

A MAJOR LAND PARTITION FOR ROLAND THEISS LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M. ALSO LOCATED IN JOHN ADAMS D.L.C. #41.

FILED CMO
RECEIVED CMO

SEP 25 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
C.M.C.

PARCEL #1

A .76 acre parcel in Section 28, Township 29 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows: Beginning at a 5/8" iron rod with plastic cap which bears South 89° 39' 30" East 97.48 feet, and South 15° 02' East 125.00 feet from the Southwest corner of the Lazarus Wright Donation Land Claim #45, Douglas County, Oregon; thence South 89° 39' 30" East 345.00 feet to a 5/8" iron rod with plastic cap on the west right-of-way line of Old Pacific Highway #99; thence along said right-of-way South 15° 02' East 92.75 feet to a 1/2" bolt; thence leaving said right-of-way South 88° 35' 34" West 277.18 feet to a 1" iron pipe; thence South 72° 54' 09" West 63.34 feet to a 5/8" iron rod with plastic cap; thence North 15° 02' West 121.20 feet to the place of beginning. SUBJECT TO: An access easement described as: The northerly 35 feet of parcel #1 described above.

PARCEL #2

A 1.54 acre parcel in Section 28, Township 29 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows: Beginning at a 2" iron pipe at the Southwest corner of the Lazarus Wright Donation Land Claim #45, Douglas County, Oregon; thence South 89° 39' 30" East 97.48 feet to a 5/8" iron rod with plastic cap; thence South 15° 02' East 246.20 feet to a 5/8" iron rod with plastic cap; thence South 72° 54' 09" West 204.11 feet to a point; thence North 54° 37' 47" West 231.35 feet to a 5/8" iron rod with plastic cap on the South Line of Lot 27, Boulevard Park Addition; thence East 130.00 feet to a 5/8" iron rod with plastic cap at the Southeast corner of aforementioned Lot 27; thence North along the East boundary of said Lot 27 165.00 feet to a 5/8" iron rod with plastic cap at the Southwest corner of Lot 26, Boulevard Park Addition; thence South 89° 39' 30" East 92.42 feet along the South Line of said Lot 26 to the place of beginning. TOGETHER WITH: An access easement described as: The northerly 35 feet of parcel #1 described above.

NARRATIVE: The purpose of this survey is to create a Major Land Partition.
All monuments found (see M 98-48 (A & B)).

FIELD CREW: Greg Lang, Mike Radcliffe, and Dave Delatte.

EQUIPMENT: Wild T1 and RED 1

DRAFTING: Don Stull

Keith L. Cubic
Director of Douglas County Planning Commission

9/20/85
Date

Janet R. Sundeen Deputy
Douglas County Surveyor

9/24/85
Date

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, BORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:



85-12163

BY Margaret Seal
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

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BK 9-19-38B