

BK. 9- P. 101

MAP FILE M102-35

# MINOR LAND PARTITION

BEING A PORTION OF LOT 1, BLOCK 22, TOWN OF GARDINER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., LOCATED IN THE ADDISON C. GIBBS DONATION LAND CLAIM NO. 37, DOUGLAS COUNTY, OREGON

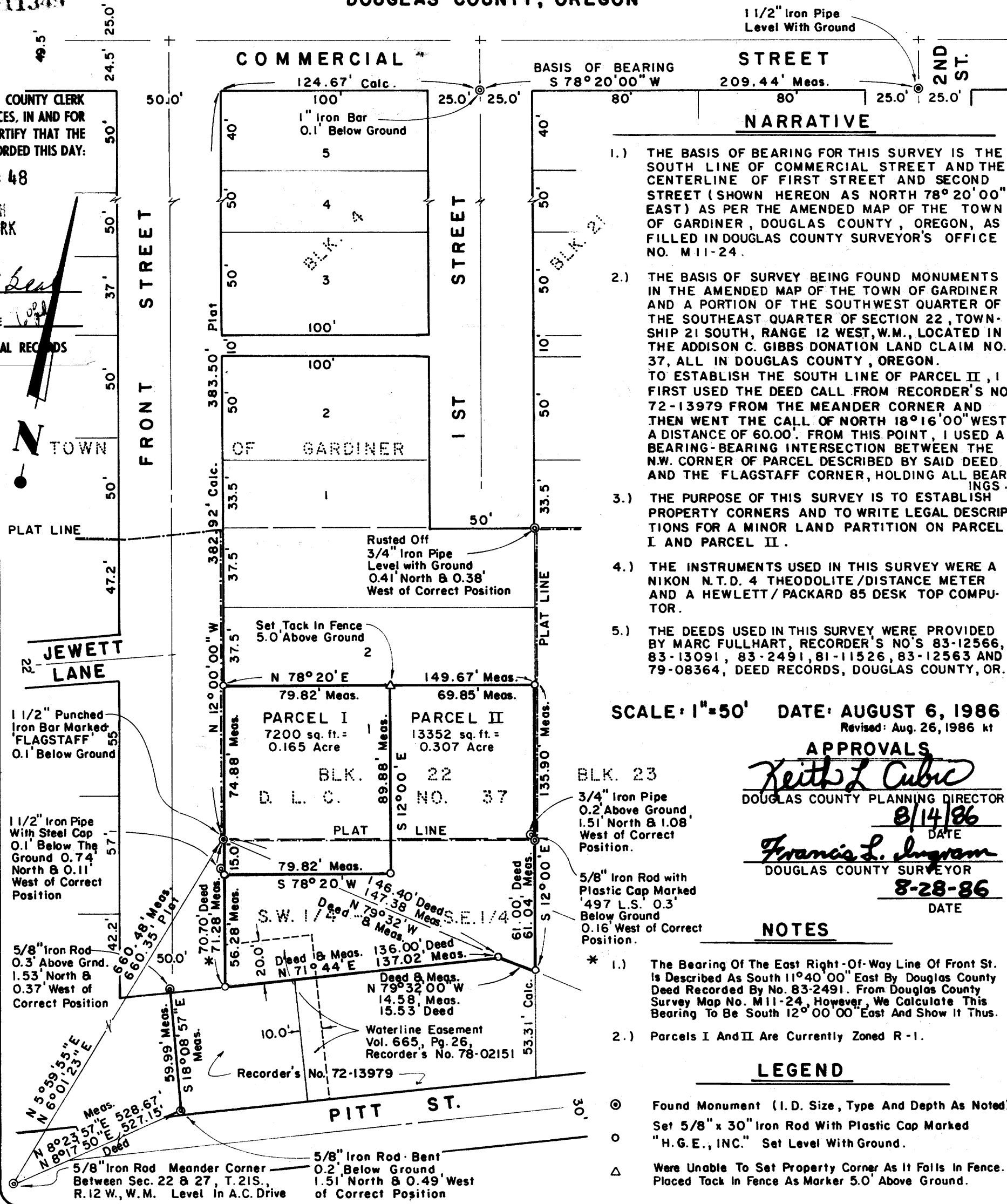
STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

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 AUG 29 AM 8 48

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY: Mary Lee  
DEPUTY  
NO. \_\_\_\_\_ FEE \_\_\_\_\_  
DOUGLAS COUNTY OFFICIAL RECORDS



1 1/2" Iron Pipe Level With Ground  
STREET  
BASIS OF BEARING S 78° 20' 00" W 209.44' Meas.  
NARRATIVE

- 1.) THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF COMMERCIAL STREET AND THE CENTERLINE OF FIRST STREET AND SECOND STREET (SHOWN HEREON AS NORTH 78° 20' 00" EAST) AS PER THE AMENDED MAP OF THE TOWN OF GARDINER, DOUGLAS COUNTY, OREGON, AS FILLED IN DOUGLAS COUNTY SURVEYOR'S OFFICE NO. M11-24.
- 2.) THE BASIS OF SURVEY BEING FOUND MONUMENTS IN THE AMENDED MAP OF THE TOWN OF GARDINER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., LOCATED IN THE ADDISON C. GIBBS DONATION LAND CLAIM NO. 37, ALL IN DOUGLAS COUNTY, OREGON. TO ESTABLISH THE SOUTH LINE OF PARCEL II, I FIRST USED THE DEED CALL FROM RECORDER'S NO. 72-13979 FROM THE MEANDER CORNER AND THEN WENT THE CALL OF NORTH 18° 16' 00" WEST A DISTANCE OF 60.00'. FROM THIS POINT, I USED A BEARING-BEARING INTERSECTION BETWEEN THE N.W. CORNER OF PARCEL DESCRIBED BY SAID DEED AND THE FLAGSTAFF CORNER, HOLDING ALL BEARINGS.
- 3.) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH PROPERTY CORNERS AND TO WRITE LEGAL DESCRIPTIONS FOR A MINOR LAND PARTITION ON PARCEL I AND PARCEL II.
- 4.) THE INSTRUMENTS USED IN THIS SURVEY WERE A NIKON N.T.D. 4 THEODOLITE/DISTANCE METER AND A HEWLETT/PACKARD 85 DESK TOP COMPUTER.
- 5.) THE DEEDS USED IN THIS SURVEY WERE PROVIDED BY MARC FULLHART, RECORDER'S NO'S 83-12566, 83-13091, 83-2491, 81-11526, 83-12563 AND 79-08364, DEED RECORDS, DOUGLAS COUNTY, OR.

SCALE: 1"=50' DATE: AUGUST 6, 1986  
Revised: Aug. 26, 1986 kt

APPROVALS  
Keith L. Cubic  
DOUGLAS COUNTY PLANNING DIRECTOR  
8/14/86  
DATE  
Francis L. Ingram  
DOUGLAS COUNTY SURVEYOR  
8-28-86  
DATE

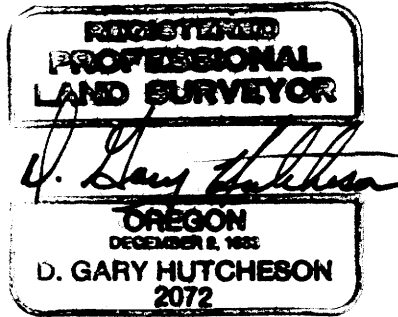
- NOTES
- \* 1.) The Bearing Of The East Right-Of-Way Line Of Front St. Is Described As South 11° 40' 00" East By Douglas County Deed Recorded By No. 83-2491. From Douglas County Survey Map No. M11-24, However, We Calculate This Bearing To Be South 12° 00' 00" East And Show It Thus.
  - 2.) Parcels I And II Are Currently Zoned R-1.

- LEGEND
- ⊙ Found Monument (I.D. Size, Type And Depth As Noted). Set 5/8" x 30" Iron Rod With Plastic Cap Marked "H.G.E., INC." Set Level With Ground.
  - Were Unable To Set Property Corner As It Falls In Fence. Placed Tack In Fence As Marker 5.0' Above Ground.

PARTITIONER AND LEGAL OWNER: FILED  
Name MARC E. FULLHART  
Address 3015 GREENBRIAR AVENUE  
REEDSPORT, OREGON 97467  
Phone: (503) 271-4938  
AUG 28 1986

TOTAL NUMBER OF LOTS: 2  
WATER SUPPLY: GARDINER WATER DISTRICT  
SEWAGE DISPOSAL: GARDINER SANITARY DISTRICT

MAP PREPARED BY:  
Name: H.G.E., INC.  
Address: 375 PARK AVENUE  
COOS BAY, OREGON 97420  
Phone: (503) 269-1166



LEGAL DESCRIPTIONS:

PARCEL I  
THE FOLLOWING PARCEL BEING A PORTION OF LOT 1, BLOCK 22, TOWN OF GARDINER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., LOCATED IN THE ADDISON C. GIBBS D.L.C. NO. 37, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 22, TOWN OF GARDINER, DOUGLAS COUNTY, OREGON, ALSO BEING THE INITIAL POINT OF TOWN OF GARDINER AND KNOWN AS FLAGSTAFF CORNER; THENCE, NORTH 12° 00' 00" WEST A DISTANCE OF 74.88 FEET; THENCE, NORTH 78° 20' 00" EAST A DISTANCE OF 79.82 FEET; THENCE, SOUTH 12° 00' 00" EAST A DISTANCE OF 89.88 FEET; THENCE, SOUTH 78° 20' 00" WEST A DISTANCE OF 79.82 FEET; THENCE, NORTH 12° 00' 00" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.16 ACRES, MORE OR LESS, AND BASIS OF BEARING BEING AMENDED MAP OF THE TOWN OF GARDINER, DOUGLAS COUNTY, OREGON, AS PER DOUGLAS COUNTY SURVEYOR MAP M11-24.

PARCEL II  
THE FOLLOWING PARCEL BEING A PORTION OF LOT 1, BLOCK 22, TOWN OF GARDINER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., LOCATED IN THE ADDISON C. GIBBS D.L.C. NO. 37, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 22, TOWN OF GARDINER, DOUGLAS COUNTY, OREGON, ALSO BEING THE INITIAL POINT OF TOWN OF GARDINER AND KNOWN AS FLAGSTAFF CORNER; THENCE, SOUTH 12° 00' 00" EAST A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE, NORTH 78° 20' 00" EAST A DISTANCE OF 79.82 FEET; THENCE, NORTH 12° 00' 00" WEST A DISTANCE OF 89.88 FEET; THENCE, NORTH 78° 20' 00" EAST A DISTANCE OF 69.85 FEET; THENCE, SOUTH 12° 00' 00" EAST A DISTANCE OF 135.90 FEET; THENCE, NORTH 79° 32' 00" WEST A DISTANCE OF 14.58 FEET; THENCE, SOUTH 71° 44' 00" WEST A DISTANCE OF 137.02 FEET; THENCE, NORTH 12° 00' 00" WEST A DISTANCE OF 56.28 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 0.31 ACRES, MORE OR LESS, AND BASIS OF BEARING BEING AMENDED MAP OF THE TOWN OF GARDINER, DOUGLAS COUNTY, OREGON, AS PER DOUGLAS COUNTY SURVEYOR MAP M11-24.

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