

BR T 19 11

MINOR LAND PARTITION
IN THE S.W. 1/4 OF THE S.E. 1/4 OF
SECTION 11, T. 27S, R. 3 W. W.M.
APRIL, 1985

LEGAL OWNER & PARTIONER

GORDON G. CARLSON & WILBERT S. LYNCH
435 S.E. MAIN 567 N.E. CASPER
ROSEBURG, OR. ROSEBURG, OR.

SURVEYED BY
BRUCE ROGERS
553 N.E. MEADOW
ROSEBURG, OR.

WATER SUPPLY
CAVITT CR. & SPRINGS

SEWAGE
SEPTIC SYSTEMS

ZONING - 5R

1" = 100'

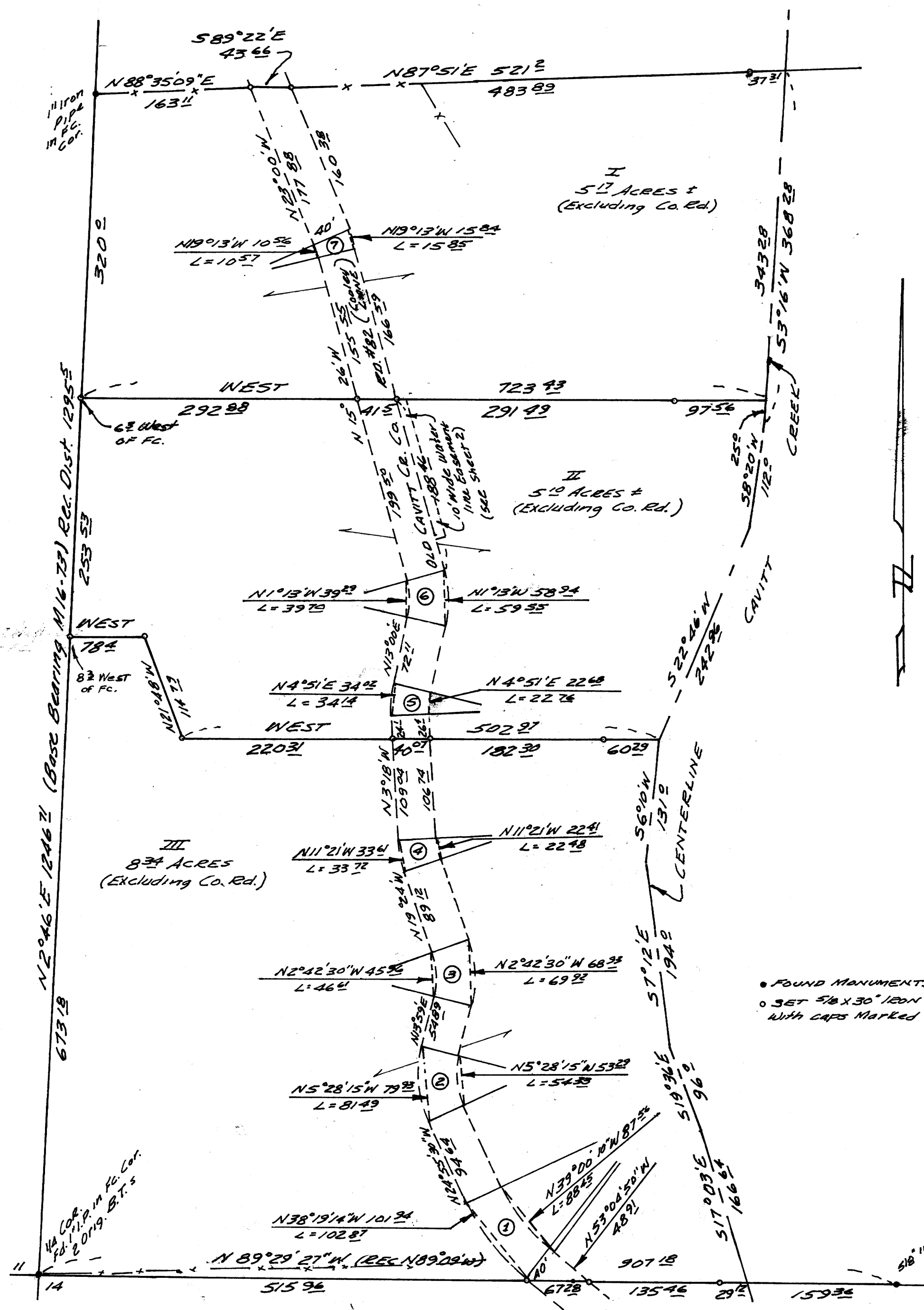
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RECEIVED

JUL 1 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M99-1A



NARRATIVE

This survey is based on C.S. file M16-73. The N.W. corner of this property (So. Center 1/16 cor.) was set in error and should be approx. 50' north. The owner elected to use the corner, as set, and the fence for this survey.

The County Rd. is an old, unmonumented gravel road. I calculated a 40' Blw for acreage purposes & set rods where property lines cross road.

All work was done with transit & chain. We ran several closed traverses for control.

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1984
BRUCE R. ROGERS
660

- FOUND MONUMENTS
- SET 5/8 X 30" IRON RODS WITH CAPS MARKED L.S. 660

CENTERLINE CURVE DATA

- | | |
|---|--|
| ① Δ = 28°09'20"
C = 97.30
L = 98.28 | ⑤ Δ = 16°18'
C = 28.35
L = 28.45 |
| ② Δ = 38°54'30"
C = 66.61
L = 67.21 | ⑥ Δ = 28°26'
C = 49.12
L = 49.63 |
| ③ Δ = 33°23'
C = 57.44
L = 58.26 | ⑦ Δ = 7°34'
C = 13.20
L = 13.21 |
| ④ Δ = 16°06'
C = 28.21
L = 28.10 | |

Cooley Lane does not physically divide the parcels shown hereon.
Wilbert S. Lynch

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Blk 9-Pg 20B

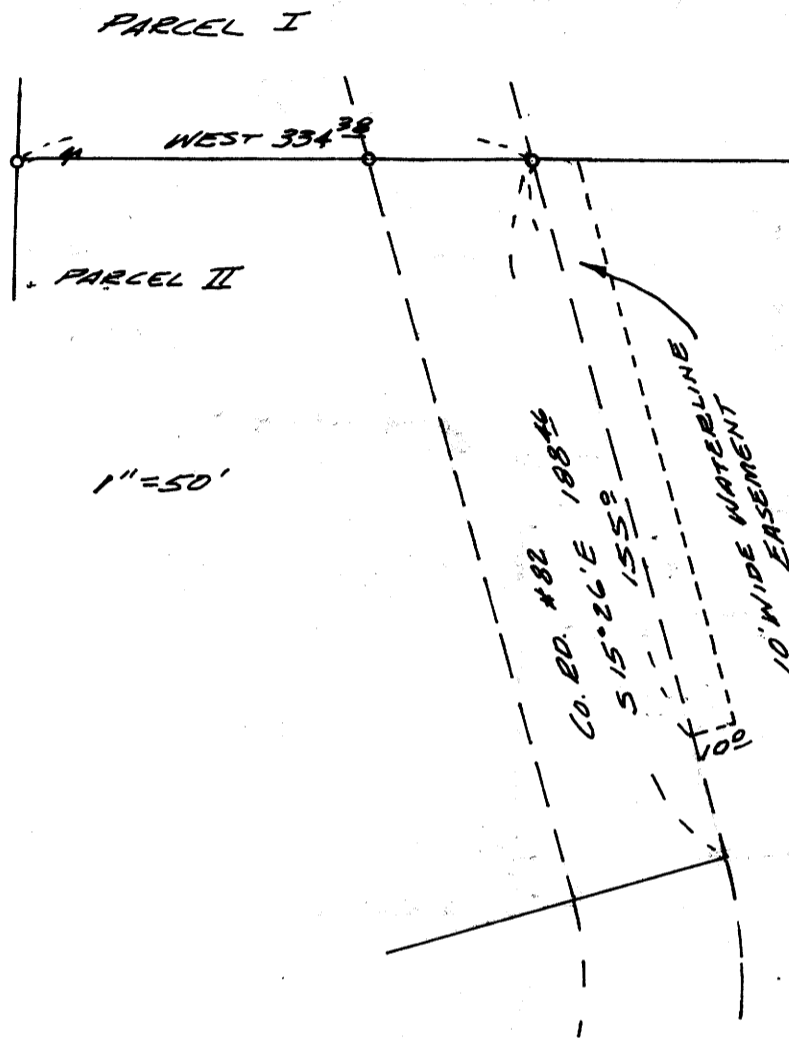
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JUL 1 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

7

MAP FILE M99-1-B



I
Beginning at a 5/8" iron rod set on the north-south centerline of section 11, T. 27S, R. 3 W. W.M. from which the south 1/4 corner of said section 11 bears S 2°46' N 926 ft.; thence, along said centerline, N 2°46' E 320 ft. to a 1" iron pipe; thence N 88°35'09" E 163 ft. to a 5/8" iron rod; thence S 89°22' E 43 ft. to a 5/8" iron rod; thence N 87°51' E 483 ft. to a 5/8" iron rod; thence N 87°51' E 37 ft. to the centerline of Cavitt Creek; thence, along said centerline S 3°16' W 343 ft. to a point; thence West 97 ft. to a 5/8" iron rod; thence West 625 ft. to the point of beginning.

Excepting that portion lying within the existing County Road #82 right of way. Together with a 10 ft. wide waterline easement; the right (westerly) line of which is described as follows: Beginning at a point on the south line of the above described parcel from which the southwest corner of said parcel bears West 334.38 ft.; thence, along the easterly line of county road #82, S 15°26' E 155 ft.

The above described parcel is located in section 11, T. 27S, R. 3 W. W.M. and contains 5.17 acres, more or less (exclusive of the County Road right of way).

II
Beginning at a 5/8" iron rod set on the North-south centerline of section 11, T. 27S, R. 3 W. W.M. from which the south 1/4 corner of said section 11 bears S 2°46' N 673 ft.; thence, along said centerline, N 2°46' E 253 ft. to a 5/8" iron rod; thence East 625 ft. to a 5/8" iron rod; thence East 97 ft. to the centerline of Cavitt Creek; thence, along said centerline, S 3°16' W 25 ft., S 8°20' W 112 ft. and S 22°46' W 242 ft.; thence, leaving said centerline, West 60 ft. to a 5/8" iron rod; thence west 78 ft. to a 5/8" iron rod; thence N 21°48' W 114 ft. to a 5/8" iron rod; thence West 78 ft. to the point of beginning.

Excepting that portion lying within the existing County Road #82 right of way. Subject to a 10 ft. wide waterline easement; the right (westerly) line of which is described as follows: Beginning at a point on the north line of the above described parcel from which the northwest corner of said parcel bears west 334.38 ft.; thence, along the easterly line of County Road #82, S 15°26' E 155 ft.

The above described parcel is located in Section 11, T. 27S, R. 3 W. W.M. and contains 5.10 acres, more or less (exclusive of the County Road right of way).

III
Beginning at the south 1/4 corner of section 11, T. 27S, R. 3 W. W.M.; thence, along the North-south centerline of said section, N 2°46' E 673 ft. to a 5/8" iron rod; thence East 78 ft. to a 5/8" iron rod; thence S 21°48' E 114 ft. to a 5/8" iron rod; thence East 442 ft. to a 5/8" iron rod; thence East 60 ft. to the centerline of Cavitt Creek; thence, along said centerline, S 6°10' W 131 ft., S 7°12' E 194 ft., S 19°36' E 96 ft. and S 17°03' E 166 ft. to a point on the South line of Section 11; thence, along said south line, N 89°29'27" W 29 ft. to a 5/8" iron rod; thence, along said south line, N 89°29'27" W 718 ft. to the point of beginning.

Excepting that portion lying within the existing County Road right of way. The above described parcel is located in Section 11, T. 27S, R. 3 W. W.M. and contains 8.34 acres, more or less (exclusive of the County Road right of way).

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 JUL -1 PM 4:08
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Marilyn Seal
DEPUTY
NO. 127 FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS
Keith L. Cubic 6/7/85
PLANNING
Francis L. Ingram 7-1-85
Co. Surveyor

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers
JULY 10, 1964
BRUCE R. ROGERS
660

85-7804

MAP FILE M99-1-B