

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

M100-40

A MAJOR LAND PARTITION IN THE N.E. 1/4 OF SECTION 7, T30S, R5W, M.11
 in Lot 7, "SCHMOLL PLAT B"

NOTE: TO BE FILED AS SURVEY ONLY.

FILED

MAR 11 1986

DESCRIPTIONS:

PARCEL A:

PARTITIONER & OWNER:
 Bill Zerbach & Duane Brown
 6261 Garden Valley Rd.
 Roseburg, Oregon 97470
 Phone: 673-8036

SURVEYOR:
 Romey Ware
 2771 N.W. Garden Valley Rd.
 Roseburg, Oregon 97470
 Phone: 672-0649

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

A parcel of land being a portion of Lot 7, "SCHMOLL PLAT B" as recorded in Volume 10, Page 5 of the Plat Records of Douglas County, Oregon and lying in Section 7, Township 30 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:
 Beginning at a 1" iron pipe at the northwest corner of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S 89°44'05" E 458.00 feet; thence along the north line of said Lot 7 S 89°44'05" E 128.00 feet to a 5/8" iron rod; thence S 0°21'48" E 99.88 feet to a 5/8" iron rod on the south line of said Lot 7; thence along said south line N 89°41'48" W 127.64 feet to a 5/8" iron rod in the east line of Weaver Avenue; thence along said east line N 0°34'18" W 99.80 feet to the point of beginning and containing 0.29 acres of land, more or less.

The northerly 25 feet of the above described parcel is subject to a non-exclusive easement.

PARCEL B:

A parcel of land being a portion of Lot 7, "SCHMOLL PLAT B" as recorded in Volume 10, Page 5 of the Plat Records of Douglas County, Oregon and lying in Section 7, Township 30 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:
 Beginning at a 5/8" iron rod in the north line of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S 89°44'05" E 330.00 feet; thence along said north line S 89°44'05" E 115.00 feet to a 5/8" iron rod; thence S 0°21'48" E 99.95 feet to a 5/8" iron rod in the south line of said Lot 7; thence along said south line N 89°41'48" W 115.00 feet to a 5/8" iron rod; thence N 0°21'48" W 99.88 feet to the point of beginning and containing 0.26 acres of land, more or less.

The northerly 25 feet of the above described parcel is subject to a non-exclusive easement.

Included with the above described parcel is a 25 foot wide easement, the northerly line of which is described as beginning at a 5/8" iron rod in the north line of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S 89°44'05" E 330.00 feet; thence along said north line N 89°44'05" W 128.00 feet to the east line of Weaver Avenue and there terminating.

PARCEL C:

A parcel of land being a portion of Lot 7, "SCHMOLL PLAT B" as recorded in Volume 10, Page 5 of the Plat Records of Douglas County, Oregon and lying in Section 7, Township 30 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:
 Beginning at a 5/8" iron rod in the northline of the above said Lot 7 from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S 89°44'05" E 215.00 feet; thence along said north line S 89°44'05" E 115.00 feet; thence S 0°21'48" E 100.03 feet to a 5/8" iron rod in the south line of said Lot 7, thence along said south line N 89°41'48" W 115.00 feet to a 5/8" iron rod; thence N 0°21'48" W 99.95 feet to the point of beginning and containing 0.26 acres of land, more or less.

The northerly 25 feet of the above described parcel is subject to a non-exclusive easement.

Included with the above described parcel is a 25 foot wide easement, the northerly line of which is described as beginning at the northwest corner of the above described parcel from which point a 2" iron pipe at the Initial Point of the above said "SCHMOLL PLAT B" bears S 89°44'05" E 215.00 feet; thence along the north line of the above said Lot 7 N 89°44'05" W 243.00 feet to the east line of Weaver Avenue and there terminating.

LEGEND:

- - Set 5/8" x 30" iron rod w/cap marked "R.E. Ware LS 1005"
- - Found 5/8" iron rod w/cap marked "BHW, Inc." unless noted otherwise

DOUGLAS COUNTY
 ROMNEY WARE
 SURVEYOR

APPROVALS:

N/A
 DOUGLAS COUNTY PLANNING DEPARTMENT _____ DATE _____

N/A
 DOUGLAS COUNTY SURVEYOR _____ DATE _____

Sewer: Tri-City Sanitary District
 Water: Tri-City Water District

6/5
 7/8

NARRATIVE:

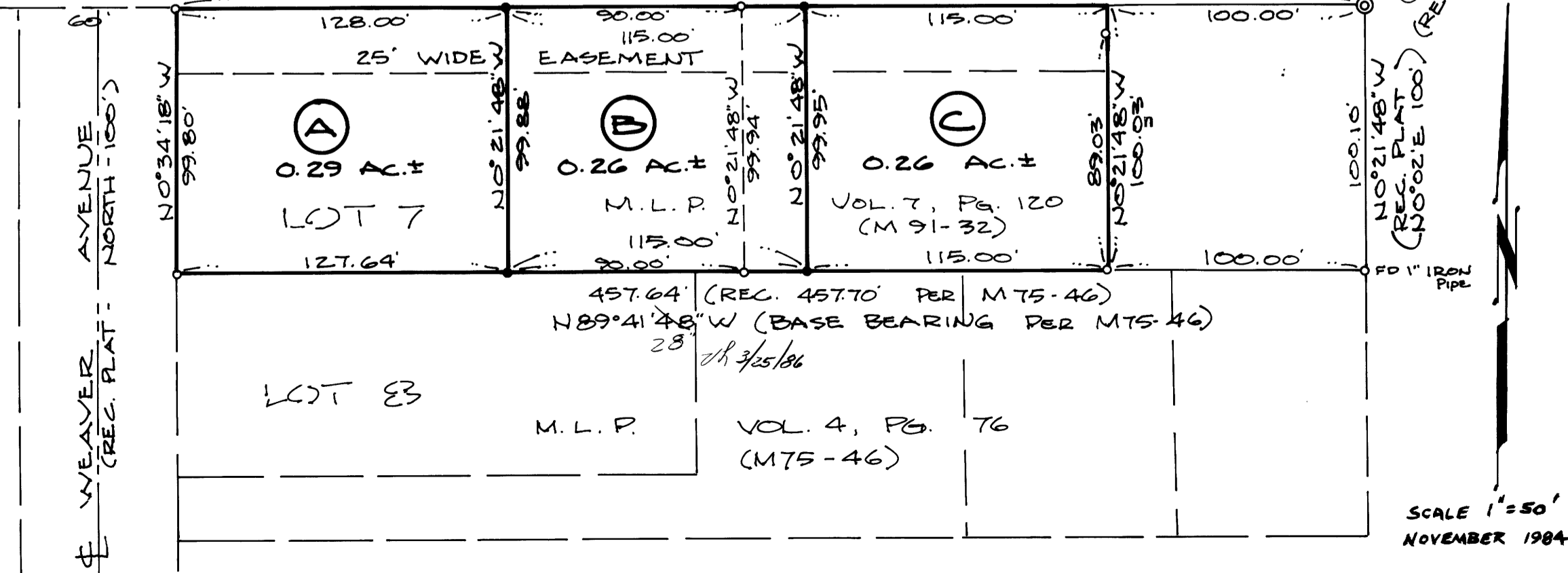
Survey to Partition that portion of Lot 7, "SCHMOLL PLAT B" into three parcels as shown. See M 75-46 & M 91-32 for record surveys.

Field Crew: Mike Riggan & Steve Overcash
 Equipment: Wild T-16 Theodolite Mounted with Nikon N.D.160 E.D.M.
 Office Computations: Romey Ware
 Drafting: Romey Ware

FD. 1" IRON PIPE

(REC. PER PLAT S 89°24'E - 458.60')
 S 89°44'05"E 458.00'

FD 2" IRON PIPE
 INITIAL POINT OF
 "SCHMOLL PLAT B"
 & "PLAT A"



SCALE 1"=50'
 NOVEMBER 1984

M100-40