

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 OCT 15 AM 8:47

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

FILED /
RECEIVED /R

OCT 12 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BY Margaret Seal
DEPUTY
NO. _____ FEE Coal

DOUGLAS COUNTY OFFICIAL RECORDS

84-13400

MAJOR LAND PARTITION
LOCATED IN THE SE 1/4 NE 1/4 AND THE NE 1/4 SE 1/4
SECTION 14, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.
DOUGLAS COUNTY, OREGON
SCALE 1"=50' DATE AUGUST 30, 1984

PARTITION PREPARED BY:

STUNTZNER ENGINEERING AND FORESTRY
P.O. BOX 118... 705 So. 4th STREET
COOS BAY, COOS COUNTY, OREGON 97420

PARTITIONER

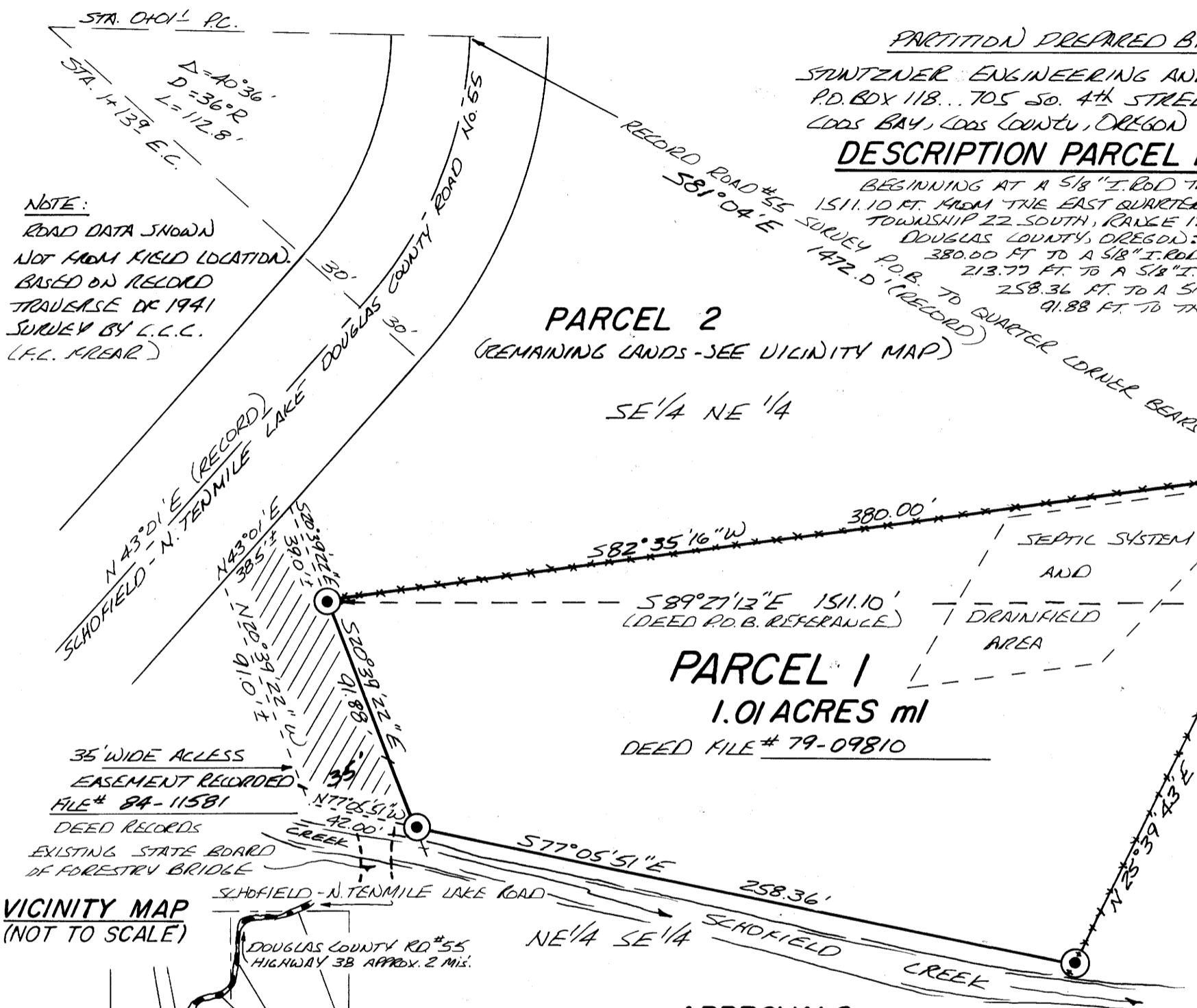
JACK AND SANDRA WALKER
ROUTE 4, BOX 10
REEDSPORT, OREGON 97467

DESCRIPTION PARCEL 1

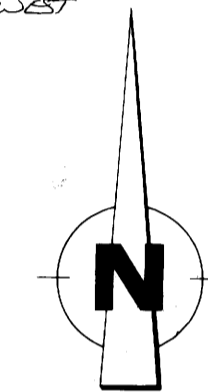
BEGINNING AT A 5/8" I.R.D. THAT BEARS NORTH 89° 21' 13" WEST 1511.10 FT. FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 82° 35' 16" EAST 380.00 FT. TO A 5/8" I.R.D.; THENCE SOUTH 25° 39' 43" WEST 213.77 FT. TO A 5/8" I.R.D.; THENCE NORTH 77° 05' 51" WEST 258.36 FT. TO A 5/8" I.R.D.; THENCE NORTH 20° 39' 22" WEST 91.88 FT. TO THE POINT OF BEGINNING.

% OWNERS

WILSON AND U. BOYE
ROUTE 4, BOX 8M
REEDSPORT, OREGON 97467



NOTE:
ROAD DATA SHOWN
NOT FROM FIELD LOCATION,
BASED ON RECORDED
TRAVERSE OF 1941
SURVEY BY C.C.C.
(L.C. KREAR)



LEGEND

- MONUMENTS FOUND
- 5/8" I.R.D.S AS PER SURVEY
MAP FILE # 77-41 DATED
MAY 8, 1979
- EXISTING FENCE LINE
- ▨ WATER LINE EASEMENT
AREA
- ▧ ACCESS EASEMENT
AREA

BASIS OF BEARING: SOLAR OBSERVATION
AS PER SURVEY MAP FILE # 33-35
BY C.A. STEPHENS DATED 7/14/66
SCALE: 1"=50'

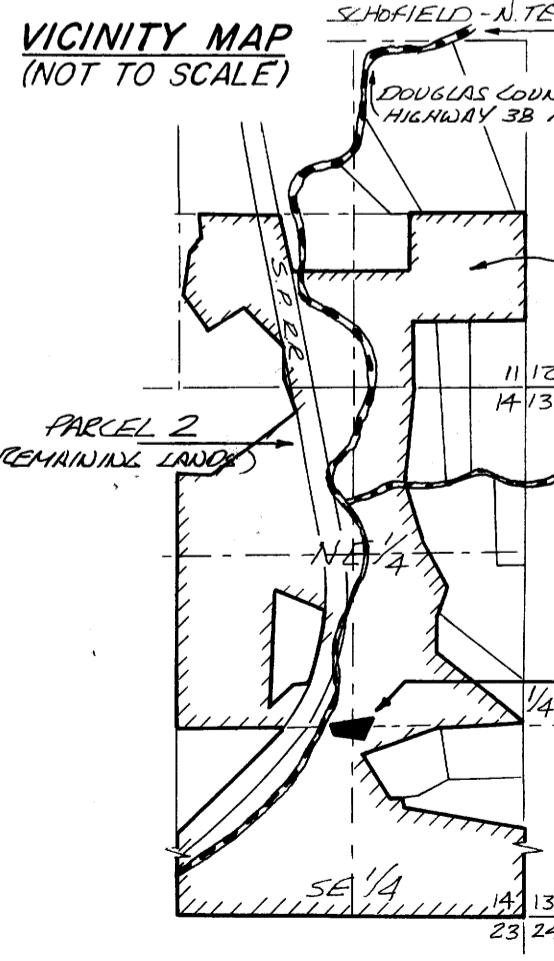
ZONE CLASSIFICATION - PRE-EXISTING DWELLING
CURRENT ZONE - AG. WOOD LOT

NARRATIVE

THE PURPOSE OF THIS FINAL MAJOR PARTITION MAP IS TO NOTE AND ILLUSTRATE THE PARTITION OF THIS 1.01 ACRE PARCEL (AS SURVEYED IN MAY, 1979, MAP FILE # 77-41) AND ITS SUPPORTING EASEMENTS FOR RECTIFICATION WITH THE CURRENT LAND DEVELOPMENT ORDINANCE, DATED APRIL 1, 1981. THE ORIGINAL PARCEL IS THAT LAND DESCRIBED IN MICROFILM # 75-1-6655 AND # 68-13760 DEED RECORDS OF DOUGLAS COUNTY, EXCEPTING PARTITIONED PARCELS OF RECORD (SEE MINOR PARTITION MAP # 77-48). AS NOTED HEREON THE RECORDED DEED OF THIS 1 ACRE PARCEL IS DEED FILE # 79-09810. SURVEY DIMENSIONS AND MONUMENTS SHOWN ARE BASED ON SURVEY MAP FILE # 77-41 BY MYSELF, THE ROAD DATA BASED AS NOTED HEREON.

IMPROVMENT NOTES

- EXISTING WATER SUPPLY: GRAVITY SYSTEM FROM SURFACE FLOW PRODUCING WELL OVER 250 GALLONS PER HOUR. (SEE WATER LINE EASEMENT NOTED ABOVE)
- EXISTING SEWER SYSTEM: SEPTIC TANK AND SUBSURFACE DRAINFIELD (AS ILLUSTRATED ABOVE)
- EXISTING ACCESS: GRASSEL DRIVE FROM COUNTY ROAD #55 (SEE ACCESS EASEMENT NOTED HEREON)



PARCEL 2
(REMAINING LANDS)

APPROVALS

Keith L. Cubic
PLANNING DIRECTOR
9/28/84
DATE

Larry E. M... .. DEPUTY
COUNTY SURVEYOR
10-12-84
DATE



MAP FILE M 97-46