

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 )  
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 24 AM 11:35

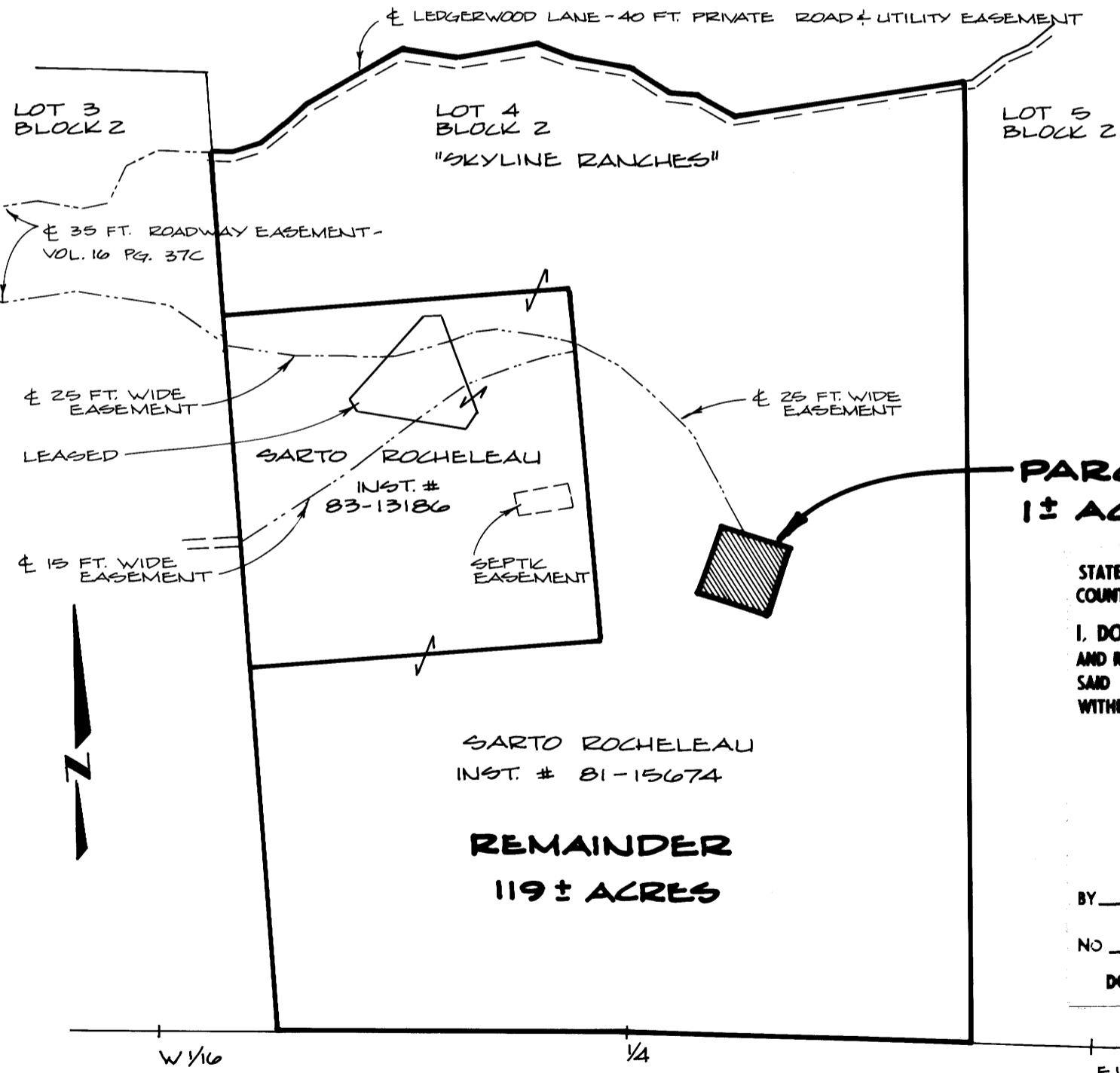
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

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



MAY 1985 M98-15A

MAY 1985 M98-15A