

MAJOR LAND PARTITION IN THE N.E. 1/4, SECTION 15, T.28 S., R.6 W., W.M. DOUGLAS COUNTY, OREGON

ORIGINAL RECORDS FILE NO. _____
DO NOT REMOVE FROM OFFICE

FILED

JUN 4 1986 TF

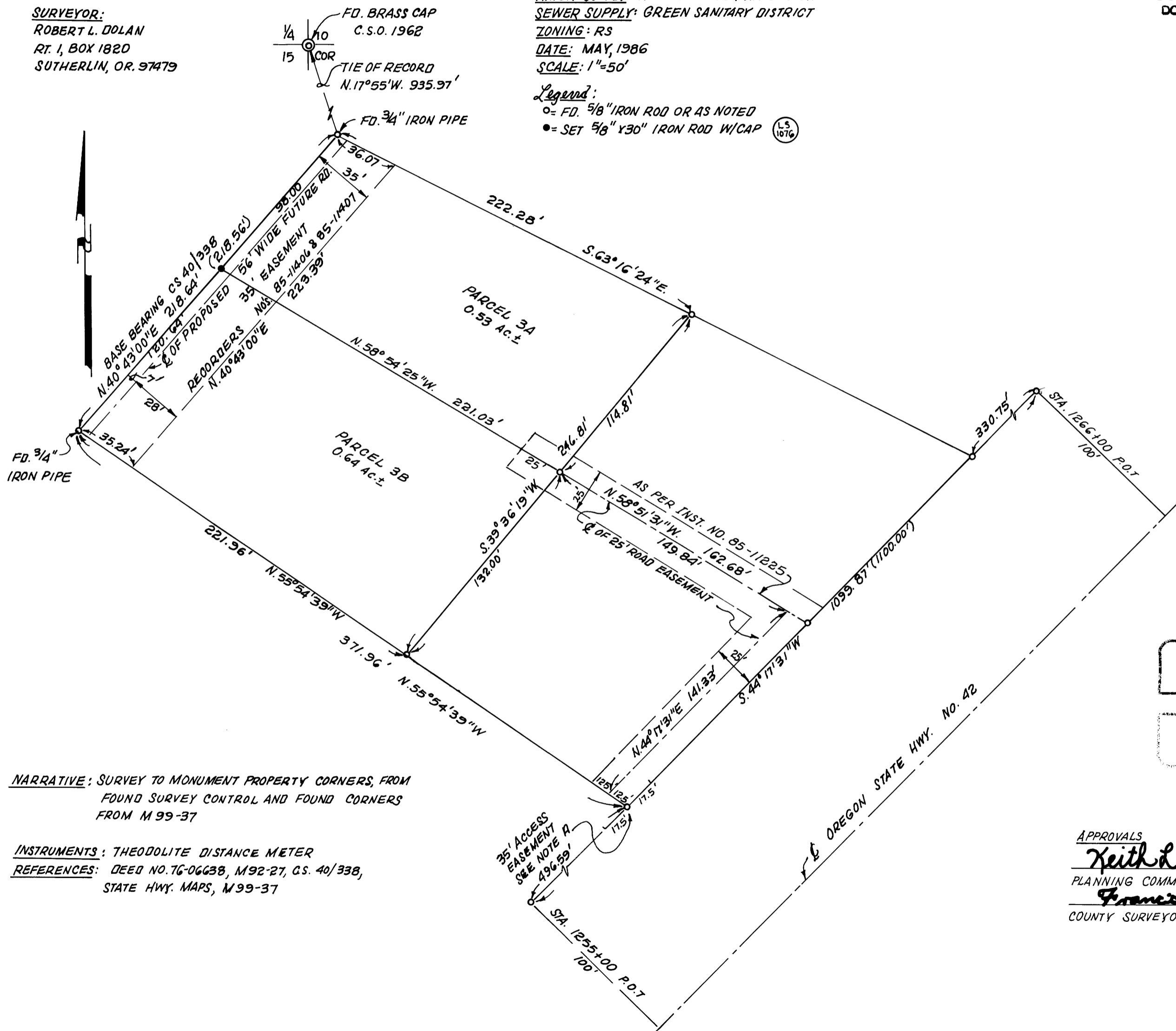
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

PARTITIONER & OWNER:
O.B & ELVADA E. FRITZ
RT. 2, BOX 194
MYRTLE CREEK, OR. 97457

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

TOTAL NUMBER OF LOTS: 2
WATER SUPPLY: ROBERTS CREEK WATER DISTRICT
SEWER SUPPLY: GREEN SANITARY DISTRICT
ZONING: RS
DATE: MAY, 1986
SCALE: 1"=50'

Legend:
○ = FD. 5/8" IRON ROD OR AS NOTED
● = SET 5/8" X 30" IRON ROD W/CAP (LS 1076)



NARRATIVE: SURVEY TO MONUMENT PROPERTY CORNERS, FROM FOUND SURVEY CONTROL AND FOUND CORNERS FROM M 99-37

INSTRUMENTS: THEODOLITE DISTANCE METER
REFERENCES: DEED NO. TG-06638, M92-27, CS. 40/338, STATE HWY. MAPS, M99-37

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30 1976
ROBERT L. DOLAN
1076

APPROVALS
Keith L. Cubic 6/2/86
PLANNING COMMISSION DATE
Francis L. Ingram 6-4-86
COUNTY SURVEYOR DATE

MAP FILE M 100-76A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION
IN THE N.E 1/4, SECTION 15, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

FILED

JUN 4 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE TF

PARCEL 3A

A PARCEL OF LAND IN THE N.E 1/4 SECTION 15, T.28 S., R.6 W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 3/4" IRON PIPE THAT BEARS S.17°55'E, 935.97 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28 S., R.6 W., W.M., THENCE S.63°16'24"E, 222.28 FT. TO A 5/8" IRON ROD, THENCE S.39°36'19"W, 114.81 FT. TO A 5/8" IRON ROD, THENCE N.58°54'25"W, 221.03 FT. TO A 5/8" IRON ROD, THENCE N.40°43'E, 98.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.53 ACRES MORE OR LESS.

PARCEL 3B

A PARCEL OF LAND IN THE N.E 1/4 SECTION 15, T.28 S., R.6 W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD THAT BEARS S.17°55'E, 935.97 FT. AND S.40°43' W, 98.00 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28 S., R.6 W., W.M., THENCE S.58°54'25"E, 221.03 FT. TO A 5/8" IRON ROD, THENCE S.39°36'19"W, 132.00 FT. TO A 5/8" IRON ROD, THENCE N.55°54'39"W, 221.96 FT. TO A 3/4" IRON PIPE, THENCE N.40°43'E, 120.64 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

PARCELS 3A AND 3B INCLUDE THE FOLLOWING;

A 25.00 FOOT WIDE ROAD EASEMENT ON A PARCEL OF LAND IN THE N.E 1/4 SECTION 15, T.28 S., R.6 W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL DESCRIBED IN INSTRUMENT NO. 76-06638 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE CENTERLINE OF THE 25.00 FOOT WIDE ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF SAID PARCEL THAT BEARS S.17°55'E 935.97 FT. AND S.40°43'00"W, 218.64 FT. AND S.55°54'39"E, 359.46 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28 S., R.6 W., W.M., THENCE N.44°17'31"E, 141.33 FT. TO A POINT, THENCE N.58°51'31"W, 149.84 FT., THENCE N.58°54'25"W, 25.00 FT.

NOTE A

A 35.00 FOOT ACCESS EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO.42 THE CENTER OF SAID EASEMENT BEING A POINT THAT BEARS S.17°55'E, 935.97 FT. AND S.40°43'00"W, 218.64 FT. AND S.55°54'39"E, 371.96 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28 S., R.6 W., W.M.

NOTE B

PARCELS ARE SUBJECT TO RECORDERS NO. 85-1406 AND 85-11407

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

56 6774

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:

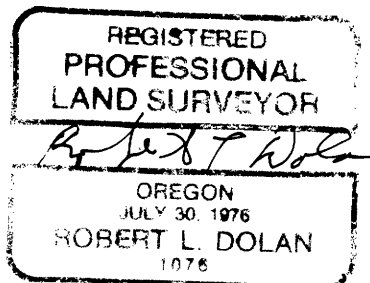
1986 JUN -5 AM 9:03

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Miriam Beal
DEPUTY

NO. 12094 FEE

DOUGLAS COUNTY OFFICIAL RECORDS



MAP FILE M1100-76B