

Map File M100-67
C S File 63/25M

**MINOR LAND PARTITION IN THE S.E. 1/4, SECTION 34,
T.26S, R.3W, W.M. DOUGLAS CO., OREGON**

PARTITIONER AND LEGAL OWNER OF RECORD: STANFORD A. AND JUANITA M. NELSON, 13 MARY ANN LN., ROSEBURG, OR. 97470
SURVEYOR: ROBERT L. DOLAN
RT. 1, BOX 1820
SUTHERLIN, OREGON 97479
DATE: APRIL, 1986
SCALE: 1"=100'

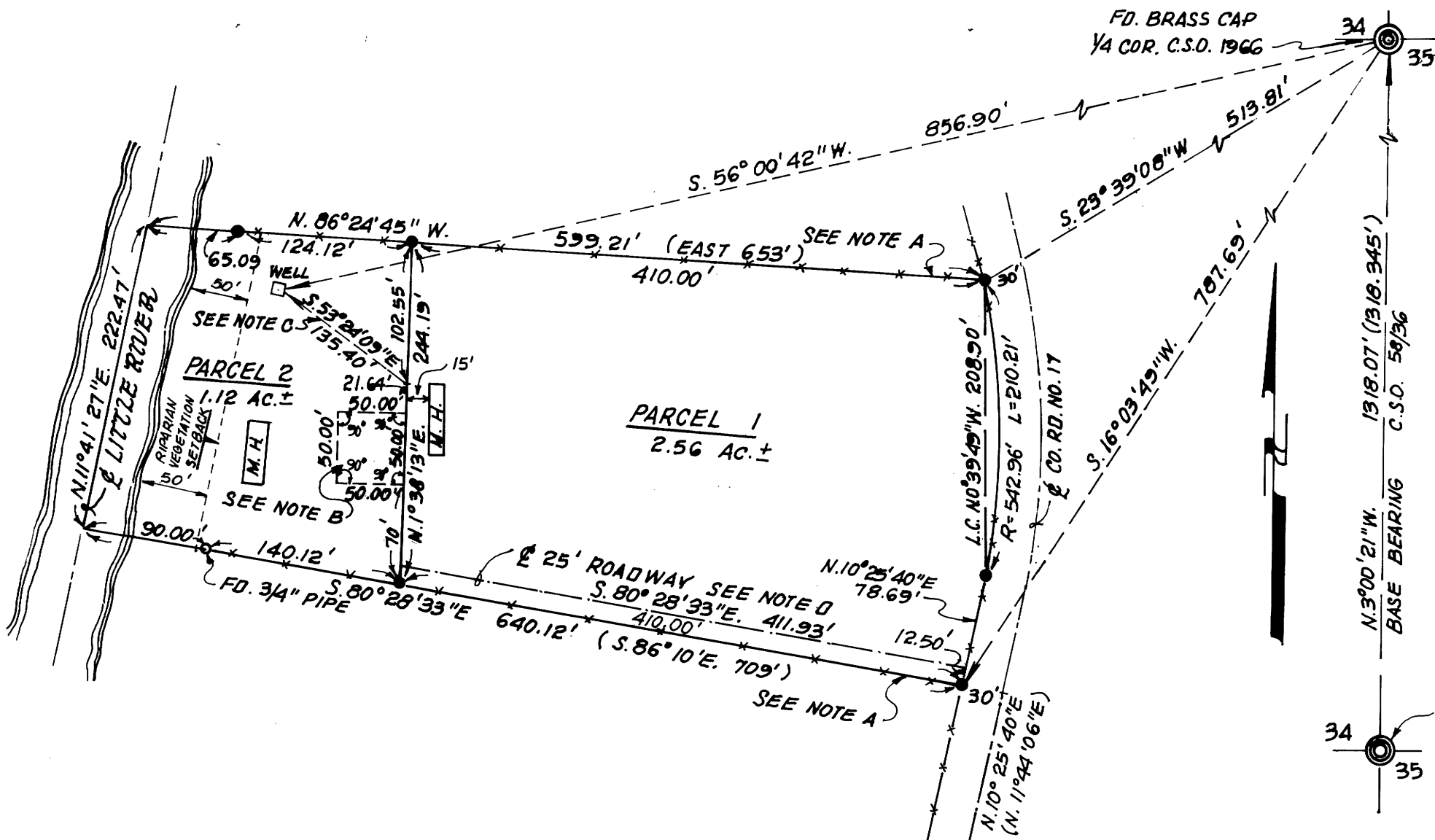
Legend: ●=SET 5/8" X 30" IRON ROD W/CAP
○=FD. AS NOTED
() RECORD AS C.S.D. 58/36, 55/337 AND COUNTY RD. NO. 17
NARRATIVE IS ON A SEPARATE DOCUMENT AND INCLUDES NOTES A-D
NUMBER OF LOTS: 2 **SEWER SUPPLY:** SEPTIC SYSTEM
WATER SUPPLY: WELL **ZONING:** 5R

FILED

MAY 9 1986

COUNTY SURVEYOR TF
DOUGLAS COUNTY, ORE.

TF



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 MAY -9 PM 3:43

DOUGLAS COUNTY CLERK

BY Mary L. Deal
DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND IN THE S.E. 1/4, SECTION 34, T.26S, R.3W, W.M. DOUGLAS COUNTY, OREGON BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO.17 THAT BEARS S.23°39'08"W, 513.81 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 34 AND 35, T.26S, R.3W, W.M., THENCE N.86°24'45"W, 410.00 FT. TO A 5/8" IRON ROD, THENCE S.1°38'13"W, 244.19 FT. TO A 5/8" IRON ROD, THENCE S.80°28'33"E, 410.00 FT. TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO.17, THENCE ALONG SAID RIGHT OF WAY N.10°25'40"E, 78.69 FT. TO A 5/8" IRON ROD, THENCE ALONG THE ARC OF A 542.96 RADIUS CURVE LT. (THE LONG CHORD OF WHICH BEARS N.0°39'49"W, 208.90 FT.) TO THE POINT OF BEGINNING.

CONTAINS 2.56 ACRES MORE OR LESS.
INCLUDES A SIX FOOT WIDE WATER LINE EASEMENT, REFER TO DEED NO. 86-4934.
SUBJECT TO A 25.00 FT. ROAD EASEMENT, REFER TO DEED NO. 86-4933.

ALSO INCLUDES A SEPTIC AND DRAINFIELD EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT BEARS S.23°39'08"W, 513.81 FT. AND N.86°24'45"W, 410.00 FT. AND S.1°38'13"W, 124.19 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 34 AND 35, T.26S, R.3W, W.M., THENCE N.88°21'47"W, 50.00 FT., THENCE S.1°38'13"W, 50.00 FT., THENCE S.88°21'47"E, 50.00 FT., THENCE N.1°38'13"E, 50.00 FT. TO THE POINT OF BEGINNING. REFER DEED NO. 86-5203

PARCEL 2

A PARCEL OF LAND IN THE S.E. 1/4, SECTION 34, T.26S, R.3W, W.M. DOUGLAS COUNTY, OREGON BEGINNING AT A 5/8" IRON ROD THAT BEARS S.23°39'08"W, 513.81 FT. AND N.86°24'45"W, 410.00 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 34 AND 35, T.26S, R.3W, W.M., THENCE N.86°24'45"W, 124.12 FT. TO A 5/8" IRON ROD ON THE BANK OF LITTLE RIVER, THENCE N.86°24'45"W, 65.09 FT. MORE OR LESS TO THE CENTER OF LITTLE RIVER, THENCE UPSTREAM S.11°41'27"W, 222.47 FT. THENCE S.80°28'33"E, 90.00 FT. MORE OR LESS TO A 3/4" IRON PIPE ON THE RIVER BANK, THENCE S.80°28'33"E, 140.12 FT. TO A 5/8" IRON ROD, THENCE N.1°38'13"E, 244.19 FT. TO THE POINT OF BEGINNING

CONTAINS 1.12 ACRES MORE OR LESS.
SUBJECT TO A SIX FOOT WIDE WATER LINE EASEMENT, REFER TO DEED NO. 86-4934.
INCLUDES A 25.00 FT. ROAD EASEMENT, REFER TO DEED NO. 86-4933.

SUBJECT TO A SEPTIC AND DRAINFIELD EASEMENT, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT BEARS S.23°39'08"W, 513.81 FT. AND N.86°24'45"W, 410.00 FT. AND S.1°38'13"W, 124.19 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 34 AND 35, T.26S, R.3W, W.M., THENCE N.88°21'47"W, 50.00 FT., THENCE S.1°38'13"W, 50.00 FT., THENCE S.88°21'47"E, 50.00 FT., THENCE N.1°38'13"E, 50.00 FT. TO THE POINT OF BEGINNING. REFER DEED NO. 86-5203

APPROVALS
Keith L. Cubic 5/6/86
PLANNING COMMISSION DATE
Francis E. Ingram 5-9-86
COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT L. DOLAN
1078

C S File 63/25M

Map File M100-67

BR 9-9-77

M 100-67

NARRATIVE

See separate survey map

FILED

MAY 9 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

This survey was performed April 1986 for Stanford A. and Juanita M. Nelson to established property corners for Parcels 1 and 2.

Minor Land Partition survey in the SE 1/4, Section 34, T26S, R3W, W.M., Douglas County, Oregon.

Note A: I found only one 3/4" pipe on the bank of Little River, this pipe is shown on CS File No. 55/337 as being on the Southerly line of Parcel A and is 90.00 ft. Easterly of the center of Little River. I found no other pipes in any of the Parcels. I established the Northerly line at the intersection of the existing East-West fence line and the right of way line of County Road No. 17 and also the end of said fence on the bank of Little River. The Southerly line was established from the found 3/4" pipe on the bank of Little River (this pipe is at the end of an existing East-West fence line) and the intersection of said fence line and the right of way line of County Road No. 17. I recommend that a Boundary line agreement or other legal proceedings be performed before these lines are construed to be the true property lines.

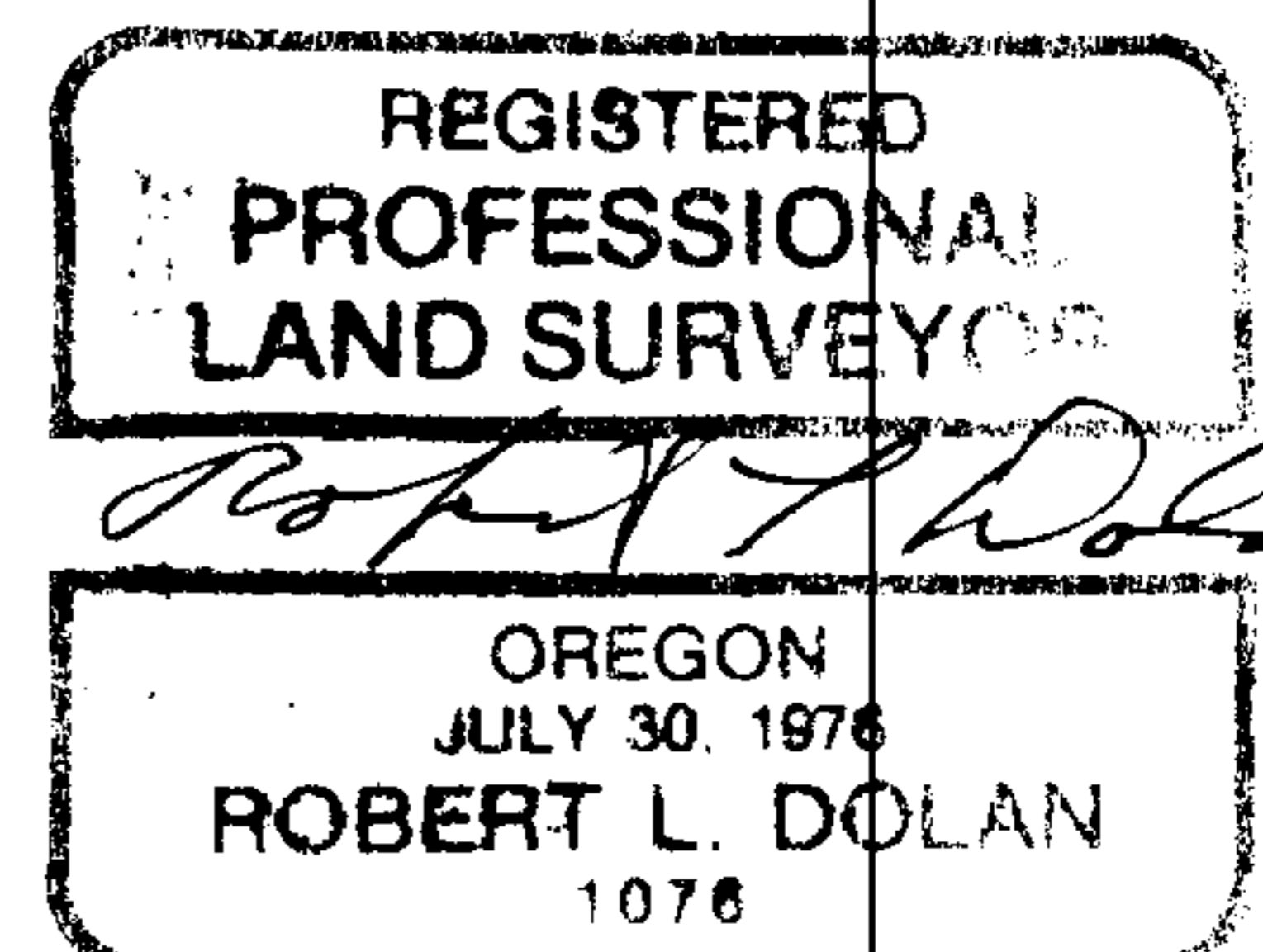
Note B: Septic tank and drainfield easement.

Note C: A six foot wide waterline easement, refer to Deed No. 86-4934.

Note D: A 25.00 foot wide roadway easement, refer to Deed No. 86-4933.

Instruments: Theodolite and Distance Meter.

Robert L. Dolan
Rt. 1 Box 1820
Sutherlin, Or. 97479



C.S. File No.

63/25^A(N)