

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

PARTITIONER AND LEGAL OWNER OF RECORD:
SAM W. MOORE
449 AGATE ST.
SUTHERLIN OR. 97479

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

FED. LAND BANK

FILED *BS*
RECEIVED *BS*

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

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

DATE:
MARCH 1984

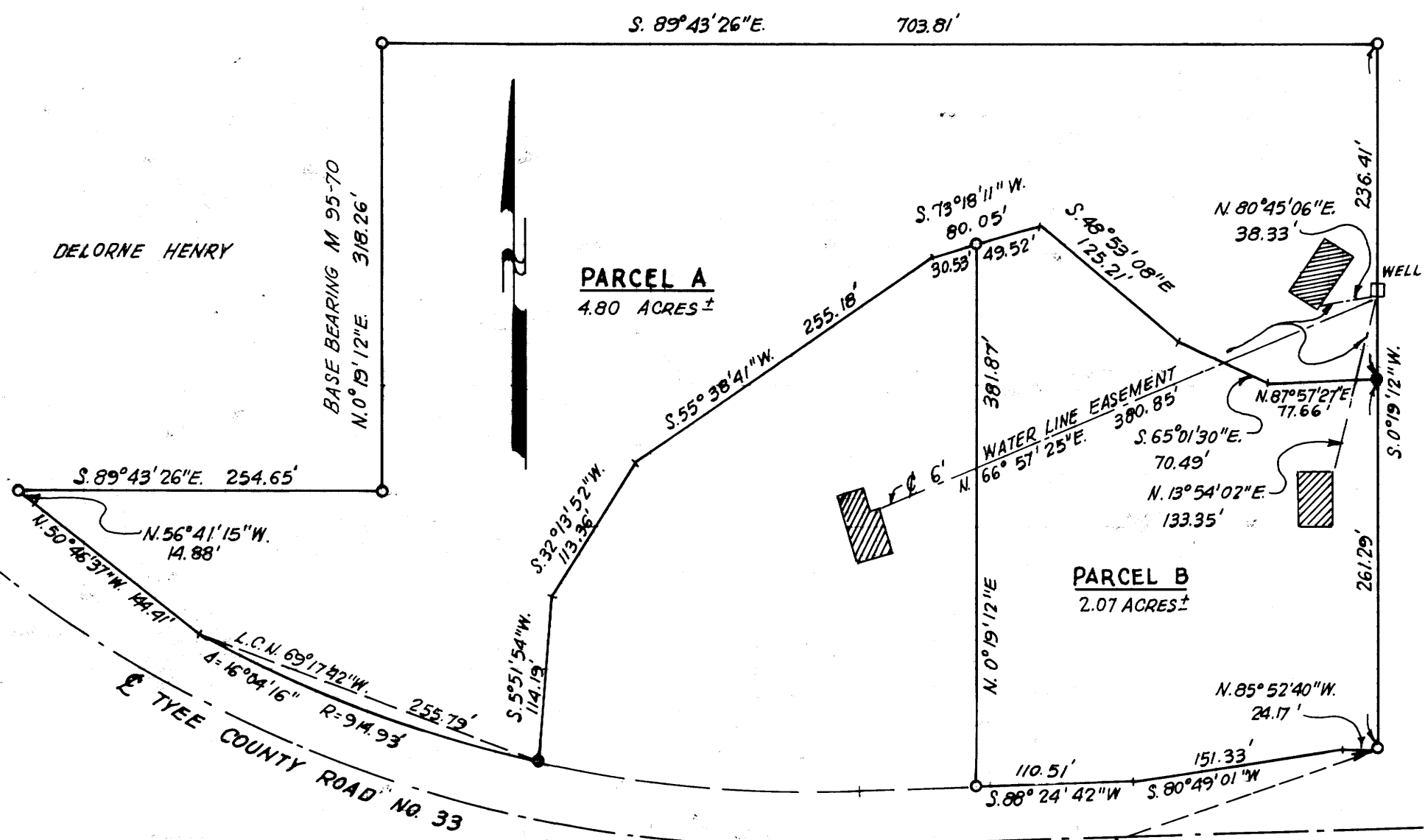
SCALE:
1" = 100'

TOTAL NUMBER OF LOTS, 2

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



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 MAR 28 PM 3:53

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: *Mary Beal*
DEPUTY
NO. _____ FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

84-3769

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Dolan
OREGON
JULY 30, 1978
ROBERT L. DOLAN
1076

NARRATIVE:

SURVEY TO MONUMENT ONE CORNER AND PARTITION PARCEL 2 OF MINOR LAND PARTITION NO. M-95-70
INSTRUMENTS: THEODOLITE AND DISTANCE METER
6 FT. WIDE WATERLINE EASEMENTS RECORDED IN DOUGLAS COUNTY RECORDERS INSTRUMENT NO. 83-16095
REFERENCES: MINOR LAND PARTITION NO. M-95-70
SEPTIC TANKS AND LEACH FIELDS LIE TO THE WEST OF EACH HOUSE.

PARCEL A

BEGINNING AT A 5/8" IRON ROD ON THE CENTERLINE OF A 30 FT. ROAD EASEMENT THAT BEARS N.71°17'01"E 744.53 FT. AND N.0°19'12"E 261.29 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 24 AND 25, T.25S., R.7W., W.M., DOUGLAS COUNTY, OREGON, THENCE ALONG SAID ROAD EASEMENT CENTERLINE S.87°57'27"W, 77.66 FT. TO A POINT, THENCE N.65°01'30"W 70.49 FT. TO A POINT, THENCE N.48°53'08"W, 125.21 FT. TO A POINT THENCE S.73°18'11"W 49.52 FT. TO A 5/8" IRON ROD, THENCE 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.63°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, 236.41 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 4.80 ACRES MORE OR LESS. SUBJECT TO A 30 FT. ROAD EASEMENT DESCRIBED BELOW

PARCEL B

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 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, 77.66 FT. TO A 5/8" IRON ROD, THENCE S.0°19'12"W, 261.29 FT. TO THE POINT OF BEGINNING. CONTAINS 2.07 ACRES MORE OR LESS. SUBJECT TO A 30 FT. ROAD EASEMENT DESCRIBED BELOW.

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 COUNTY ROAD NO. 33 THAT BEARS N.25°31'46"E 258.24 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 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.

APPROVALS:

Frank Nielsen 3/26/84
PLANNING DIRECTOR DATE

Larry E. M... DEPUTY 3-28-84
COUNTY SURVEYOR DATE

MAP FILE M 96 - 25