

A MINOR LAND PARTITION IN THE S.W. 1/4, SECTION 15, T.23S., R.5W., W.M., DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

PARTITIONER AND LEGAL OWNER OF RECORD:

KENNETH GILMORE RT.1 BOX 53B OAKLAND, OR. 97462

SURVEYOR:

ROBERT L. DOLAN RT. 1 BOX 1820 SUTHERLIN, OR. 97479

DATE: APRIL 1986

NARRATIVE IS SEPARATE DOCUMENT

SCALE: 1" = 50'

Legend: 0 FD 5/8" IRON ROD OR AS NOTED SET 5/8" x 30" IRON ROD W/ CAP

RECORD: ()

TOTAL NUMBER OF LOTS: 2

WATER SUPPLY: WELLS

SEWER SUPPLY: SEPTIC

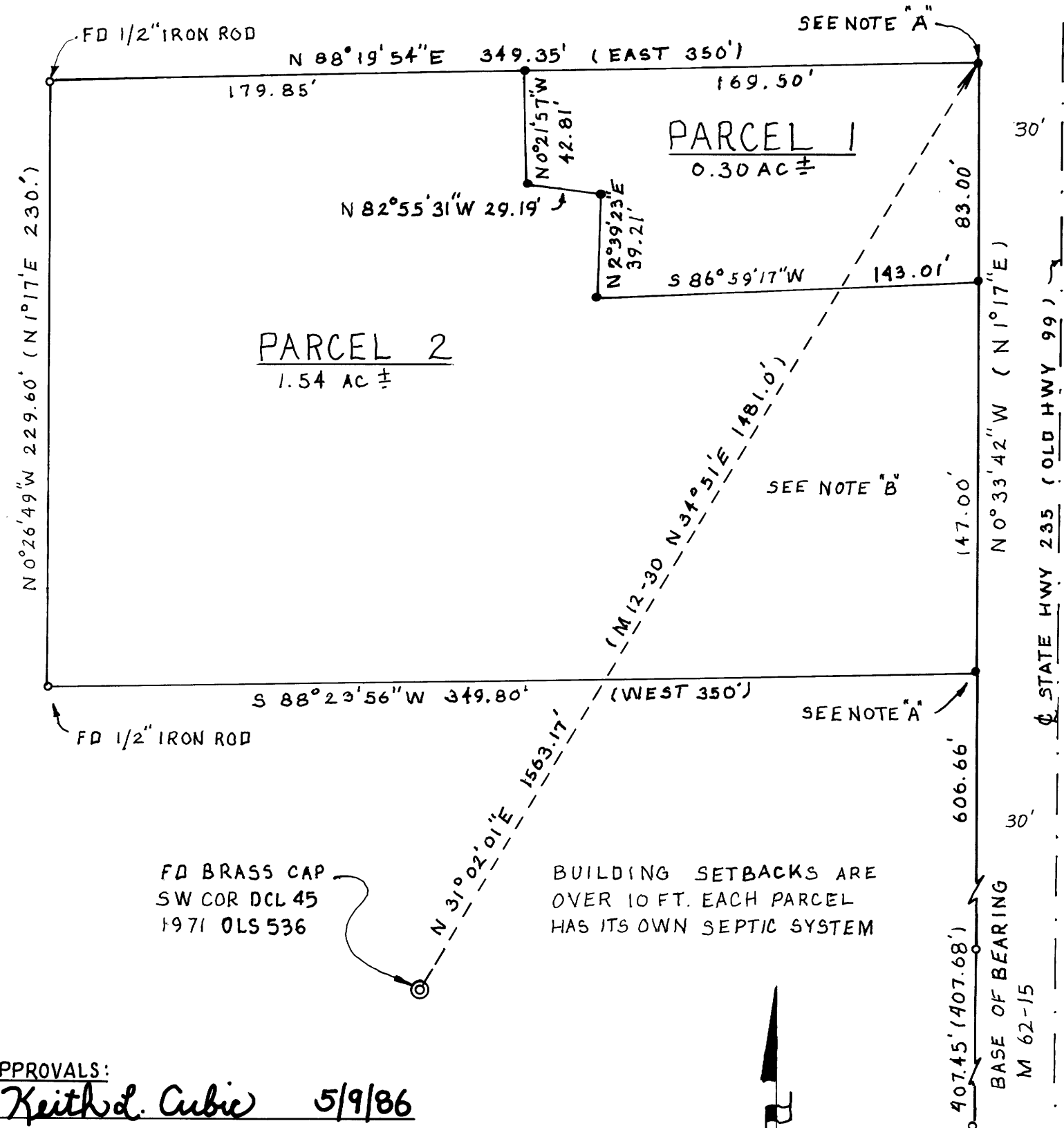
ZONING: RR

FILED JL

MAY 13 1986 TF

COUNTY SURVEYOR DOUGLAS COUNTY, ORE. TF

63/25(N) M/100-68



LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND IN THE S.W. 1/4, SECTION 15, T. 23 S., R. 5 W., W.M., DOUGLAS COUNTY, OREGON.

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO 235 THAT BEARS N 31° 02' 01" E, 1563.17 FT. FROM THE SW CORNER OF DONATION LAND CLAIM NO. 45, T23S, R5W, W.M. THENCE ALONG SAID RIGHT-OF-WAY S 0° 33' 42" E, 83.00 FT. TO A 5/8" IRON ROD, THENCE S 86° 59' 17" W, 143.01 FT. TO A 5/8" IRON ROD, THENCE N 82° 55' 31" W, 29.19 FT. TO A 5/8" IRON ROD, THENCE N 0° 21' 57" W, 42.81 FT. TO A 5/8" IRON ROD, THENCE N 88° 19' 54" E, 169.50 FT. TO THE POINT OF BEGINNING. CONTAINS 0.30 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND IN THE SW 1/4, SECTION 15, T23S, R5W, W.M., DOUGLAS COUNTY, OREGON.

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 235 THAT BEARS N 31° 02' 01" E, 1563.17 FT. AND S 0° 33' 42" E, 83.00 FT. FROM THE SW CORNER OF DONATION LAND CLAIM NO. 45, T23S, R5W, W.M., THENCE ALONG SAID RIGHT OF WAY S 0° 33' 42" E, 147.00 FT. TO A 5/8" IRON ROD, THENCE S 88° 23' 56" W, 349.80 FT. TO A 1/2" IRON ROD, THENCE N 0° 26' 49" W, 229.60 FT. TO A 1/2" IRON ROD, THENCE N 88° 19' 54" E, 179.85 FT. TO A 5/8" IRON ROD, THENCE S 0° 21' 57" E, 42.81 FT. TO A 5/8" IRON ROD, THENCE S 82° 55' 31" E, 29.19 FT. TO A 5/8" IRON ROD, THENCE S 2° 39' 23" W, 39.21 FT. TO A 5/8" IRON ROD, THENCE N 86° 59' 17" E, 143.01 FT. TO THE POINT OF BEGINNING. CONTAIN 1.54 ACRES MORE OR LESS.

FD BRASS CAP SW COR DCL 45 1971 OLS 536

BUILDING SETBACKS ARE OVER 10 FT. EACH PARCEL HAS ITS OWN SEPTIC SYSTEM

APPROVALS:

Keith L. Cubie 5/9/86 PLANNING COMMISSION DATE

Francis L. Ingram 5-13-86 COUNTY SURVEYOR DATE



STATE OF OREGON) ss. 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: MAY 16 AM 9:42

REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT L. DOLAN JULY 30, 1976 1076

89-68 M/100-68 (N) 63/25(N)

M 100-68

FILED

VL

MAY 13 1986 TF

NARRATIVE

See separate survey map

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Minor Land Partition survey in the SW 1/4, Section 15, T23S, R5W, TF
W.M., Douglas County, Oregon.

This survey was performed April 1986 for Kenneth Gilmore to set property corners for Parcels 1 and 2. Corners were established from found corners.

Note A: The Southeast corner of Parcel 2 was computed by bearing-bearing (N88°23'56"E and N 0°33'42"W) intersection from the Westerly right of way of State Highway No. 235 and the found 1/2" iron rod at the Southwest corner of Parcel 2 and a found 1/2" iron rod at the Southeast corner (refer to M 12-30), the computed point on the right of way bears S88°23'56"W, 1.03 ft. from this iron rod.

The Northeast corner of Parcel 1 was computed along the Westerly right of way of State Highway No. 235 and record distance (230.00 ft. from M 12-30) from the Southeast corner of Parcel 2. I then inversed from said Northeast corner to the found 1/2" iron rod at the Northwest corner of Parcel 2.

Instruments: Theodolite and Distance Meter.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Dolan

OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076

C.S. File No. 63/25-5