MAP FILE M96 - 66

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

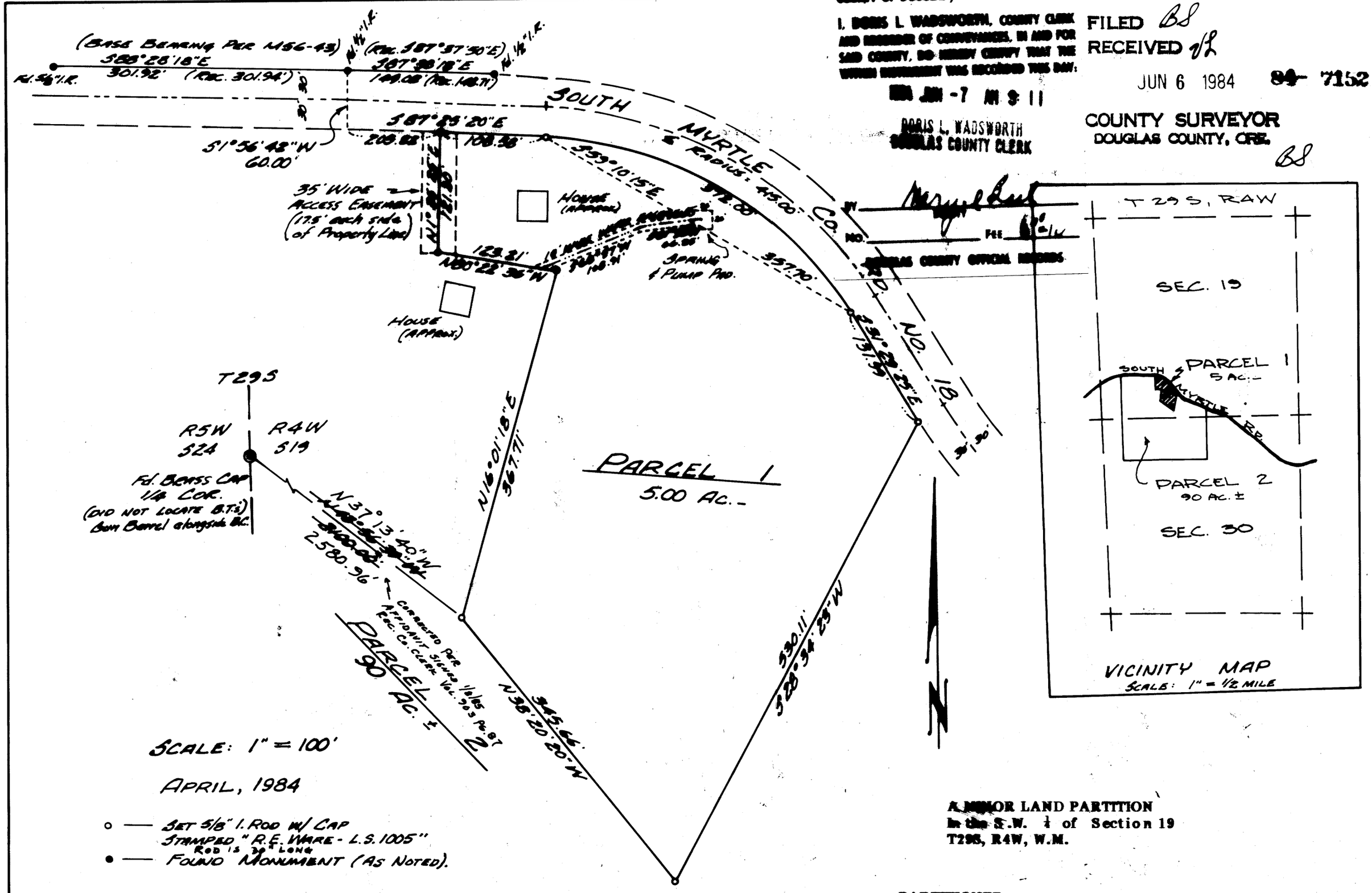
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:
1984 JUN -7 AM 9:11

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

FILED BS
RECEIVED
JUN 6 1984
84- 7152

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS

BY Mary Lee
NO. FEE
DOUGLAS COUNTY OFFICIAL RECORDS



A MINOR LAND PARTITION
In the S.W. ¼ of Section 19
T29S, R4W, W.M.

PARTITIONER:

Roy & Mary Anderson
772 Solana Drive
Lafayette, California 94549

SURVEYOR:

Romney Ware
2771 N.W. Garden Valley Rd.
Roseburg, Oregon 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Romanso E. Ware
OREGON
NOV. 18, 1973
ROMANSO E. WARE
1005

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

NARRATIVE:

Survey for the purpose of creating a 5.00 acre± parcel out of a 95 acre± parcel (described in Instrument No. 83-4565 in the Deed Records of Douglas County, Oregon). Basis of bearings per Survey filed as M56-43 in the Douglas County Surveyors Office. The southerly right-of-way line of South Myrtle County Rd. No. 18 was established by measuring 30 feet from the traveled centerline.
Field crew: Mike Riggan & Mike Saylor.
Equipment: Wild T-16 theodolite mounted with a Nikkon ND160 E.D.M.
Office Computations & Drafting: Romey Ware

Keith L. Cubic — 6/5/84
Douglas Co. Planning Dept. — Date

Francis L. Ingram — 6-6-84
Douglas County Surveyor — Date

On site septic systems are wholly contained within each parcel.

The water source is a spring, to be used in common, with easement along an existing waterline to serve Parcel Two.

DESCRIPTIONS:

PARCEL ONE: (Zoned EFU)

A parcel of land lying in Section 19, Township 29 South, Range 4 West, Willamette Meridian and being a portion of that property described in Instrument No. 83-4565 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the West ¼ Corner of the above said Section 19 bears N43°56'39"W 2100.00 feet; thence N16°01'18"E 367.71 feet to a 5/8" iron rod; thence N80°22'36"W 123.21 feet to a 5/8" iron rod; thence N1°35'25"E 121.20 feet to a 5/8" iron rod in the southerly line of South Myrtle County Road No. 18; thence along said southerly line as follows: S87°25'20"E 108.58 feet to a 5/8" iron rod, along the arc of a 385.00 foot radius curve to the right (the long chord of which bears S59°10'15"E 357.70 feet) 372.00 feet to a 5/8" iron rod, and S31°29'25"E 131.99 feet to a 5/8" iron rod; thence leaving said southerly line S28°34'23"W 530.11 feet to a 5/8" iron rod; thence N38°20'20"W 345.66 feet to the point of beginning and containing 5.00 acres of land, more or less.

PARCEL TWO: (Zoned TR & EFU)

All that property described in Instrument No. 83-4565 in the Deed Records of Douglas County, Oregon, excepting the above described Parcel One.

35 FOOT WIDE ACCESS EASEMENT:

An easement lying in Section 19, Township 29 South, Range 4 West, Willamette Meridian, being 35 feet in width, 17.5 feet each side of a centerline more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of South Myrtle County Road No. 18 from which point the West ¼ Corner of the above said Section 19 bears ~~N54°44'00"W~~ N44°43'20"W ~~1763.40~~ 2195.37 feet; thence S1°35'25"W 123.0 feet to a point and there terminating.

10 FOOT WIDE WATERLINE EASEMENT:

An easement lying in Section 19, Township 29 South, Range 4 West, Willamette Meridian, being 10 feet in width, 5 feet each side of an existing waterline more generally described as follows:

Beginning at a point from which the West ¼ Corner of the above said Section 19 bears ~~N57°03'07"W 2095.00~~ N47°41'W 2451.22' feet; thence along said centerline S81°58'W 66.25 feet and S68°57'W 126.00 feet to a point and there terminating.

20' x 20' EASEMENT FOR WATER SPRING & PUMP PAD:

An easement lying in Section 19, Township 29 South, Range 4 West, Willamette Meridian, the perimeter of which is more particularly described as follows:

Beginning at a point from which the West ¼ Corner of the above said Section 19 bears ~~N57°00'00"W 2021.00~~ N47°41'54"W 2437.10' feet; thence East 20.00 feet; thence South 20.00 feet; thence West 20.00 feet; thence North 20.00 feet to the point of beginning.

CORRECTIONS PER AFFIDAVIT RECORDED CO. CLERK VOL. 903 PG. 87 1/9/85

84-8-115

MAP FILE M96 - 66

85- 340

BOOK 903 PAGE 87

AFFIDAVIT OF CORRECTION (Survey)

FILED
RECEIVED
JAN 9 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

I, Romanso E. Ware, being duly sworn, depose and say that I am the surveyor who surveyed the property as depicted, filed and recorded in C.S. M 96-66, Douglas County, Oregon Survey Records: and

The following correction (s) to said plat is (are) necessary and is (are) as follows:

1. Tie distance and bearing to the West ¼ Corner of Section 19, T29S, R4W,W.M. should be corrected to read "N37°13'40"W 2580.96' ". The descriptions on map are corrected to reflect the correct tie information.

The present fee owner (s) of the property materially affected by said affidavit is (are) as follows:

1. Roy & Mary Anderson

2.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Romanso E. Ware
OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005

Romanso E. Ware
Romanso E. Ware

Registered Professional Land Surveyor
2771 N.W. Garden Valley Rd.
Roseburg, Oregon 97470

NOTARY CERTIFICATE:

STATE OF OREGON)
ss
COUNTY OF DOUGLAS)

Subscribed and sworn to before me this 8th day of January, 1985.

Virginia A. Langen
Notary Public for the State of Oregon
My Commission Expires 7-12-85

COUNTY SURVEYOR APPROVAL:

I, Fritz Ingram, Douglas County Surveyor, do hereby certify that said affidavit of Correction for C.S. M 96-66 has been examined by me and that it complies with ORS 209.255.

Francis L. Ingram
Douglas County Surveyor

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:

1985 JAN -9 PM 3 32

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary Lebel
DEPUTY
NO. 0 FEE 4.00

DOUGLAS COUNTY OFFICIAL RECORDS

C.S. File No. 62/17

HANDOFF

85- 340

LOT CLOSURE AND AREA COMPUTATION

PROJECT TITLE M 96-66
DATE 1-4-85

BLOCK LOT

BEARING	DISTANCE	LATITUDE	DEPARTURE	NORTH	EAST	PT
				10000.000	10000.000	1
S 0 21 ′ 46 " W	1180.540	- 1180.516	- 7.474	8819.483	9992.525	2
S 88 44 ′ 26 " E	87.980	- 1.933	87.958	8817.549	10080.484	3
S 88 44 ′ 26 " E	964.300	- 21.195	964.067	8796.354	11044.551	4
S 0 13 ′ 20 " W	279.060	- 279.057	- 1.082	8517.296	11043.468	5
S 88 28 ′ 18 " E	301.920	- 8.052	301.812	8509.244	11345.281	6
S 1 56 ′ 42 " W	60.000	- 59.965	- 2.036	8449.278	11343.244	7
S 87 25 ′ 20 " E	203.820	- 9.166	203.613	8440.112	11546.858	8
S 1 35 ′ 25 " W	121.200	- 121.153	- 3.363	8318.958	11543.495	9
S 80 22 ′ 36 " E	123.210	- 20.597	121.476	8298.361	11664.971	10
S 16 1 ′ 18 " W	367.710	- 353.427	- 101.488	7944.934	11563.483	11

ERROR OF CLOSURE IS 1 PART IN 1
S 37 15 ′ 49 " E 2582.203 - 2055.065 1563.483
AREA = 1193151 SQ FT OR 27.39 ACRES

BLOCK LOT

BEARING	DISTANCE	LATITUDE	DEPARTURE	NORTH	EAST	PT	
				10000.000	10000.000	1	
S 0 27 ′ 46 " W	1180.540	- 1180.501	- 9.535	8819.498	9990.464	2	
S 0 27 ′ 46 " W	538.170	- 538.152	- 4.346	8281.346	9986.118	3	
N 51 38 ′ 7 " E	274.980	170.670	215.605	8452.016	10201.723	4	
N 62 51 ′ 16 " E	176.580	80.565	157.129	8532.581	10358.853	5	
N 86 48 ′ 7 " E	202.140	11.276	201.825	8543.858	10560.678	6	
S 86 50 ′ 15 " E	481.470	- 26.561	480.736	8517.296	11041.415	7	
S 88 28 ′ 18 " E	301.920	- 8.052	301.812	8509.244	11343.227	8	
S 1 56 ′ 42 " W	60.000	- 59.965	- 2.036	8449.278	11341.191	9	
S 87 25 ′ 20 " E	203.820	- 9.166	203.613	8440.111	11544.804	10	A
S 1 35 ′ 25 " W	121.200	- 121.153	- 3.363	8318.958	11541.441	11	B
S 80 22 ′ 36 " E	123.210	- 20.597	121.476	8298.361	11662.917	12	C
S 16 1 ′ 18 " W	367.710	- 353.427	- 101.488	7944.934	11561.429	13	D

0.52 FT % DIF.
1.24 DIF DIST

1.35 FT
CLOSING ERROR

ERROR OF CLOSURE IS 1 PART IN 1
S 37 13 ′ 38 " E 2580.960 - 2055.065 1561.429
AREA = 858608 SQ FT OR 19.71 ACRES

BLOCK LOT

BEARING	DISTANCE	LATITUDE	DEPARTURE	NORTH	EAST	PT	
				10000.000	10000.000	1	
S 44 43 ′ 20 " E	2195.370	- 1559.868	1544.816	8440.131	11544.816	2	A

ERROR OF CLOSURE IS 1 PART IN 1
S 44 43 ′ 19 " E 2195.370 - 1559.868 1544.816
AREA = 1204855 SQ FT OR 27.66 ACRES

BLOCK LOT

BEARING	DISTANCE	LATITUDE	DEPARTURE	NORTH	EAST	PT

C.S. 62/17

					10000.000	10000.000	1
S 47 41 ′ 0 " E	2451.220	-	1650.229	1812.518	8349.770	11812.518	2

ERROR OF CLOSURE IS 1 PART IN 1
S 47 41 ′ 0 " E 2451.220 - 1650.229 1812.518
AREA = 1495535 SQ FT OR 34.33 ACRES

BLOCK LOT

BEARING	DISTANCE		LATITUDE	DEPARTURE	NORTH	EAST	PT
					10000.000	10000.000	1
S 47 41 ′ 54 " E	2437.100	-	1640.251	1802.507	8359.748	11802.507	2

ERROR OF CLOSURE IS 1 PART IN 1
S 47 41 ′ 54 " E 2437.100 - 1640.251 1802.507
AREA = 1478282 SQ FT OR 33.94 ACRES

C.S. 62/17

LOT CLOSURE AND AREA COMPUTATION

PROJECT TITLE M 96-66
DATE 1-4-85

BLOCK LOT

10 FT H_2O LINE EASEMENT

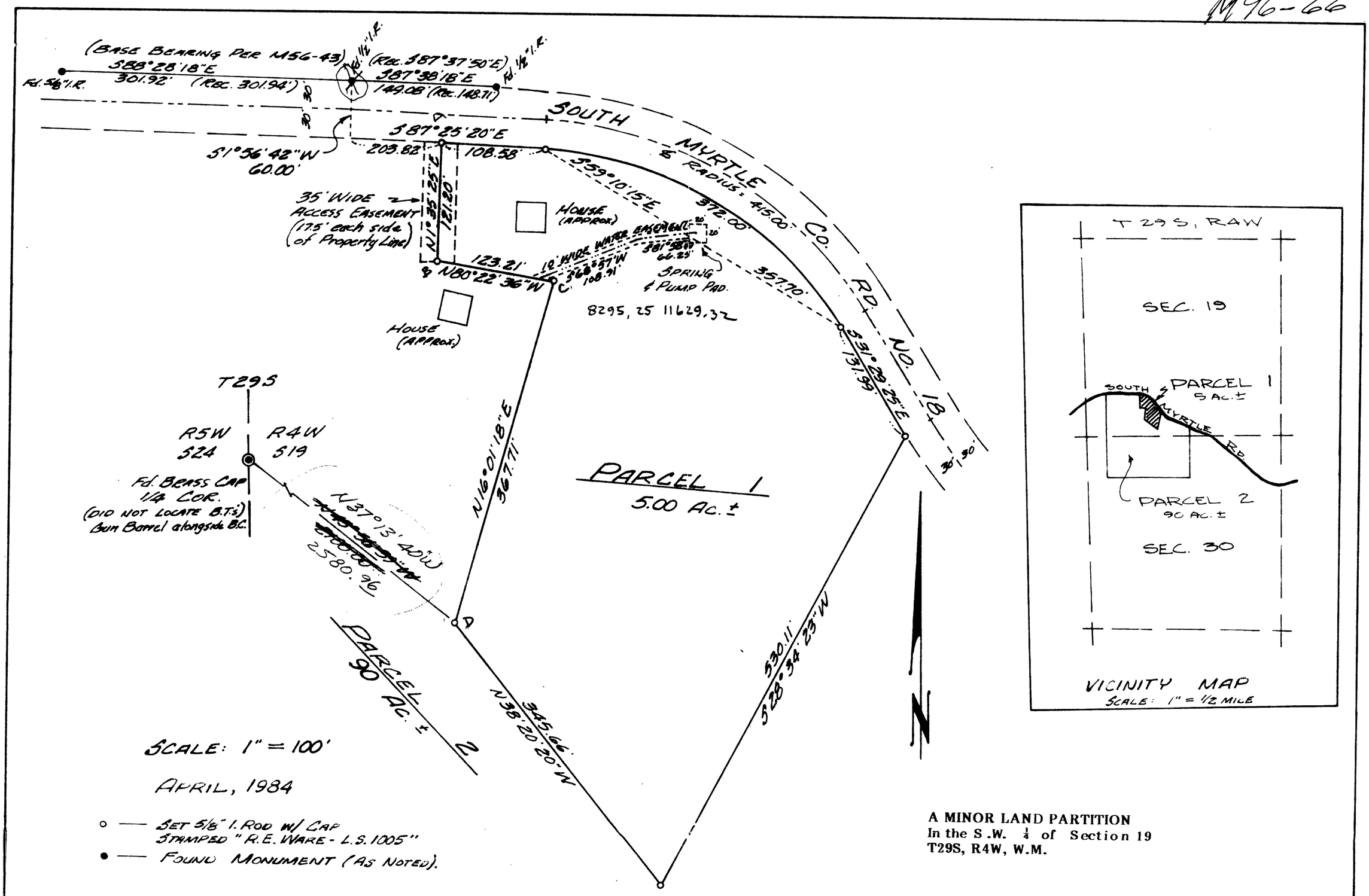
BEARING	DISTANCE	LATITUDE	DEPARTURE	NORTH	EAST	PT
				10000.000	10000.000	1
S 47 41 ' 0 " E	2451.220	- 1650.229	1812.518	8349.770	11812.518	2
S 81 58 ' 0 " W	66.250	- 9.258	- 65.599	8340.512	11746.918	3
S 68 57 ' 0 " W	126.000	- 45.256	- 117.591	8295.255	11629.327	4

ERROR OF CLOSURE IS 1 PART IN 1
S 43 42 ' 15 " E 2358.147 - 1704.744 1629.327
AREA = 1588412 SQ FT OR 36.46 ACRES

STATION	BEARING	DISTANCE	LATITUDE	DEPARTURE	NORTHING	EASTING	
A					8295.250	11629.320	
	N 84 42 34.693 E	33.740	+ 3.111	+ 33.597			
B					8298.361	11662.917	INTERIOR L CORNER PARCEL 1

C.S. 62/17

M96-66



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NARRATIVE:

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Office Computations & Drafting: Romey Ware

Douglas Co. Planning Dept. _____ Date _____

Douglas County Surveyor _____ Date _____

C.S. 62/17