

Bk 9-19-34A

# MAJOR LAND PARTITION

in the N.E. 1/4, SECTION 15, T.28S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED /  
RECEIVED /

SEP 18 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**PARTITIONER & OWNER:**  
O.B & ELVADA E. FRITZ  
RT. 2, BOX 194  
MYRTLE CREEK, OR. 97457

**SURVEYOR:**  
ROBERT L. DOLAN  
RT. 1, BOX 1820  
SUTHERLIN, OR. 97479

**TOTAL NUMBER OF LOTS:** 3  
**WATER SUPPLY:** ROBERTS CREEK WATER DISTRICT  
**SEWER SUPPLY:** GREEN SANITARY DISTRICT  
**ZONING:** RS  
**DATE:** JULY 1985  
**SCALE:** 1" = 50'

**Legend:**  
○ = FD. 5/8" IRON ROD OR AS NOTED  
● = SET 5/8" X 30" IRON ROD W/CAP (LS 1076)

STATE OF OREGON ) SS.  
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:

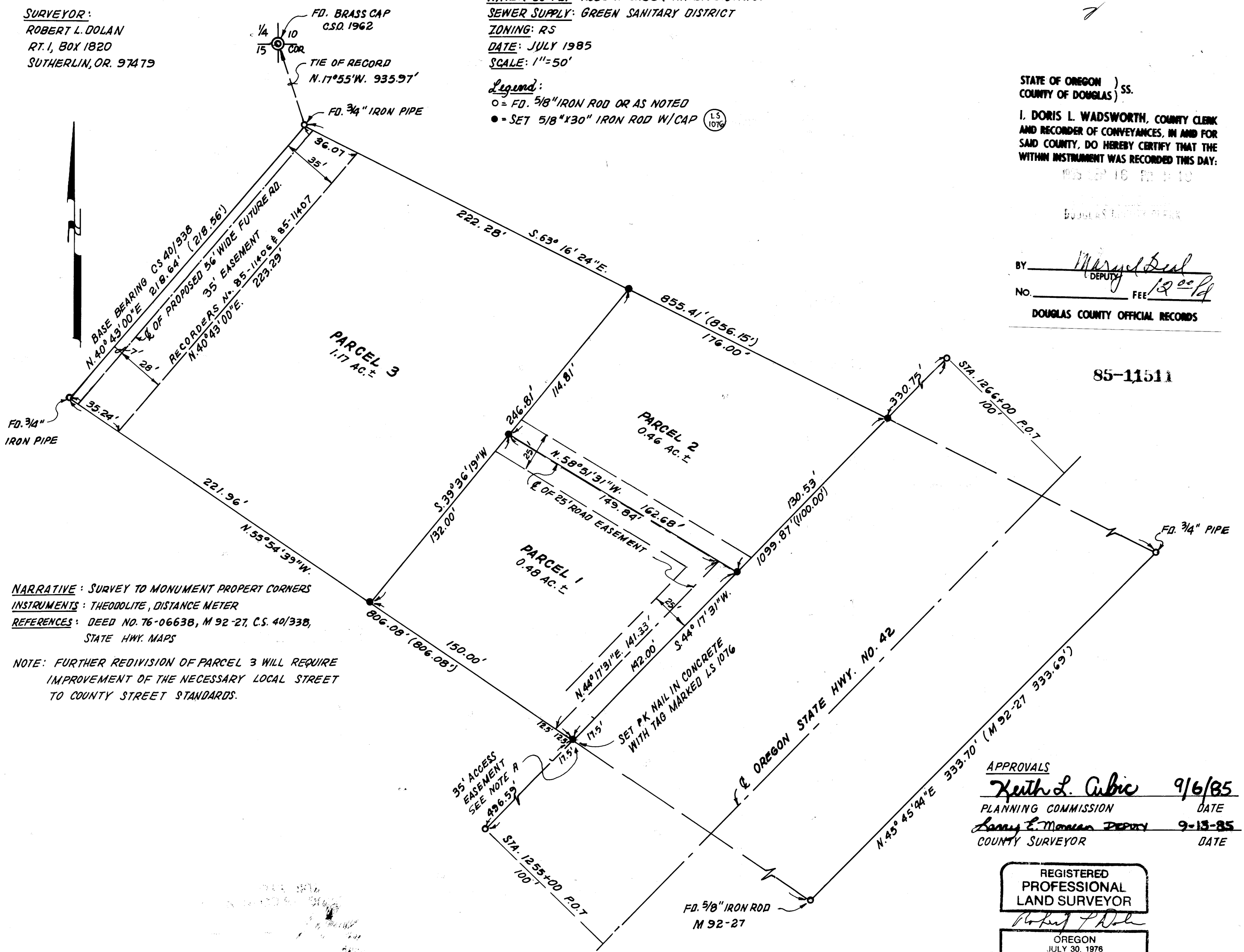
SEP 18 1985

DOUGLAS COUNTY CLERK

BY: Margaret Deal  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

85-11511



**NARRATIVE:** SURVEY TO MONUMENT PROPERT CORNERS  
**INSTRUMENTS:** THEODOLITE, DISTANCE METER  
**REFERENCES:** DEED NO. 76-06638, M 92-27, C.S. 40/338,  
STATE HWY. MAPS

**NOTE:** FURTHER REDIVISION OF PARCEL 3 WILL REQUIRE  
IMPROVEMENT OF THE NECESSARY LOCAL STREET  
TO COUNTY STREET STANDARDS.

**APPROVALS**  
Keith L. Cubic 9/6/85  
PLANNING COMMISSION DATE  
Larry E. Morrison DEPUTY 9-13-85  
COUNTY SURVEYOR DATE

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

MAP FILE M99-37A

MAP FILE M.99 - 37A

Bk. 9-19-34B

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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

MAP FILE M-22-37.B

PARCEL NO. 1 A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A PK NAIL IN CONCRETE ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42 THAT BEARS S.17°55'E. 935.97 FT. AND S.63°16'24"E 398.28 FT. AND S.44°17'31"W 272.53 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE LEAVING SAID RIGHT-OF-WAY N.55°54'39"W 150.00 FT. TO A 5/8" IRON ROD, THENCE N.39°36'19"E 132.00 FT. TO A 5/8" IRON ROAD, THENCE S.58°51'31"E 162.68 FT. TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42, THENCE ALONG SAID RIGHT-OF-WAY S.44°17'31"W 142.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES MORE OR LESS.

PARCEL NO. 2 A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42 THAT BEARS S.17°55'E. 935.97 FT. AND S.63°16'24"E. 398.28 FT. AND S44°17'31"W. 130.53 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE LEAVING SAID RIGHT-OF-WAY N.58°51'31"W. 162.68 FT. TO A 5/8" IRON ROD, THENCE N.39°36'19"E. 114.81 FT. TO A 5/8" IRON ROD, THENCE S.63°16'24"E. 176.00 FT. TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42, THENCE ALONG SAID RIGHT-OF-WAY S44°17'31"W 130.53 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.46 ACRES MORE OR LESS.

PARCEL NO. 3 A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 3/4" IRON PIPE THAT BEARS S17°55'E. 935.97 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE S.63°16'24"E 222.28 FT. TO A 5/8" IRON ROD, THENCE S.39°36'19"W. 246.81 FT. TO A 5/8" IRON ROD, THENCE N.55°54'39"W. 221.96 FT. TO A 3/4" IRON PIPE, THENCE N.40°43'00"E. 218.64 FT. TO THE POINT OF BEGINNING AND CONTAINING 1.17 ACRES MORE OR LESS.

PARCELS 1, 2 AND 3 INCLUDE THE FOLLOWING:

A 25.00 FOOT WIDE ROAD EASEMENT ON A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY OREGON, SAID PARCEL DESCRIBED IN INSTRUMENT NO. 76-06638 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE CENTERLINE OF THE 25.00 FOOT WIDE ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF SAID PARCEL THAT BEARS S.17°55'E 935.97 FT. AND S.40°43'00"W 218.64 FT. AND S.55°54'39"E 359.46 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE N.44°17'31"E. 141.33 FT. TO A POINT, THENCE N.58°51'31"W. 149.84 FT.

NOTE A

A 35.00 FOOT ACCESS EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42. THE CENTER OF SAID EASEMENT BEING A POINT THAT BEARS S17°55'E, 935.97 FT. AND S 40°43'00"W, 218.64 FT. AND S55°54'39"E, 371.96 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M.

NOTE B

PARCELS ARE SUBJECT TO RECORDERS No. 85-11406 AND 85-11407

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

MAP FILE M 99-37.B