

PK. 8-18.111

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

A MAJOR LAND PARTITION

BLOCK 2, LOT 4, "SKYLINE RANCHES" LYING IN  
SE 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

FILED ✓  
RECEIVED ✓  
JAN 23 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARTITIONER & OWNER:

SARTO ROCHELEAU  
P.O. BOX 2175  
ROSEBURG, OR 97470

SURVEYOR:

AA SURVEYING SERVICE, INC.  
P.O. BOX 130  
ROSEBURG, OR 97470

PARCEL 1 FOR UTILITY USES ONLY. NO RESIDENTIAL USES ALLOWED.

ZONED: TR

JANUARY 1985

SCALE. 1" = 400'

PARCEL 1:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE NORTHEAST CORNER OF LOT 3, BLOCK 2, "SKYLINE RANCHES", AS RECORDED IN VOLUME 16, PAGE 37B, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, BEARS N48°41'30"W 1871.38 FEET; THENCE S72°33'21"E 208.71 FEET TO A 5/8" IRON ROD; THENCE S17°26'39"W 208.71 FEET TO A 5/8" IRON ROD; THENCE N72°33'21"W 208.71 FEET TO A 5/8" IRON ROD; THENCE N17°26'39"E 208.71 FEET TO THE POINT OF BEGINNING, SITUATED IN LOT 4, BLOCK 2, OF SAID "SKYLINE RANCHES", CONTAINING 1.0 ACRES, MORE OR LESS.

TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS, OVER, ACROSS AND UNDER, AND BEING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF LOT 3, BLOCK 2, "SKYLINE RANCHES", AS RECORDED IN VOLUME 16, PAGE 37B, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, BEARS N4°12'08"W 718.80 FEET; THENCE ALONG SAID CENTERLINE, S79°07'10"E 199.88 FEET AND S66°19'20"E 108.88 FEET AND N85°34'20"E 96.64 FEET AND N73°05'10"E 81.37 FEET AND N75°13'E 145.84 FEET AND N81°00'50"E 81.47 FEET AND S84°41'10"E 171.76 FEET AND S85°59'40"E 101.96 FEET AND S58°49'12"E 140.64 FEET AND S56°43'58"E 71.35 FEET AND S51°38'32"E 96.08 FEET AND S34°42'56"E 60.11 FEET AND S34°16'24"E 259.72 FEET AND S23°34'12"E 93.88 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED 1.0 ACRE TRACT, AND END OF SAID EASEMENT. THE RIGHT-OF-WAY LIMITS ON EACH SIDE OF SAID DESCRIBED CENTERLINE EXTENDS TO THE PROPERTY LINES. ALL SITUATED IN LOT 4, BLOCK 2, OF SAID "SKYLINE RANCHES".

TOGETHER WITH A 35 FOOT ROADWAY EASEMENT AS RECORDED IN VOLUME 16 PAGE 37 C, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE BOUNDARY BETWEEN LOTS 3 AND 4, BLOCK 2, "SKYLINE RANCHES", WHICH IS S88°01'18"E 1766.19 FEET AND S4°12'08"E 718.12 FEET FROM THE 1/4 CORNER BETWEEN SECTIONS 35 AND 36; THENCE N54°09'46"W 172.54 FEET, N83°00'34"W 247.38 FEET, S79°42'24"W 210.21 FEET, N60°27'58"W 101.62 FEET, N20°27'58"W 241.90 FEET TO A POINT ON THE CENTERLINE OF LEDGERWOOD LANE WHICH BEARS S68°41'50"E 1118.99 FEET FROM THE 1/4 CORNER BETWEEN SECTIONS 35 AND 36.

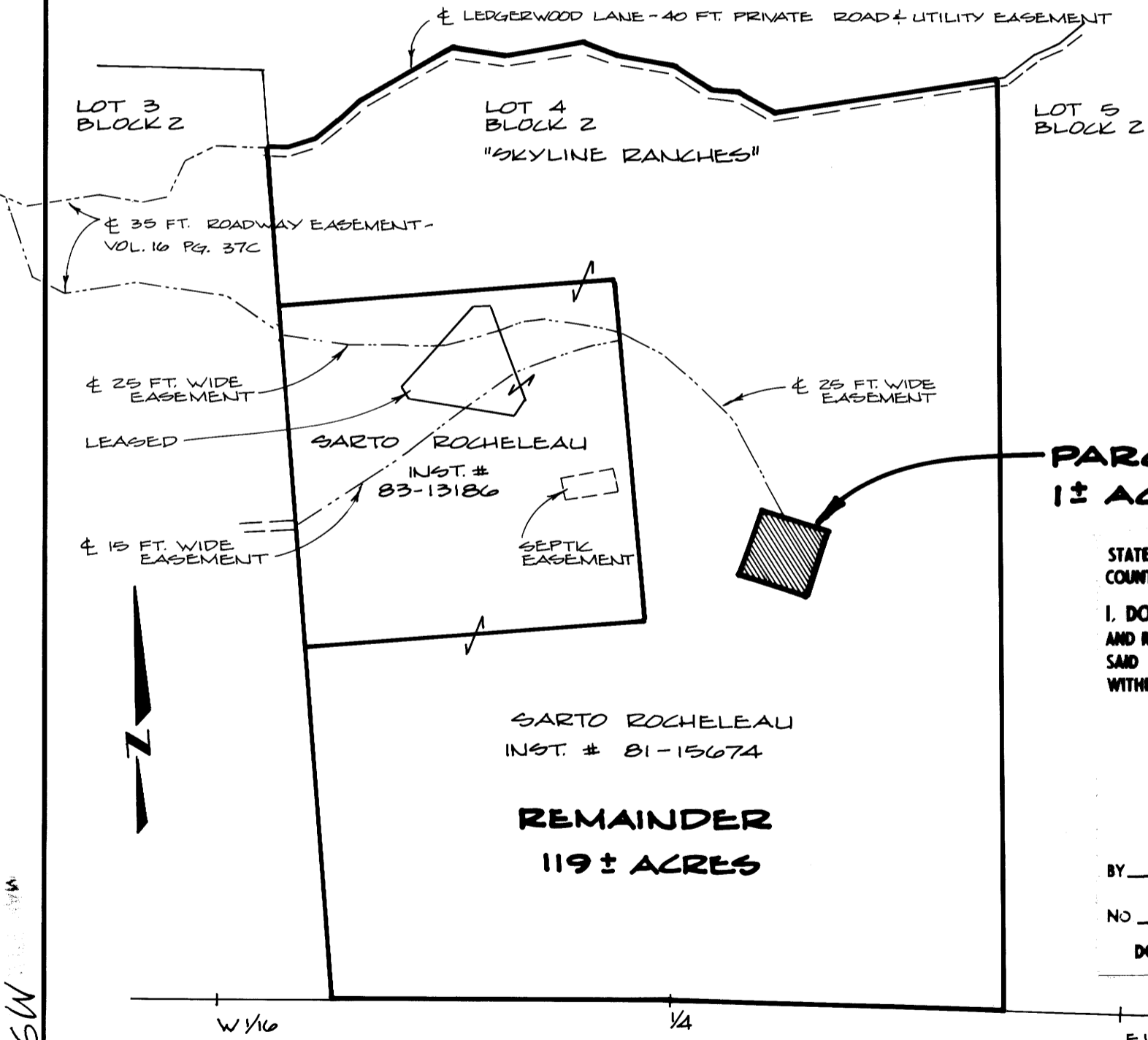
APPROVALS.

Keith L. Cubic 1/21/85  
DIRECTOR - DOUGLAS COUNTY PLANNING DEPT. DATE  
Larry E. Moman DEPUTY 1-23-85  
DOUGLAS COUNTY SURVEYOR DATE

STATE OF OREGON ) ss.  
COUNTY OF DOUGLAS )  
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 24 AM 11:35  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY Mary Beal DEPUTY  
NO \_\_\_\_\_ FEE 12.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR  
Eugene A. Bloom  
OREGON MAY 13, 1969  
EUGENE A. BLOOM  
492

T295 R6W SEC. 36 T295 R5W SEC. 31  
SEC. 1 T305 R6W SEC. 6 T305 R5W



MAY 1985-15A

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JANUARY 1985

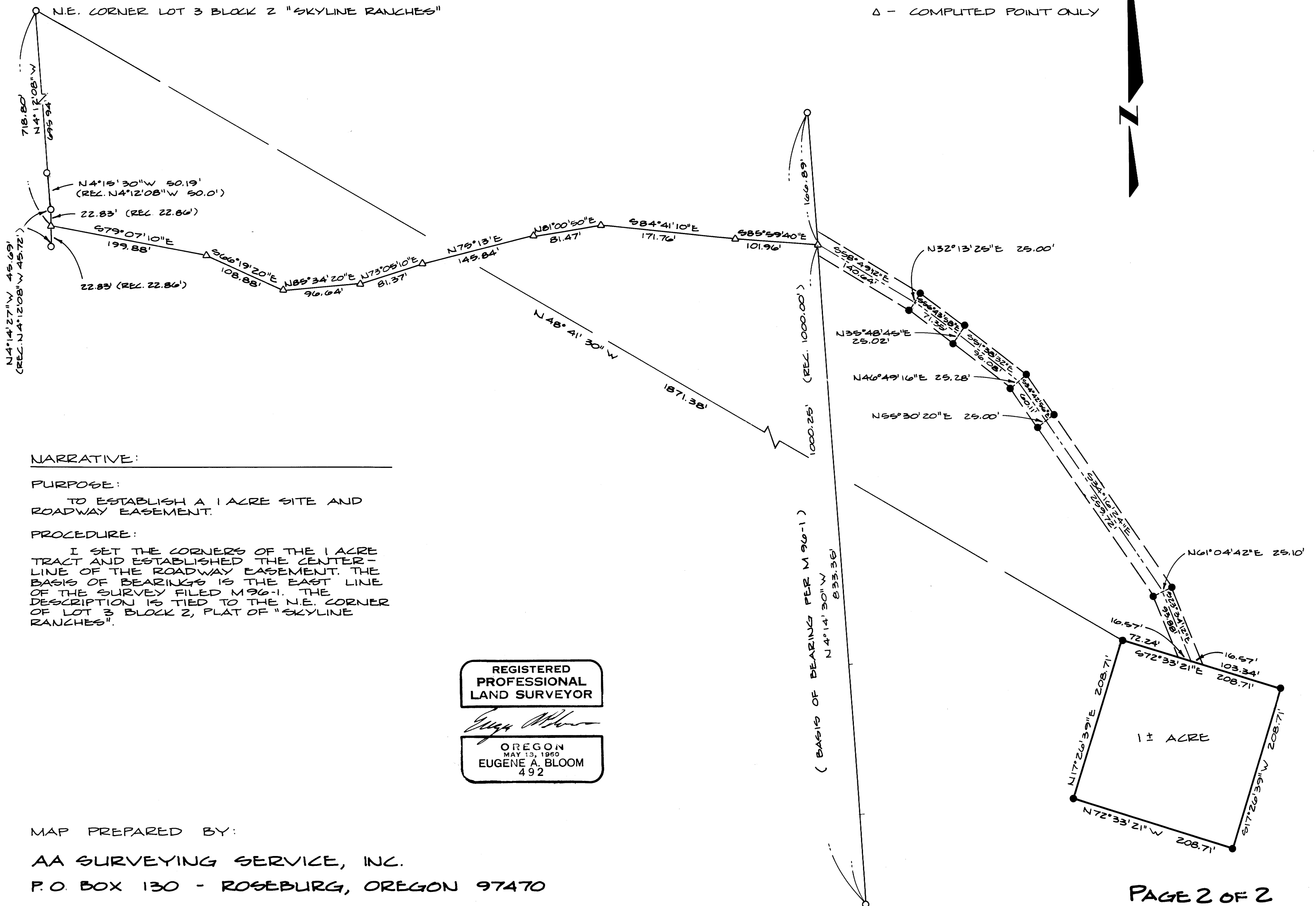
SCALE: 1" = 100'

FILED ✓  
RECEIVED ✓

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

LEGEND:

- - FOUND 5/8" IRON ROD PER SURVEY M 96-1
- - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MKD "AA SURVEYING SERVICE, INC."
- △ - COMPUTED POINT ONLY



NARRATIVE:

PURPOSE:

TO ESTABLISH A 1 ACRE SITE AND ROADWAY EASEMENT.

PROCEDURE:

I SET THE CORNERS OF THE 1 ACRE TRACT AND ESTABLISHED THE CENTER-LINE OF THE ROADWAY EASEMENT. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SURVEY FILED M 96-1. THE DESCRIPTION IS TIED TO THE N.E. CORNER OF LOT 3 BLOCK 2, PLAT OF "SKYLINE RANCHES".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eugene A. Bloom*

OREGON  
MAY 13, 1950  
EUGENE A. BLOOM  
492

MAP PREPARED BY:

AA SURVEYING SERVICE, INC.

P.O. BOX 130 - ROSEBURG, OREGON 97470

M 98-158

M 98-158