

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Minor Land Partition in The
SE 1/4 of the NW 1/4 of Sec.
9, T28S, R7W, W.M.
Douglas County, Oregon

DESCRIPTIONS

PARCEL NO. 1

Beginning at a 5/8 inch iron rod, from which the Northwest 1/16 corner of Section 9, T28S, R7W, W.M., Douglas County, Oregon, bears N39°07'16"W, a distance of 231.49 feet;

thence S88°45'43"E, a distance of 183.03 feet to a 5/8 inch iron rod;

thence S28°59'48"W, a distance of 347.24 feet to a 5/8 inch iron rod;

thence N61°40'47"W, a distance of 169.09 feet to a 5/8 inch iron rod;

thence N30°32'19"E, a distance of 264.08 feet to the point of beginning and containing 1.16 acres more or less, and all being situated in the SE 1/4 of the NW 1/4 of Section 9, T28S, R7W, W.M., Douglas County, Oregon.

EASEMENT ACROSS PARCEL NO. 1

Above parcel No. 1 is subject to a 20 foot wide access easement for ingress and egress being retained by John W. and Sandra L. Erbe to their property in Parcel No. 2, described below.

The description of the 20 foot wide access easements across Parcel No. 1 is as follows:

The access easement is 10.0 feet wide on each side of the following described centerline:

Said easement centerline commences at a point on the westerly boundary of said Parcel No. 1, which points of beginning is S39°07'16"E a distance of 231.49 feet and S30°32'19"W a distance of 46.00 feet from the NW 1/16 corner of said Section 9;

thence the easement centerline bears S83°22'54"E distance of 19.00 feet;

thence N67°44'20"E a distance of 80.00 feet;

thence S88°45'43"E a distance of 108.00 feet to the east boundary of said Parcel No. 1.

EASEMENT FOR ACCESS TO PARCEL NO. 1

An access easement for ingress and egress to above described Parcel No. 1 from a County road (known as Larson Road) is described as follows:

Said access easement is 60 feet in width, being 30.0 feet wide on each side of the following described easement centerline:

Said easement centerline begins on the north line of the SE 1/4 of the NW 1/4 of said Section 9 at a point that is S84°57'47"E a distance of 207.25 feet from the NW 1/16 corner of said Section 9;

thence the easement centerline bears S30°32'19"W a distance of 404.96 feet to the west line of said SE 1/4 of the NW 1/4 of Section 9.

The right of way boundaries of above described access easement are lengthened or shortened as necessary to intercept the boundaries of said SE 1/4 of the NW 1/4 of Section 9.

DESCRIPTIONS
Page 2

PARCEL NO. 2

The North 1/2 of the SE 1/4 of the NW 1/4 of Section 9, T28S, R7W, W.M., Douglas County, Oregon, less above described Parcel No. 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B.A. Shaner

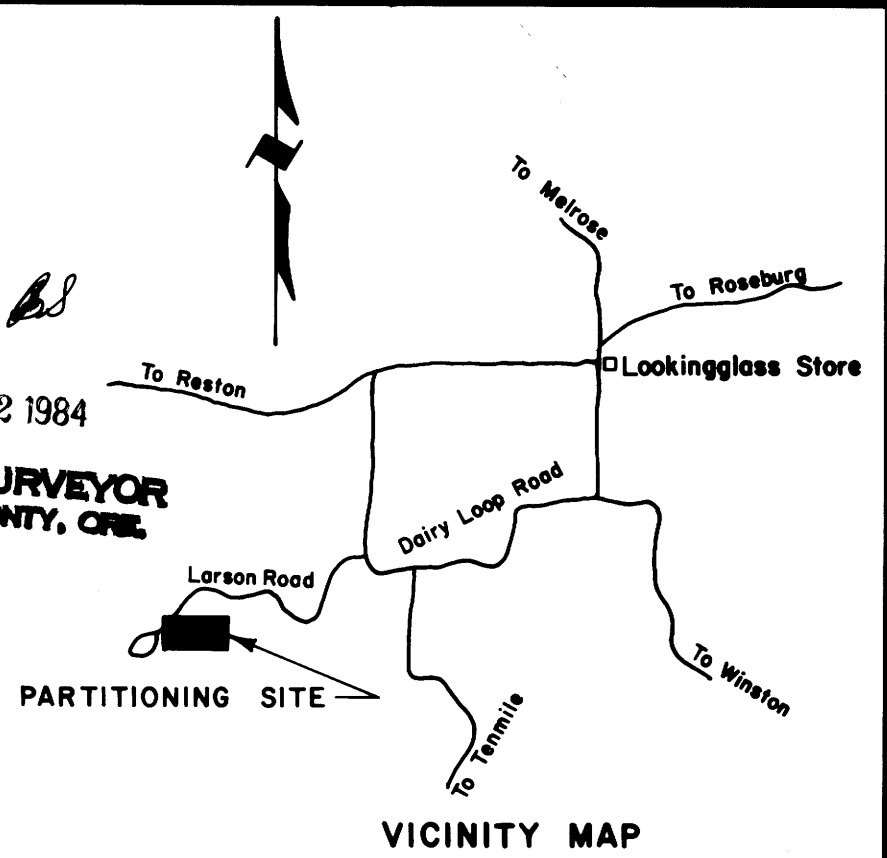
OREGON
OCT. 4, 1957
BRUCE A. SHANER
430

Feb. 20, 1984

FILED
RECEIVED

MAR 22 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



Partitioner & Legal Owner of Record:
John W. & Sandra L. Erbe
1868 Larson Road
Roseburg, Oregon 97470

Total No. of Lots: 2

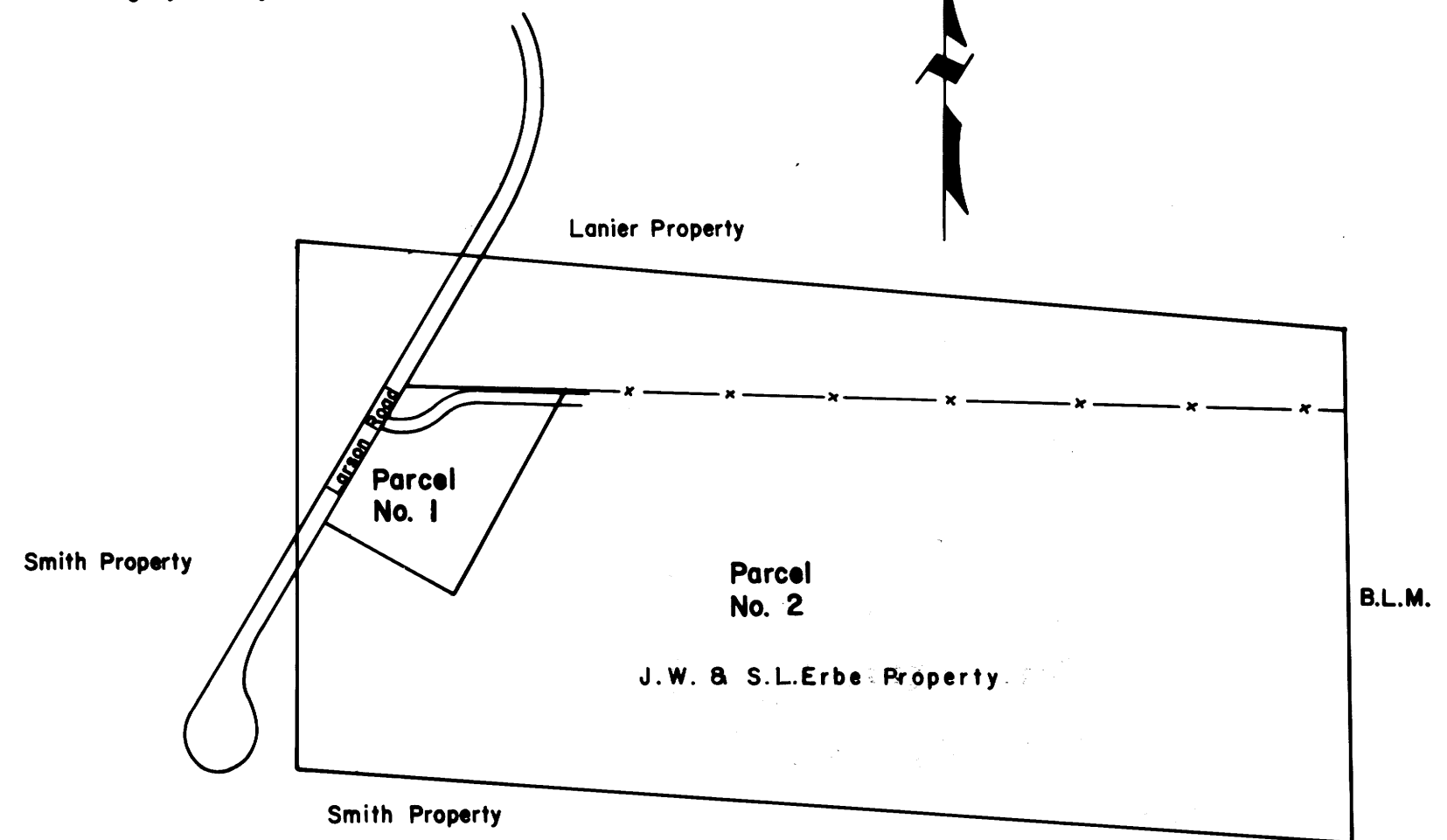
Water Supply: Umpqua Basin Water

Sewer Supply: Septic

Map Prepared by:
Shaner Engineering, Inc.
P.O. Box 1430
Roseburg, Oregon 97470

Keith L. Cubic 3/9/84
Planning Commission Date

Larry E. Morrison DEPUTY 3-22-84
County Surveyor Date



SCHEMATIC DIAGRAM

MAP FILE 1096-1984

MAP FILE 1096-1984

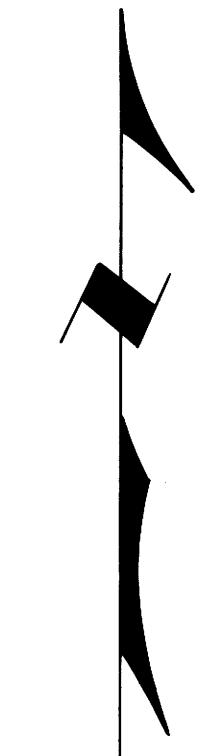
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 Douglas County, Oregon

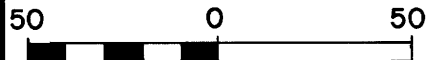
LEGEND

- Corner Found (as described) ●
- Corner Set, 5/8" x 32" Iron Rod w/Alum. Cap "Shaner Engineering" ○
- Corner Computed ●
- Fence, Woven Wire — x — x —

FILED *BS*
 RECEIVED *SL*
 MAR 22 1984
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
BS



Basis of Bearings per 1983
 U.S. B.L.M. Cadastral Survey



Scale: 1 inch = 50 feet

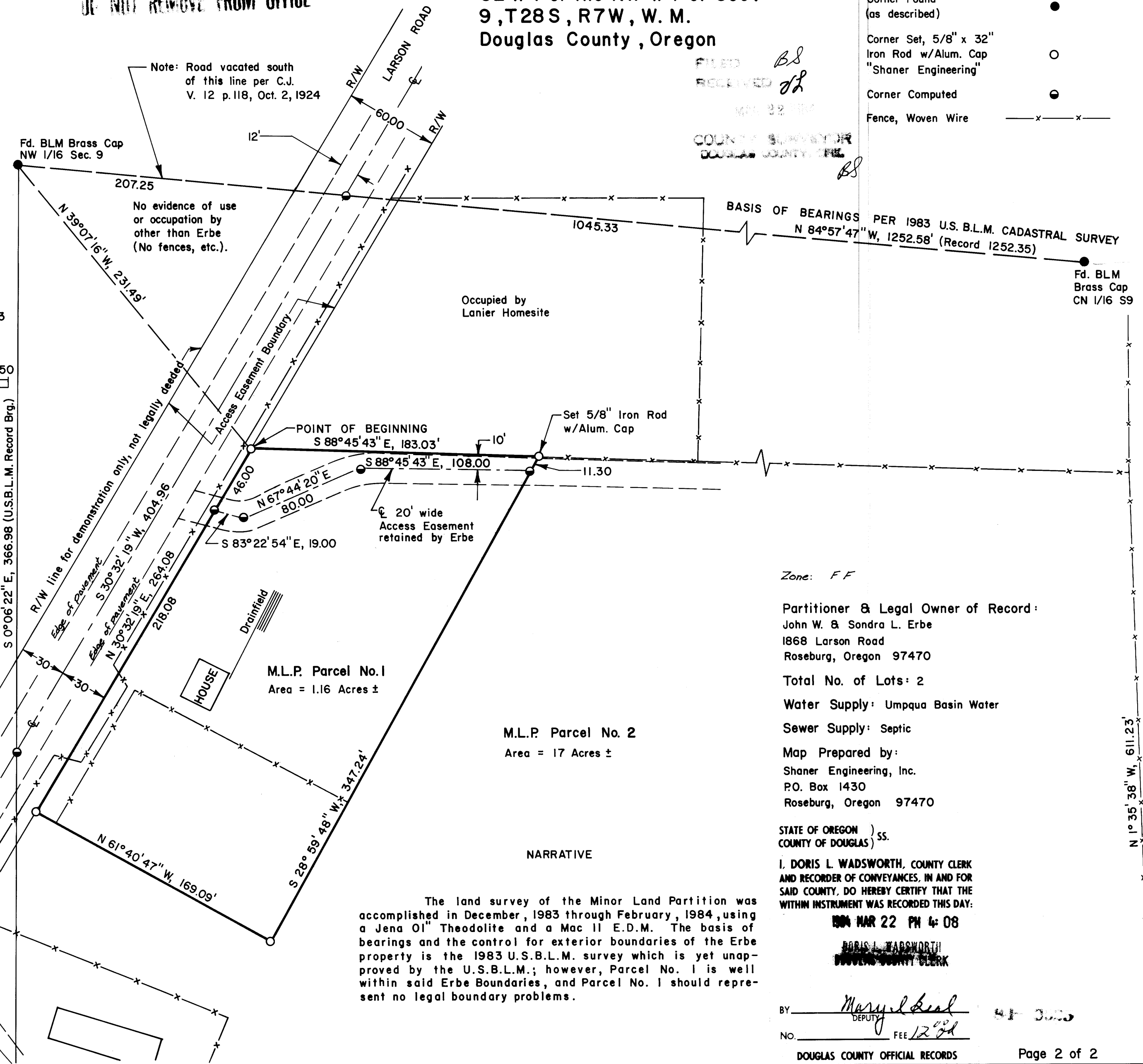
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

BA Shaner

OREGON
 OCT 4 1957
 BRUCE A SHANER
 430

Feb. 20, 1984

Smith Property



BASIS OF BEARINGS PER 1983 U.S. B.L.M. CADASTRAL SURVEY
 N 84°57'47" W, 1252.58' (Record 1252.35)

Fd. BLM
 Brass Cap
 CN 1/16 S9

Occupied by
 Lanier Homesite

POINT OF BEGINNING
 S 88°45'43" E, 183.03'

Set 5/8" Iron Rod
 w/Alum. Cap

20' wide
 Access Easement
 retained by Erbe

Zone: FF

Partitioner & Legal Owner of Record:
 John W. & Sondra L. Erbe
 1868 Larson Road
 Roseburg, Oregon 97470

Total No. of Lots: 2

Water Supply: Umpqua Basin Water

Sewer Supply: Septic

Map Prepared by:
 Shaner Engineering, Inc.
 P.O. Box 1430
 Roseburg, Oregon 97470

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:

MAR 22 PH 4: 08

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

BY Mary J. Deal
 DEPUTY
 NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE M96-19B

M96-19B