

Plat 19 4274

A MINOR LAND PARTITION LYING IN LOT 25, SCHMOLL PLAT 'A', IN THE SE 1/4 OF SEC. 7, T30N, R5W, W.M.

PARTITIONER:

JAMES G. & WANDA M. ANDERSON
592 WEAVER ROAD
MYRTLE CREEK, OR 97457

OWNER:

JAMES G. & WANDA M. ANDERSON
592 WEAVER ROAD
MYRTLE CREEK, OR 97457

WATER & SEWER: TRI-CITY WATER

SURVEY BY:

DONALD A. BENTZ, INC.
POST OFFICE BOX 901
WINCHESTER, OR 97495
(503) 673-0166

COUNTY SURVEYOR
DELAWARE COUNTY, ORE.

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

ZONING R-1

LEGEND:

- - FOUND MONUMENT AND NOTED
- - SET 5/8" X 30" IRON ROD WITH ZAP MARKED "BENTZ SURVEY, INC."
- x- FENCE

FD. 1 1/2" I.P.
N 25° 09' 26" E
49.93' (50.00')

FD. 2" I.P. W/ 1" I.P. IN MIDDLE
N 63° 54' 41" W
105.11' (99.65')

04° 21' 02" E 5.09'

FD. 2" I.P. W/ 1/2" I.P. IN MIDDLE - BEING THE ORIGINAL NW CORNER OF LOT 25, SCHMOLL PLAT 'A'
N 75° 00' 07" W 73.45'
(N 74° 57' W 73.5')

075° 00' 07" E 71.93'

061° 42' 07" E 16.55'

061° 42' 07" E 85.00'

061° 42' 07" E 30.00'

159.55'

186.29'

203.23'

208.71'

208.70'

101.33'

60.00'

47.37'

155.61'

N 17° 18' 05" E

N 24° 51' 50" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

N 4° 21' 02" E

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 18, 1984
DONALD A. BENTZ
839

INST. NO. 72-10578

SCALE: 1" = 50'
AUGUST 1984

FD. 1" I.P.
SW CORNER
LOT 25
SCHMOLL PLAT 'A'

589° 27' E 564.19' (RECORD 564.10')

BASIS OF BEARING PER PLAT OF SCHMOLL PLAT 'A'

FD. 1" I.P.
FD. 1" I.P.
10.88'

SHEET 1 OF 2

MAP FILE M97-32A

MAP FILE M97-32A

A MINOR LAND PARTITION, LYING IN LOT 25, SCHMOLL PLAT 'A', IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON: continued . . .

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

NARRATIVE:

Northwest, Southwest and Southeast corners were found and a 1/2 inch iron pipe on the northerly line of Susan Street (call point 'A'). No monument along highway could be found. Proportion between Point 'A' and the southeast corner I established northeast corner (maintaining 50' right-of-way). Then by using proportion to northwest corner and 50' right-of-way, I established angle point on north side of parcel. Angle point on north line determined by distance - distance intersection maintaining 50' right-of-way on Susan Street.

Field crew: Dave Delatte and Greg Lang. Computations by Donald A. Bentz. Drafting by Kelli Calderwood.
Equipment used: Wild T-1 Theodolite and a Red-1 Distancemeter.

PARCEL 1:

A parcel of land lying in the Southeast quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod with plastic cap on the southerly right-of-way of Susan Street, said point bears South 4° 21' 02" East 5.09 feet, South 75° 00' 07" East 71.93 feet, and South 61° 42' 07" East 101.55 feet from the original northwest corner of Lot 25, Schmolli Plat 'A', in the Southeast quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence South 24° 51' 50" West 186.29 feet to a 5/8 inch iron rod with plastic cap on a northerly boundary of that property described in Instrument No. 72-10578, Records of Douglas County, Oregon; thence along said northerly boundary South 61° 49' 29" East 101.33 feet to a 5/8 inch iron rod with plastic cap; thence North 4° 21' 02" East 203.23 feet to a 5/8 inch iron rod with plastic cap on the southerly right-of-way line of Susan Street; thence along said right-of-way line North 61° 42' 07" West 30.00 feet to the point of beginning, and containing 0.28 acres, more or less.

PARCEL 2:

A parcel of land lying in the Southeast quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod with plastic cap on the southerly right-of-way of Susan Street, said point bears South 4° 21' 02" East 5.09 feet, South 75° 00' 07" East 71.93 feet, and South 61° 42' 07" East 16.55 feet from the original northwest corner of Lot 25, Schmolli Plat 'A', in the Southeast quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence South 17° 18' 05" West 189.56 feet to a 5/8 inch iron rod with plastic cap on a northerly boundary of that property described in Instrument No. 72-10578, Records of Douglas County, Oregon; thence along said northerly boundary South 61° 49' 29" East 60.00 feet to a 5/8 inch iron rod with plastic cap; thence North 24° 51' 50" East 186.29 feet to a 5/8 inch iron rod with plastic cap on the southerly right-of-way of Susan Street; thence along said right-of-way North 61° 42' 07" West 85.00 feet to the point of beginning, and containing 0.31 acres, more or less.

PARCEL 3:

A parcel of land lying in the Southeast quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod with plastic cap on the southerly right-of-way of Susan Street, said point bears South 4° 21' 02" East 5.09 feet from the original northwest corner of Lot 25, Schmolli Plat 'A', in the Southeast quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence South 4° 21' 02" West 185.61 feet along the west line of said Lot 25 to a 5/8 inch iron rod with plastic cap at the northwest corner of that parcel described in Instrument No. 72-10578, Records of Douglas County, Oregon; thence South 61° 49' 29" East 47.37 feet along a northerly boundary of that property described in said Instrument No. 72-10578 to a 5/8 inch iron rod with plastic cap; thence North 17° 18' 05" East 189.56 feet to a 5/8 inch iron rod with plastic cap on the southerly right-of-way of Susan Street; thence along said right-of-way North 61° 42' 07" West 16.55 feet to a 5/8 inch iron rod with plastic cap; thence continuing along said right-of-way North 75° 00' 07" West 71.93 feet to the point of beginning, and containing 0.29 acres, more or less.

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING COMM.

8/27/84

Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

9-5-84

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 SEP -5 AM 11:54

DOUGLAS COUNTY CLERK

BY Maryl Deal
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

84-11764