COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITIONING

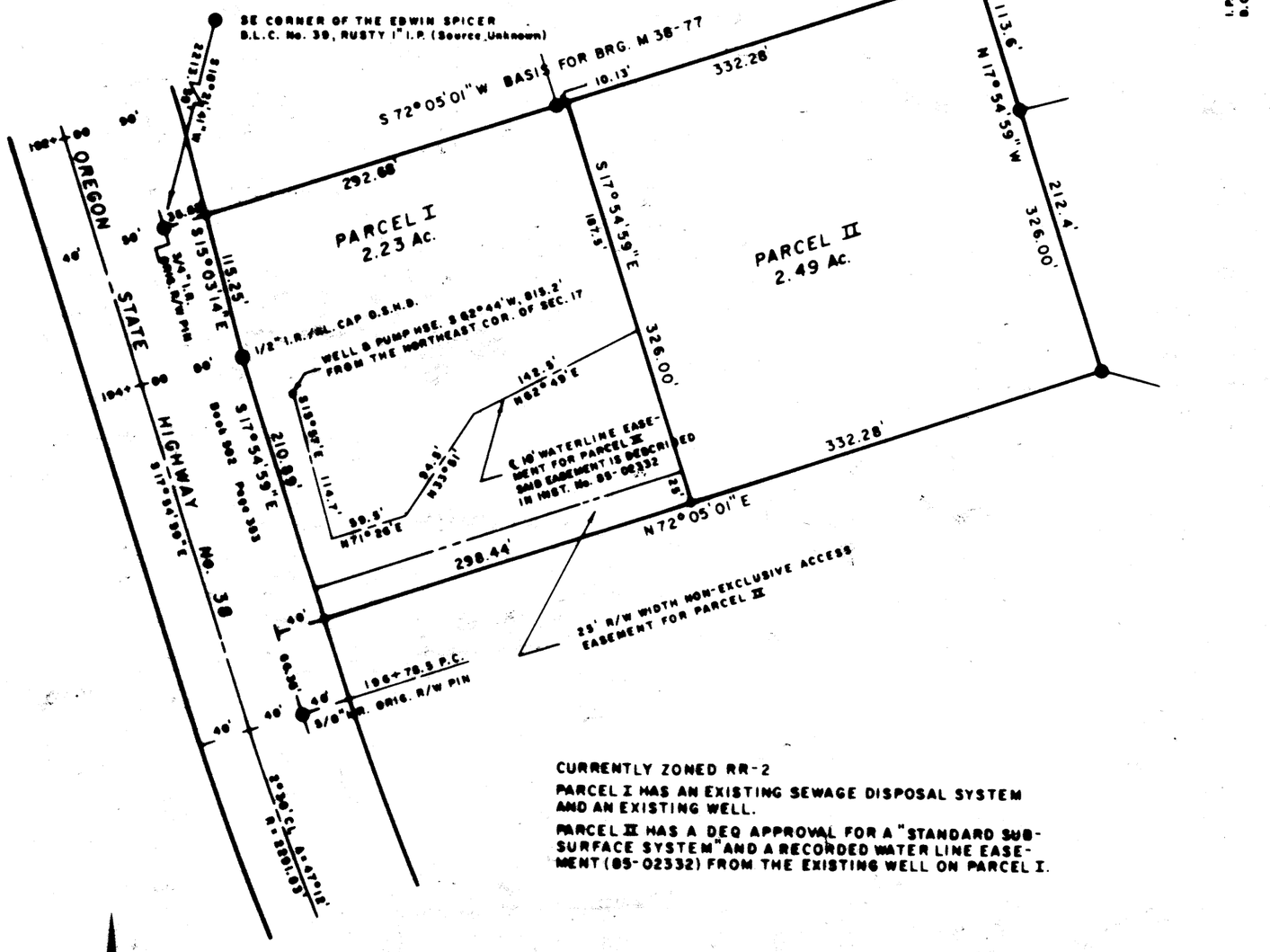
Bk. 9 - Pg. 4

PORTION OF Wm. GOLDEN D.L.C. No. 40
NE 1/4 SECTION 17, T 22 S, R 9 W, W.M.
FEB. 1985 SCALE 1" = 100'

85- 3071

[redacted]
BORIS L. WADSWORTH

CORNERS FOUND 5/8" I.R.'S M-38-77 (Unless Noted) ●
SET 5/8 x 36" I.R.'S/PLASTIC CAPS STAMPED R.J. Hintz PLS 497 o



CURRENTLY ZONED RR-2

PARCEL I HAS AN EXISTING SEWAGE DISPOSAL SYSTEM AND AN EXISTING WELL.

PARCEL II HAS A DEQ APPROVAL FOR A "STANDARD SUB-SURFACE SYSTEM" AND A RECORDED WATER LINE EASEMENT (85-02332) FROM THE EXISTING WELL ON PARCEL I.

APPROVALS

Keith L. Cubic 3/21/85
Planning Commission Date

[redacted] 3-21-85
County Surveyor Date

MAP FILE M 98-37

PARTITIONER:

CLINTON E. & CATHERINE V. WOODARD
511 WEST 54th AVENUE
ANCHORAGE, AK. 99502 (907) 563-3050

LEGAL OWNERS OF RECORD
SAME AS ABOVE

TOTAL NUMBER OF PARCELS 2

FILED ✓
RECEIVED ✓
MAR 21 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓

MAP FILE M 98-37

SURVEYED BY:

RICHARD J. HINTZ
1890 NORTH 14th STREET
COOS BAY, OR. 97420
267-3806

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard J. Hintz
OREGON
MAY 19, 1969
RICHARD J. HINTZ
497

LEGAL DESCRIPTIONS

Parcel I

Beginning at an iron rod on the former Easterly right-of-way line of Oregon State Highway #38, said iron rod also being 2100.89 feet South and 697.30 feet West of the Southeast corner of the Edwin Spicer D.L.C. #39 in Township Twenty-two (22) South, Range Nine (9) West; thence North 72° 05' 01" East, 35.62 feet to an iron rod on the Easterly right-of-way line of said State Highway, being the TRUE POINT OF BEGINNING of the following described parcel: thence along said right-of-way line South 15° 03' 14" East, 115.25 feet to an iron rod; thence South 17° 54' 59" East, 210.89 feet to an iron rod; thence leaving said State Highway right-of-way line North 72° 05' 01" East, 298.44 feet to an iron rod; thence North 17° 54' 59" West, 326.00 feet to an iron rod; thence South 72° 05' 01" West, 292.68 feet to the true point of beginning. Containing 2.23 acres, more or less, and being a portion of the William Golden D.L.C. #40 in Section 17, Township 22 South, Range 9 West of the Willamette Meridian, Douglas County, Oregon.

SUBJECT TO a perpetual non-exclusive easement for ingress and egress, said easement being 25 feet in width, parallel and adjacent to the South boundary of the above described parcel.

Parcel II

Beginning at an iron rod on the former Easterly right-of-way line of Oregon State Highway #38, said iron rod also being 2100.89 feet South and 697.30 feet West of the Southeast corner of the Edwin Spicer D.L.C. #39 in Township Twenty-two (22) South, Range Nine (9) West; thence North 72° 05' 01" East, 328.50 feet to an iron rod being the TRUE POINT OF BEGINNING of the following described parcel: thence South 17° 54' 59" East, 326.00 feet to an iron rod; thence North 72° 05' 01" East, 332.28 feet to an iron rod; thence North 17° 54' 59" West, 326.00 feet to an iron rod; thence South 72° 05' 01" West, 332.28 feet to the true point of beginning. Containing 2.49 acres, more or less, and being a portion of the William Golden D.L.C. #40 in Section 17, Township 22 South, Range 9 West of the Willamette Meridian, Douglas County, Oregon.

TOGETHER WITH a perpetual non-exclusive easement for ingress and egress, said easement being 25 feet in width, parallel and adjacent to the South boundary of Parcel I as described above.