

MAJOR LAND PARTITION

IN THE SE 1/4 SEC 17 & NE 1/4 SEC 20 T26S R2E WM

DEC 17, 1985 SCALE 1"=200' () Indicates record data per vol 498 pg 720 deed recs.

● set 5/8" x 36" I.R. w/plstc cap mkd. LS 660
○ fd. mon as noted

fd. 2" almn. disc and brng trees per M98-27

S40°38'45"E (S40°43'E) 1190.79 (1190.0)

note: 1.54' btwn pins
fd. 3/4" I.P.

PARCEL 3 TO BE USED FOR TIMBER RESOURCE PURPOSES ONLY
Prcl. 3
14.714 acs±

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:

1986 JAN 17 AM 9:06

STANLEY & SANDRA HAYS
FRED & LAURA KEECKENBY
DOUGLAS COUNTY CLERK

Mary Deul
DEPUTY
FEE
DOUGLAS COUNTY OFFICIAL RECORDS

86- 645

REGISTERED
OREGON
LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
BRUCE R. ROGERS
660

NOTE: Courses 1-11 recorded in vol 934 pg. 33 deed records, Douglas County

- Easement
- N28°51'57"E 366.27
 - N13°45'03"W 93.92
 - N53°35'03"W 261.81
 - N20°27'13"W 297.90
 - N38°37'53"W 157.33
 - N1°16'27"E 61.71
 - S76°05'53"E 68.99
 - S47°45'08"E 230.95
 - S64°08'48"E 227.54
 - S88°00'03"E 102.64
 - S79°27'53"E 112.19
 - S83°17'00"E 67.72
 - N88°23'07"E 222.12
 - N78°08'47"E 62.59
 - S83°07'13"E 110.08

- N70°20'47"E 59.57
- N59°39'57"E 119.12
- N77°52'57"E 135.10
- N4°30'36"W 267.42

fd. 2 1/2" brass cap mkd County Surveyors Office - cor. no. 3 Hes 93 T26S R2E RM LS1808

NORTH

PARTITIONER & LEGAL OWNER: Stanley D. Hays
Sandra O. Hays
Toketee Rt., Box 64
Idlewild Park, OR
498-2454

WATER SUPPLY: Private
SEWAGE: Septic System
ZONING: TR & CT

NUMBER OF LOTS: 3

DESCRIPTION:

MAP PREPARED BY: Bruce R. Rogers
553 N. E. Meadow
Roseburg, OR
672-2834

FILED

JAN 17 1986

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

PARCEL #1

A parcel of land lying in H.E.S. 93, in Sec. 20 T26S R2E W.M. & described as follows: Beginning a 1 1/2" iron pipe (Corner #2 of said H.E.S. #93); thence N56°20'47"W 258.12 feet to a 3/4" iron pipe; thence N31°47'50"E 514.42 feet along the West line of the Stanley & Sandra Hays property as described in Vol. 498, page 720 Deed Records, Douglas County, Oregon, to a 5/8" iron rod; thence S72°14'02"E 560.98 feet to a point in the East line of said H.E.S. #93; thence S55°17'00"W 718.30 feet along said East line to the P.O.B. & containing 5.192 acres of land more or less.

Parcel #1 is subject to an easement 35 feet in width, the centerline of which is described as follows: Beginning at the most Westerly corner of said Parcel #1: thence N28°51'57"E 366.27 feet; thence N13°45'05"W 20.00 feet & there terminating.

PARCEL #2

A parcel of land lying in H.E.S. #93, in Sec. 20 T26S R2E, W.M. & described as follows: Beginning at Corner #1 said H.E.S. #93; thence S55°17'W along an Easterly line of said H.E.S. #93 1,483.14 feet; thence N72°14'02"W 560.98 feet to a point in the Westerly line of the Stanley & Sandra Hays property as described in Vol. 498, page 720 Deed Records, Douglas County, Oregon; thence N31°47'50"E along said Westerly line 726.32 feet; thence N87°39'09"E 1,371.79 feet to the P.O.B. & containing 17.040 acres of land more or less.

Parcel #2 is subject to a 35 foot easement, the centerline of which is described as follows: Beginning at a point in the Westerly line of said Hays property, from which point the most Westerly corner of said property bears S31°47'50"W 826.38 feet; thence along said centerline as follows S83°17'E 67.72 feet; N88°23'07"E 222.12 feet; N70°08'47"E 62.59 feet; S83°07'13"E 110.08 feet; N70°20'47"E 59.57 feet; N59°39'57"E 119.12 feet; N77°52'57"E 135.10 feet; & N4°30'36"W 267.42 feet & there terminating.

PARCEL #3

Beginning at a parcel of land lying in H.E.S. #93, in Sections 17 & 20 T26S R2E W.M. & described as follows: a 2" alum. disc, Corner #1 of the H.E.S. #93, said point lying in the center of a power transmission easement; thence S87°39'09"W along the center (more or less) of said easement 1,371.79 feet to a point in the Westerly boundary of the Stanley & Sandra Hays property as described in Vol. 498, page 720 Deed Records, Douglas County, Oregon; thence N31°47'50"E along said Westerly line 1,129.17 feet to a 5/8" iron rod set in a Northerly line of said H.E.S. #93; thence S40°38'45"E along said Northerly line 1,190.79 feet to the P.O.B. & containing 14.715 acres of land more or less.

Parcels #2 & #3 include the following described non-exclusive easement for ingress & egress: An easement 35 feet in width, 17 1/2 feet on either side of the following described centerline: Beginning at a 5/8" iron rod set at the most Westerly Southwest corner of the Stanley & Sandra Hays property as described in Recorder's No. 72-10273; Deed Records, Douglas County, Oregon; thence along the centerline of said 35 foot easement the following courses: N28°51'57"E 366.27 feet, N13°45'03"W 93.92 feet, N53°35'03"W 261.81 feet, N20°27'13"W 297.90 feet, N38°37'53"W 157.33 feet, N1°16'27"E 61.71 feet, S76°05'53"E 68.99 feet, S47°45'08"E 230.95 feet, S64°08'48"E 227.54 feet, S88°00'08"E 102.64 feet & S79°27'53"E 112.19 feet, more or less, to a point on the Westerly line of said Hays property and the end of said easement for Parcel #2, thence continuing along said easement centerline as follows S83°17'E 67.72 feet, N88°23'07"E 222.12 feet, N78°08'47"E 62.59 feet, S83°07'13"E 110.08 feet, N70°20'47"E 59.57 feet, N59°39'57"E 119.12 feet, N77°52'57"E 135.10 feet, & N4°30'36"W 267.42 feet to a point in the Southerly line of said Parcel #3 & there terminating.

WATER SOURCE EASEMENT

An easement for Parcel No.2. An easement, 10 feet square around the existing water source on parcel No. 1 and described as follows: Beginning at a point from which cor. No. 2, H. E. S. No. 93, T26S R2E, W.M. bears S44° 15'W 225.0 feet; thence S35° 30'E 5.00 feet; thence N54°30'E 10feet; thence N35°30'W 10 feet; thence S54°30'W 10 feet; thence S35°30'E 5 feet to the P.O.B. Together with an easement for the installation of and maintenance of a waterline, the centerline of which is described as follows: Beginning at a point from which cor No.2 said H.E.S. No. 93 bears S54°30'W 10 feet and S44°15'W 225 feet; thence N55°17'E 450 feet to a point in the southwesterly line of said parcel no. 2 and there terminating.

Keith L. Cubic
DOUGLAS CO. PLANNING DEPT

12/31/85
DATE

Francis L. Ingram
DOUGLAS CO. SURVEYOR
1-17-86
DATE

NARRATIVE:

We tied the existing corners per M98-27 and the centerline of the powerline easement to a random traverse (three closures); then calculated the new parcels and set the corners. All work was done with transit and chain.

MAP FILE M100-17

BR-9-Pg 57

FILED

JAN 17 1986

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

MAP FILE M100-17