANK



NARRATIVE:

NOTE "A" BRASS CAP FOR THE 1/4 CORNER WAS BENT APPROXIMATELY 0.5 WEST AND LOOSE IN THE GROUND. THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25 AND 30 (A 5/8" IRON ROD SET ON SURVEY M 88-53) WAS LOST BY DRIVEWAY CONSTRUCTION BEFORE SURVEY M 90-6 WAS DONE. POSITION OF BOTH CORNERS DETERMINED FROM M 90-6 CLOSED TRAVERSE SURVEY CONTROL. PROPERTY LINE SET PARALLEL TO THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 24 AND THE SOUTH SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 24 AND THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25 AND 30, ALSO COMPUTED AT RECORD DISTANCES FROM DEED NO. 80-09456. RECORDING NUMBER OF WATER LINE EASEMENTS 83-16095

APPROVALS:
Keith L. Cubic 12/29/83
PLANNING COMMISSION DATE

Francis L. Ingram 1-9-84
COUNTY SURVEYOR DATE

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

MAP FILE M 95-704

MAP FILE M 95-704

MINOR LAND PARTITION IN THE S.E. 1/4, SECTION 24, T.25S., R.7W., W.M., DOUGLAS CO., OREGON

PARCEL 1

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33 THAT BEARS N. 71°17'01"E 744.53 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 24 AND 25, T. 25S., R. 7W., W.M., DOUGLAS COUNTY, OREGON, THENCE N. 0°19'12"E 497.70 FT. TO A 5/8" IRON ROD, THENCE S. 89°43'26"E 166.19 FT. TO A 5/8" IRON ROD, THENCE S. 0°19'12"W 499.89 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF TYEE COUNTY ROAD NO. 33, THENCE ALONG SAID RIGHT-OF-WAY S. 88°24'42"W 90.08 FT. TO A POINT, THENCE N. 85°52'40"W 76.33 FT. TO THE POINT OF BEGINNING. ALL LOCATED IN THE S.E. 1/4, SECTION 24, T. 25S., R. 7W. W.M., DOUGLAS COUNTY, OREGON.

CONTAINS 1.91 ACRES MORE OR LESS.
SUBJECT TO A 30 FT. ROAD EASEMENT DESCRIBED BELOW

PARCEL 2

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33 THAT BEARS N. 71°17'01"E 744.53 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 24 AND 25, T. 25S., R. 7W., W.M., DOUGLAS COUNTY, OREGON, THENCE ALONG SAID RIGHT-OF-WAY N. 85°52'40"W 24.17 FT. TO A POINT, THENCE S. 80°49'01"W 151.33 FT. TO A POINT, THENCE S. 88°24'42"W 110.51 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY N. 0°19'12"E 381.87 FT. TO A 5/8" IRON ROD ON THE CENTERLINE OF A 30 FT. ROAD EASEMENT, THENCE ALONG SAID EASEMENT CENTERLINE, S. 73°18'11"W 30.53 FT. TO A POINT, THENCE S. 55°38'41"W 255.18 FT. TO A POINT THENCE S. 32°13'52"W 113.36 FT. TO A POINT, THENCE S. 5°51'54"W 114.19 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33, THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 914.93 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N. 69°17'42"W 255.79 FT.) TO A POINT THENCE N. 50°46'37"W 144.41 FT. TO A POINT, THENCE N. 56°41'15"W 14.88 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY S. 89°43'26"E 254.65 FT. TO A 5/8" IRON ROD, THENCE N. 0°19'12"E 318.26 FT. TO A 5/8" IRON ROD, THENCE S. 89°43'26"E 703.81 FT. TO A 5/8" IRON ROD, THENCE S. 0°19'12"W 497.70 FT. TO THE POINT OF BEGINNING. ALL SITUATED IN THE S.E. 1/4, SECTION 24, T. 25S., R. 7W., W.M., DOUGLAS COUNTY, OREGON.

CONTAINS 6.88 ACRES MORE OR LESS.
SUBJECT TO A 30 FT. ROAD EASEMENT DESCRIBED BELOW.

PARCEL 3

BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 24 AND 25, T. 25S., R. 7W., W.M., DOUGLAS COUNTY, OREGON, THENCE N. 89°43'26"W 73.23 FT. TO A 5/8" IRON ROD ON THE NORTHERLY BANK OF THE UMPQUA RIVER, THENCE ALONG THE RIVER BANK N. 45°28'23"W 358.47 FT. TO A POINT, THENCE LEAVING THE RIVER, N. 0°23'01"E, 86.07 FT. TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33, THENCE N. 0°23'01"E 85.53 FT. TO POINT ON SAID ROAD, THENCE S. 89°43'26"E 75.35 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF SAID ROAD, THENCE ALONG SAID RIGHT-OF-WAY S. 56°41'15"E 14.88 FT. TO A POINT, THENCE S. 50°46'37"E 144.41 FT. TO A POINT, THENCE ALONG THE ARC OF A 914.93 FT. CURVE LEFT (THE LONG CHORD OF WHICH BEARS S. 69°17'42"E 255.79 FT.) TO A 5/8" IRON ROD ON THE CENTERLINE OF A 30 FT. ROAD EASEMENT, THENCE ALONG SAID EASEMENT CENTERLINE N. 5°51'54"E 114.19 FT. TO A POINT, THENCE N. 32°13'52"E 113.36 FT. TO A POINT, THENCE N. 55°38'41"E 255.18 FT. TO A POINT, THENCE N. 73°18'11"E 30.53 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID ROAD EASEMENT S. 0°19'12"W 381.87 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33, THENCE ALONG SAID RIGHT-OF-WAY N. 88°24'42"E 110.51 FT. TO A POINT, THENCE N. 80°49'01"E 151.33 FT. TO A POINT, THENCE S. 85°52'40"E 24.17 FT. TO A 5/8" IRON ROD, THENCE S. 85°52'40"E 76.33 FT. TO A POINT, THENCE N. 88°24'42"E 90.08 FT. TO A 5/8" IRON ROD, THENCE S. 0°19'12"W 85.05 FT. TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD, THENCE LEAVING SAID RIGHT-OF-WAY S. 0°19'12"W 155.06 FT. TO A 5/8" IRON ROD THENCE N. 89°43'26"W 870.00 FT. TO THE POINT OF BEGINNING. ALL SITUATED IN THE S.E. 1/4, SECTION 24, T. 25S., R. 7W., W.M., DOUGLAS COUNTY, OREGON.

CONTAINS 8.45 ACRES MORE OR LESS, INCLUDING THE COUNTY ROAD.
SUBJECT TO A 30 FT. ROAD EASEMENT DESCRIBED BELOW. EXCEPTING THE COUNTY ROAD DESCRIBED BELOW.

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33 THAT BEARS N. 71°17'01"E 744.53 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 24 AND 25, T. 25S., R. 7W., W.M., DOUGLAS COUNTY, OREGON, THENCE PROCEEDING AS FOLLOWS: S. 85°52'40"E 76.33 FT., THENCE N. 88°24'42"E 90.08 FT. THENCE S. 0°19'12"W 85.05 FT., THENCE S. 88°24'42"W 531.66 FT., THENCE ALONG THE ARC OF A 989.93 FT. CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N. 88°25'36"W 109.29 FT.) THENCE S. 04°44'25"W 25.00 FT., THENCE ALONG THE ARC OF A 1014.93 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N. 68°43'10"W 577.87 FT., THENCE N. 52°10'48"W 22.58 FT., THENCE N. 0°23'01"E 85.53 FT., THENCE S. 89°43'26"E 75.35 FT., THENCE S. 56°41'15"E 14.88 FT., THENCE S. 50°46'37"E 144.41 FT., THENCE ALONG THE ARC OF A 914.93 FT. CURVE LEFT (THE LONG CHORD OF WHICH BEARS S. 69°17'42"E 255.79 FT.), THENCE ALONG THE ARC OF A 914.93 FT. CURVE LEFT (THE LONG CHORD OF WHICH BEARS S. 84°27'34"E 227.09 FT.) THENCE N. 88°24'42"E 194.42 FT., THENCE N. 80°49'01"E 151.33 FT., THENCE S. 85°52'40"E 24.17 FT. TO THE POINT OF BEGINNING.

CONTAINS 2.62 ACRES MORE OR LESS.

A 30 FT. ROAD EASEMENT THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF TYEE COUNTY ROAD NO. 33 THAT BEARS N. 25°31'46"E 258.24 FT. FROM THE 1/4 CORNER COMMON TO SECTION 24 AND 25, T. 25S., R. 7W., W.M., DOUGLAS COUNTY, OREGON. THENCE N. 5°51'54"E 114.19 FT. TO A POINT, THENCE N. 32°13'52"E 113.36 FT. THENCE N. 55°38'41"E 255.18 FT. TO A POINT, THENCE N. 73°18'11"E 30.53 FT. TO A 5/8" IRON ROD, THENCE N. 73°18'11"E 49.52 FT. TO A POINT, THENCE S. 48°53'08"E 125.21 FT. TO A POINT, THENCE S. 65°01'30"E 70.49 FT. TO A POINT, THENCE N. 87°57'27"E 243.99 FT. MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 80-09456.

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓

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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:
1984 JAN 10 AM 8:44
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Meredith
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

84- 432
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076

36.8-89-95B