

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

RS

MAP FILE M98-40

MINOR LAND PARTITION

NW 1/4 Section 14, T.28S., R6W. W.M.

SCALE 1" = 200' FEBRUARY 1985

PARTITIONER & LEGAL OWNER

Tom D. Weathers
P.O. Box 1777
Winston, OR 97496
679-9433

MAP PREPARED BY

AA Surveying Service, Inc.
P.O. Box 130
Roseburg, OR 97470
672-2096

TOTAL NO. OF LOTS: 3

WATER: Roberts Creek
SEWER: Septic
TAX LOT: 100 S14B

ZONING: RS

STATE OF OREGON)
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 MAR 26 PM 3:16

FILED
RECEIVED CMO

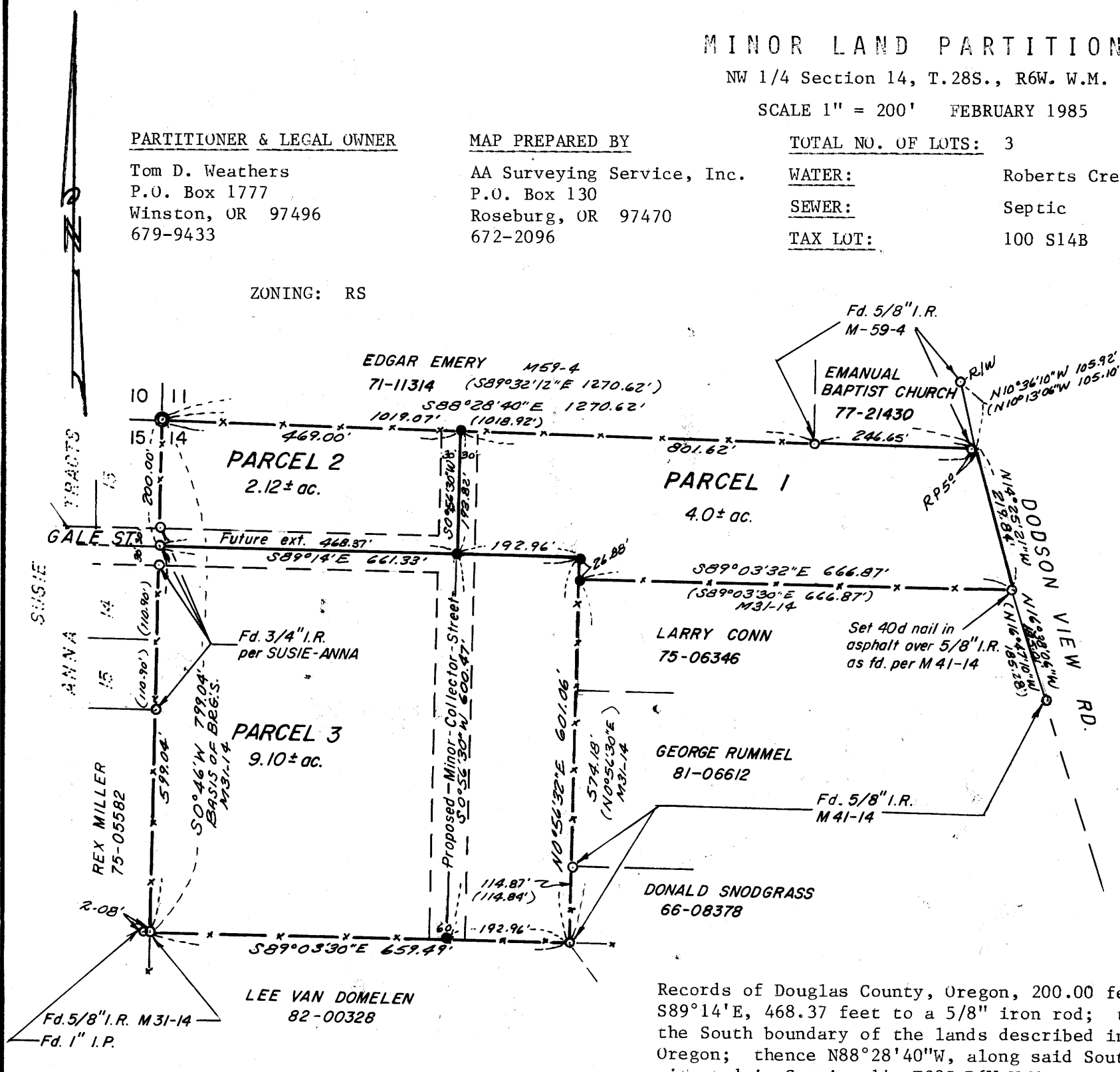
MAR 25 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary E. Moman
DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

85-3272



PARCEL 1
Beginning at the Section corner common to Sections 10, 11, 14, & 15 in Township 28 South Range 6 West, W.M.; thence S88°28'40"E, 469.00 feet to a 5/8" iron rod being the TRUE POINT OF BEGINNING; thence continuing S88°28'40"E, along the lands described in Instrument No.'s 71-11314 and 77-21430 respectively, Deed Records of Douglas County, Oregon 801.62 feet to a point on the Westerly R/W line of Dodson View Road; thence along said Westerly R/W line S14°25'21"E, 219.84 feet to 40d spike marking the Northeast corner of the lands described in Instrument No. 75-06346 Deed Records of Douglas County Oregon; thence N89°03'32"W along the North line of said lands 666.87 feet to a 5/8" iron rod marking the Northwest corner of said lands; thence leaving said North line, N0°56'32"E, 26.88 feet to a 5/8" iron rod; thence N89°14'W, 192.96 feet to a 5/8" iron rod; thence N0°56'30"E, 193.82 feet to the TRUE POINT OF BEGINNING, situated in Section 14, T28S R6W. W.M., containing 4.0 acres, more or less.

PARCEL 2
Beginning at the Section corner common to Sections 10, 11, 14, & 15 in Township 28 South Range 6 West, W.M.; thence S0°46'W, along the East boundary of the SUSIE-ANNA TRACTS, as recorded in Vol. 11, Page 19, Plat Records of Douglas County, Oregon, 200.00 feet to a 3/4" iron rod; thence leaving said East boundary, S89°14'E, 468.37 feet to a 5/8" iron rod; thence N0°56'30"E, 193.82 feet to a 5/8" iron rod being on the South boundary of the lands described in Instrument No. 71-11314 Deed Records of Douglas County, Oregon; thence N88°28'40"W, along said South boundary, 469.00 feet to the Point of Beginning, situated in Section 14, T28S R6W W.M., containing 2.12 acres, more or less.

PARCEL 3
Beginning at the Section corner common to Sections 10, 11, 14, & 15 in Township 28 South Range 6 West, W.M., S0°46'W, 200.00 feet to a 3/4" iron rod being the TRUE POINT OF BEGINNING; thence S0°46'W along the East boundary of the SUSIE-ANNA TRACTS, as recorded in Vol. 11 Page 19, Plat Records of Douglas County, Oregon and the land described in Instrument No. 75-05582 respectively, 599.04 feet to a 5/8" iron rod; thence S89°03'30"E along the North boundary of the lands described in Instrument No. 82-00328 of said Deed Records, 659.49 feet to a 5/8" iron rod; thence N0°56'32"E along the west boundary and extension thereof, of the lands recorded in Instrument No.'s 66-08378, 81-06612, and 75-06346 of said Deed Records, 601.06 feet to a 5/8" iron rod; thence N89°14'W, 661.33 feet to the TRUE POINT OF BEGINNING, situated in Section 14, T.28S. R.6W. W.M., containing 9.10 acres, more or less.

LEGEND

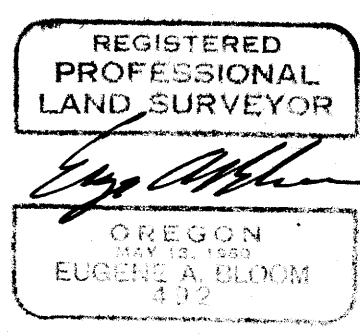
- — Found mon. as noted hereon
- — Set 5/8" x 30" I.R. w/ brass tag attached, stamped RLS 492
- ⊙ — Found Brass cap
- x — x — Fence

NARRATIVE

PURPOSE:
To divide a 15 acre Tract into 3 parcels.
PROCEDURE:
Using existing surveys ie: M59-4, M31-14, M41-14, and the Plat of SUSIE-ANNA TRACTS, I tied them to our traverse and divided the property as shown on the annexed map.
EQUIPMENT:
GTS 1 Topcon Guppy.

OWNERSHIP SUSIE-ANNA TRACTS

- LOT 13 Alan Brock
Inst. No. 306999
- LOT 14 Ralph Garza
Inst. No. 83-13498
- LOT 15 Bertha Emerson
Inst. No. 74-01566



APPROVALS:

Larry E. Moman DEPUTY 3-25-85
Douglas County Surveyor Date

Keith L. Cubic 3/21/85
Douglas County Planning Department Date

CERTIFICATION

I, hereby certify that the development of the future streets will meet the County Road Standards as to maximum grade.
Eugene A. Bloom
Eugene A. Bloom, LS #492

An irrevocable offer to dedicate streets as shown hereon, is recorded in the County Clerk's records, Book 908 Page 341.

501-85

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