

COUNTY SURVEYORS FILE DATA
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FILED CMO

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

JAN 30 1986

MAJOR LAND PARTITION
NW 1/4 of Section 31, T.22S. R.5W. W.M.
JANUARY 1986 SCALE 1" = 200'

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
86-1193 CMO

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 DATE:

806 JAN 31 AM 9:03

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

PARTITIONER & Robert Lee & Nora May Allen
LEGAL OWNER: Rte. 2, Box 157
Yoncalla, Oregon 97499
SEWER SUPPLY: Individual septic system

TOTAL NUMBER OF LOTS: Two
WATER SUPPLY: Private

MAP PREPARED BY: AA SURVEYING SERVICE, INC.
P.O. Box 130
Roseburg, Oregon 97470
672-2096

BY: *Mary Deak*
DEPUTY
NO. _____ FEE \$6.00

DOUGLAS COUNTY OFFICIAL RECORDS

DESCRIPTION

A parcel of land situated in the northwest one-quarter of Section 31, T.22S. R.5W. W.M., being more particularly described as follows:

Beginning at a 5/8" iron rod from which the one-quarter corner common to section 31, T.22S. R.5W. W.M., and section 36, T.22S. R.6W. W.M., bears S 0°30'19"W 1328.66 feet; thence along the line described in Book 935 & 936, Recorder's No's 86-499 & 86-549, Deed Records of Douglas County, Oregon S 89°01'07"E 398.98 feet to a 5/8" iron rod and S 0°20'14"E 473.41 feet to a 5/8" iron rod; thence leaving said described line N 89°52'19"W 405.94 feet to a 5/8" iron rod; thence N 0°30'19"E 479.35 feet to the Point of Beginning, containing 4.40 acres, more or less.

SUBJECT TO AND TOGETHER WITH a 25 foot road easement, for ingress and egress, over, across, and under, and being 12.5 feet on each side of the following described centerline:

Beginning at a point on the westerly R/W line of Hayhurst Road from which the west one-quarter corner of section 31, T.22S. R.5W. W.M., bears S 38°53'40"W 1087.99 feet; thence along said centerline S 87°40'44"W 270.26 feet to a point and N 52°37'W 214.36 feet to a point and S 85°55'W 235.00 feet to a point on the west line of said Section 31 and end of said described easement. All situated in Section 31, T.22S. R.5W. W.M.

NARRATIVE

PURPOSE: To divide a 4.4 acre parcel out of a 94 m/l acre parcel.

PROCEDURE: I tied all monuments shown on the annexed map. The west line and the east-west centerline of the section was determined from my previous survey M79-79. The westerly R/W line of Hayhurst Road was determined from R/W monuments found and data from the road plan. The fence line shown on the annexed map was used to determine the boundary line between Allen and Petty. Quit claim deeds were recorded by both parties as an agreement to this boundary.

EQUIPMENT: Theodolite and E.D.M.

APPROVALS

Keith L. Cubic 1/28/86
Planning Commission Date

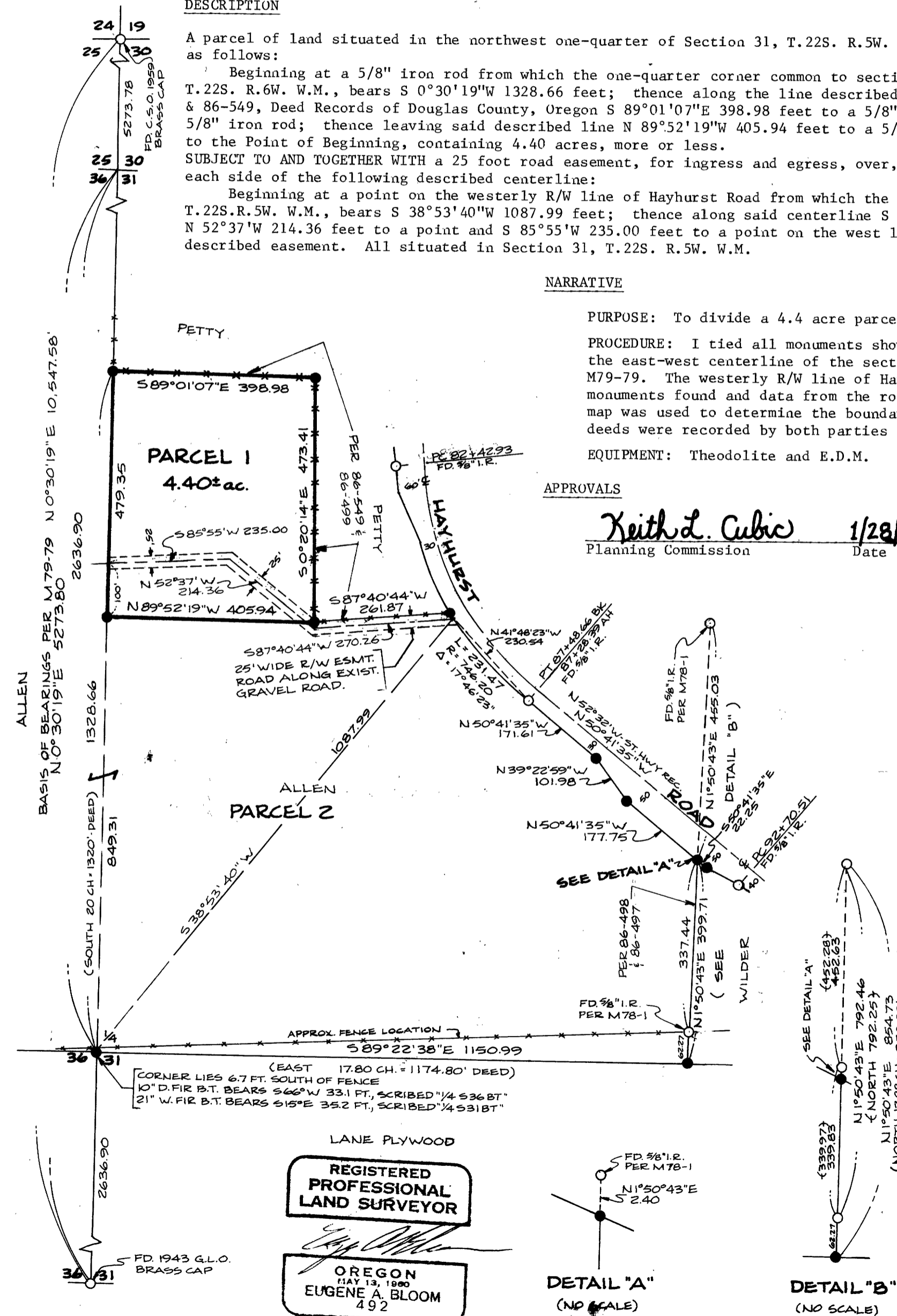
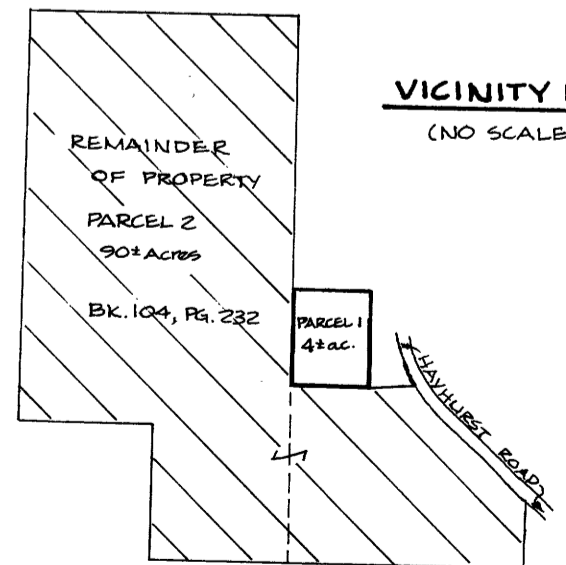
Francis L. Ingram 1-30-86
County Surveyor Date

LEGEND

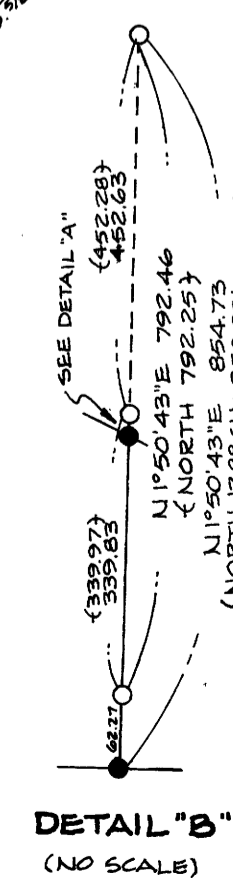
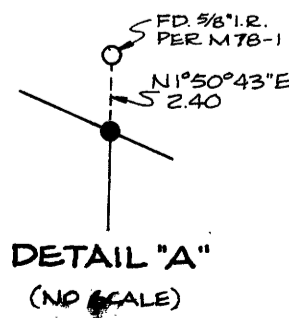
- FOUND MON. AS NOTED HEREON
- SET 3/8" x 30" I.R. W/ PLASTIC CAP MKD. "AA SURVEYING INC."
- EXIST. FENCE LINE
- () RECORD DATA PER M78-1
- () RECORD DATA PER DEED (BK. 104, PG. 232)

ZONING - FG

VICINITY MAP
(NO SCALE)



LANE PLYWOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
Eugene A. Bloom
OREGON
 MAY 13, 1980
EUGENE A. BLOOM
 492



BK. 9-19 66