

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

IN THE N 1/2, S.32, T.30S., R.5W. W.M., DOUGLAS COUNTY, OREGON

FILED CMO
RECEIVED R

FEB 26 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.
CMO

85-2115

PARTITIONERS AND LEGAL OWNER OF RECORD:

EUGENE F & BARBARA P BRADY
157 BRADY HILL LANE
AZALEA, OR. 97410

BY: ROBERT L. DOLAN

RT. 1, BOX 1820
SUTHERLIN, OR. 97479

DATE: FEBRUARY 1985

SCALE: 1"=100'

Legend: ○ = FD 5/8" IRON ROD
OR AS NOTED
● = SET 5/8" X 30" IRON ROD W/CAP (L.S. 1817)

ZONING: RR-2
TOTAL NO. OF LOTS: 2

WATER SUPPLY: SOUTH UMPQUA WATER ASSOC.

SEWER SUPPLY: SEPTIC SYSTEM

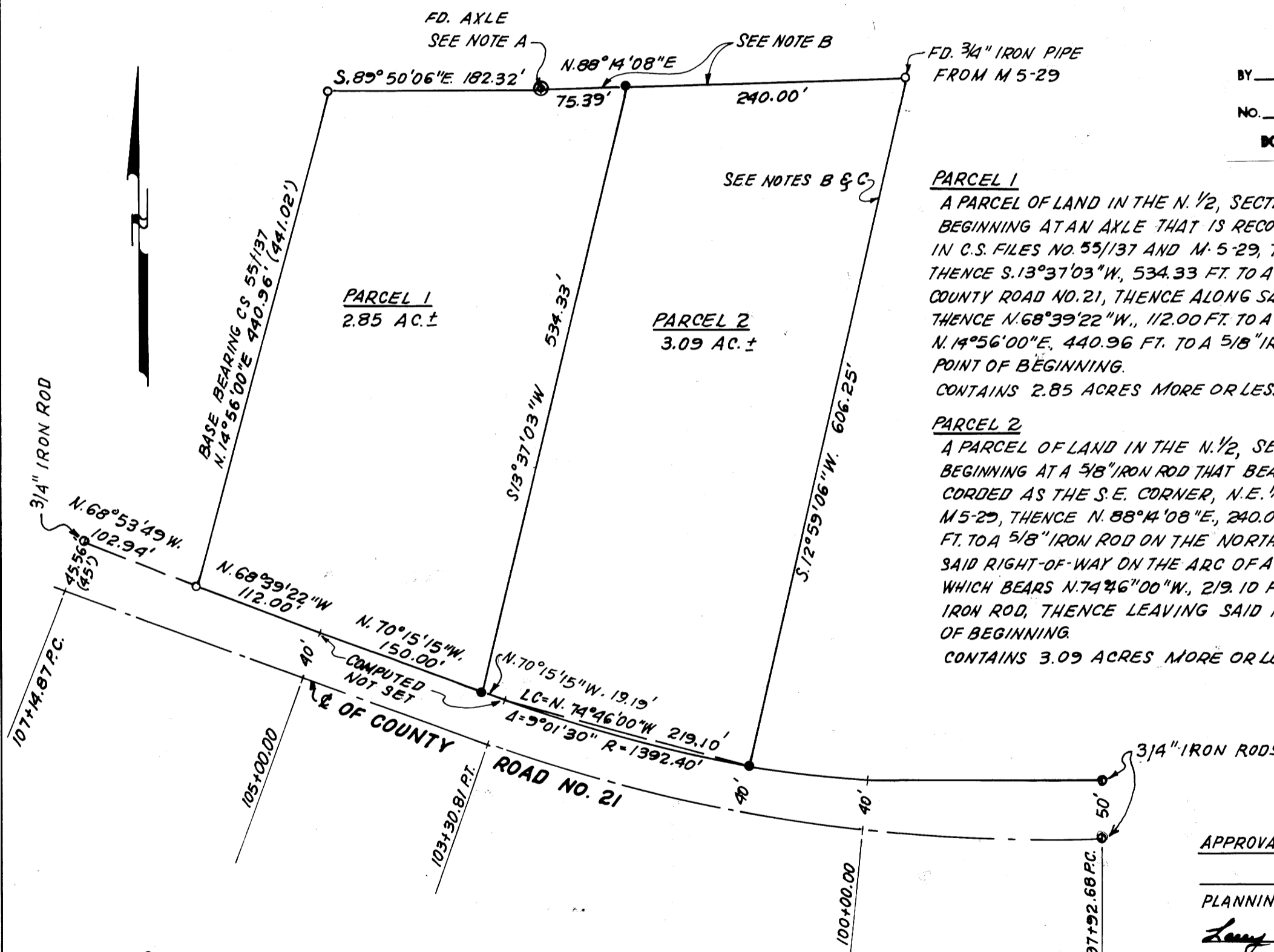
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

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 FEB 26 PM 3:47

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: Margaret Deal
DEPUTY
NO. 632 FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS



PARCEL 1

A PARCEL OF LAND IN THE N. 1/2, SECTION 32, T.30S., R.5W., W.M., DOUGLAS COUNTY, OREGON. BEGINNING AT AN AXLE THAT IS RECORDED AS THE S.E. CORNER, N.E. 1/4, N.W. 1/4, SECTION 32, IN C.S. FILES NO. 55/137 AND M-5-29, THENCE N. 88° 14' 08" E, 75.39 FT. TO A 5/8" IRON ROD, THENCE S. 13° 37' 03" W, 534.33 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 21, THENCE ALONG SAID RIGHT-OF-WAY N. 70° 15' 15" W 150.00 FT. TO A POINT, THENCE N. 68° 39' 22" W, 112.00 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY N. 14° 56' 00" E, 440.96 FT. TO A 5/8" IRON ROD, THENCE S. 89° 50' 06" E, 182.32 FT. TO THE POINT OF BEGINNING.

CONTAINS 2.85 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND IN THE N. 1/2, SECTION 32, T.30S., R.5W., W.M., DOUGLAS COUNTY, OREGON. BEGINNING AT A 5/8" IRON ROD THAT BEARS N. 88° 14' 08" E, 75.39 FT. FROM AN AXLE THAT IS RECORDED AS THE S.E. CORNER, N.E. 1/4, N.W. 1/4, SECTION 32, IN C.S. FILES NO. 55/137 AND M-5-29, THENCE N. 88° 14' 08" E, 240.00 FT. TO A 3/4" IRON PIPE, THENCE S. 12° 59' 06" W, 606.25 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY COUNTY ROAD NO. 21, THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 1392.40 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N. 74° 46' 00" W, 219.10 FT. TO A POINT, THENCE N. 70° 15' 15" W, 19.19 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY N. 13° 37' 03" E, 534.33 FT. TO THE POINT OF BEGINNING.

CONTAINS 3.09 ACRES MORE OR LESS.

APPROVALS:

Keith L. Cubic 2/19/85
PLANNING COMMISSION DATE
Larry E. Moman DEPUTY 2-26-85
COUNTY SURVEYOR DATE

NARRATIVE: SURVEY TO MONUMENT PROPERTY CORNERS

INSTRUMENTS: THEODOLITE, DISTANCE METER

NOTE A FOUND AXLE AND BEARING TREES RECORDED AS THE S.E. CORNER, N.E. 1/4, N.W. 1/4, SECTION 32, W.M. IN C.S. FILES NO. 55/137 AND M-5-29.

NOTE B A BOUNDARY LINE AGREEMENT OR OTHER LEGAL PROCEEDINGS ARE RECOMMENDED BEFORE THESE LINES ARE CONSTRUED TO BE THE TRUE PROPERTY LINES.

NOTE C THIS LINE ESTABLISHED BY RECORD ANGLE FROM C.S. FILE NO. M-5-29.

COUNTY ROAD RIGHT-OF-WAY COMPUTED FROM FOUND PINS AT STATION 97+92.68 P.C.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076

MAP FILE M-98-30

MAP FILE M-98-30