

**MAJOR LAND PARTITION**  
 IN THE SE 1/4 S17 & THE NE 1/4 SEC20 T26S R2E WM  
 JUNE 25, 1986 SCALE 1"=200'

PARTITIONER &  
 LEGAL OWNER: Stanley D. & Sandra O. Hays  
 Toketee Rt., Box 64  
 Idleyld Park, OR  
 498-2454

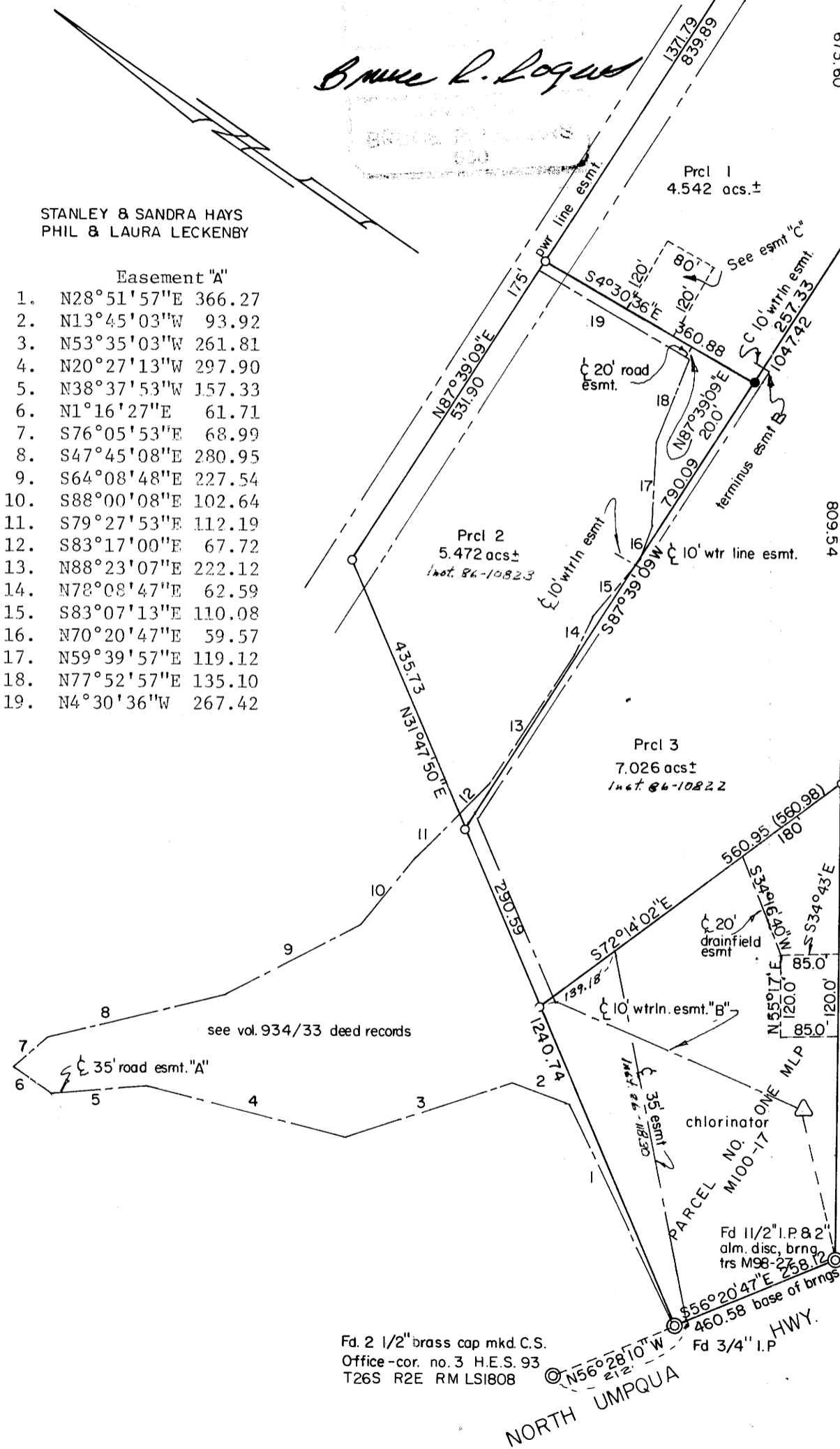
WATER SUPPLY: Private  
 SEWAGE: Septic System  
 ZONING: CT

- Set 5/8" 30" I.R. w/cap mkd L.S 660
- Fd 5/8" I.R. per M100-17
- ◎ Fd. mon. as noted
- ( ) Indicates record data per M100-17

NUMBER OF LOTS: 3

MAP PREPARED  
 BY: Bruce R. Rogers  
 553 N. E. Meadow  
 Roseburg, OR 97470  
 672-2834

FILED  
 SEP 24 1986  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.



- Easement "A"
1. N28°51'57"E 366.27
  2. N13°45'03"W 93.92
  3. N53°35'03"W 261.81
  4. N20°27'13"W 297.90
  5. N38°37'53"W 157.33
  6. N1°16'27"E 61.71
  7. S76°05'53"E 68.99
  8. S47°45'08"E 280.95
  9. S64°08'48"E 227.54
  10. S88°00'08"E 102.64
  11. S79°27'53"E 112.19
  12. S83°17'00"E 67.72
  13. N88°23'07"E 222.12
  14. N78°08'47"E 62.59
  15. S83°07'13"E 110.08
  16. N70°20'47"E 59.57
  17. N59°39'57"E 119.12
  18. N77°52'57"E 135.10
  19. N4°30'36"W 267.42

DESCRIPTION:

PARCEL #1

A parcel of land lying in H.E.S. #93, in Sec. 20 T26S R2E W.M. & described as follows: Beginning at Corner #1, said H.E.S. #93; thence S87°39'09"W 839.89 feet to the true point of beginning; thence S4°30'36"E 360.88 feet; thence N87°39'09"E 257.33 feet; thence N55°17'00"E 673.60 feet to said corner #1; thence S87°39'09"W 839.89 feet to the true point of beginning & containing 4.542 acres of land more or less. together with an easement for ingress & egress, 35 feet in width the centerline of which is described in easement "A". Also together with an easement for ingress & egress 20 feet in width the centerline of which is described as follows: Beginning at a point from which Corner No. 1 H.E.S. No. 93 T26S R 2E W.M. bears N4°30'36"W 257.42 feet & N87°39'09"E 859.89 feet; thence N87°39'09"E 20.00 feet to the westerly line of Parcel No. 1 & there terminating. Also together with a 10 foot waterline easement the centerline of which is described in easement "B" sheet No. 2.

Also together with a waterline easement 10' in width, the centerline of which is described as follows: Beginning at the terminus of easement "B" from which point Corner No. 2 H.E.S. No. 93 in said Sec. 20 T26S R2E W.M. bears S50°19'27"W 1,339.56 feet; thence N4°30'36"W 15.00 feet & there terminating.

Parcel No. 1 is subject to the drainfield easement as described in easement "C", said sheet No. 2.

PARCEL #2

A parcel of land lying in H.E.S. No. 93 in Sec. 20 T26S R2E, W.M., and described as follows: Beginning at Corner No. 1 said H.E.S. No. 93; thence S87°39'09"W 839.89 feet to the true point of beginning; thence S87°39'09"W 790.09 feet; thence N31°47'50"E 435.73 feet; thence N87°39'09"E 531.90 feet to the true point of beginning & containing 5.472 acres of land more or less. \* thence S4°30'36"E 360.88 feet; Together then with an easement 35 feet in width, ingress & egress, the centerline of which is described in easement "A".

Also together with that waterline easement described in easement "B". Also together with a waterline easement 10 feet in width the centerline of which is described as follows: Beginning at a point in easement "B" from which the said Corner No. 2 H.E.S. No. 93 bears S38°53'46"W 1,080.28 feet; thence N4°30'36"W 15.00 feet & there terminating.

Also together with a drainfield easement as described in easement "C", sheet No. 2. Said Parcel 2 is subject to a portion of that easement as described in easement "A".

Also Parcel No. 2 is subject to an easement 20 feet in width the centerline of which is described as follows: Beginning at a point from which Corner No. 1 H.E.S. No. 93 T26S R2E W.M. bears N4°30'36"W 257.42 feet & N87°39'09"E 859.89 feet; thence N87°39'09"E 20.00 feet to the westerly line of Parcel No. 1 & there terminating.

PARCEL #3

A parcel of land lying in H.E.S. No. 93, in Sec. 20 T26S R2E W.M. & described as follows: Beginning at Corner No. 1 said H.E.S. No. 93; thence S 55°17'00"W 673.60 feet to the true point of beginning; thence S55°17'00"W 809.54 feet; thence N72°14'02"W 560.95 feet; thence N31°47'50"E 290.59 feet; thence N87°39'09"E 1,047.42 feet to the true point of beginning & containing 7.026 acres of land more or less.

Together with an easement 35 feet in width, the centerline of which is described as follows: Beginning at a point from which the Corner No. 3 of said H.E.S. No. 93, Sec. 20 T26S R2E W.M. bears N56°28'10"W 212 feet; thence N44°40'42"E 563.18 feet to a point in the southerly line of Parcel No. 3, from which point the southwest corner of said parcel bears N72°14'02"W 139.18 feet & there terminating.

Together with & subject to the waterline easement as described in easement "B" sheet No. 2.

Also together with a sewer drainfield easement described as follows: Beginning at Corner No. 2 H.E.S. No. 93, T26S R2E W.M.; thence N55°17'E 330.00 feet to the true point of beginning; thence N34°43'W 85.00 feet; thence N55°17'E 120.00 feet to point "A"; thence S34°43'E 85.00 feet; thence S55°17'W 120.00 feet to the true point of beginning.

Also together with a sewer line easement 20 feet in width, the centerline of which is described as follows: Beginning at a point from which the Corner No. 2 said H.E.S. No. 93 bears S72°14'02"E 180.00 feet & S55°17'W 718.30 feet; thence S34°16'40"W 168.87 feet to point "A", the most northerly corner of the drainfield easement & there terminating.

Cor. no. 2 H.E.S. no. 93

NARRATIVE: Work performed by Bruce R. Rogers & Luke Rogers. All surveying with transit & 300 foot chain. All work based on M.L.P. M 100-17. Corners were found & tied as indicated on map; field computations were made & checked with a HP 41 CV. Monuments were set as noted & the easement's traversed.

See sheet 2 for easements "B" & "C".

MAP FILE M102-52A

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COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN THE SE 1/4 S17 & THE NE 1/4 SEC 20 T26S R2E WM

WATER SOURCE EASEMENT

An easement for Parcels 1, 2 & 3. An easement, 10 feet square around the existing water source (chlorinator) on parcel No. 1, MLP M 100-17 and described as follows: Beginning at a point from which corner No. 2, H.E.S. No. 93, T26S R2E, W.M. bears S44° 15'W 225.0 feet; thence S35° 30' E 5.00 feet; thence N54°30'E 10 feet; thence N35°30'W 10 feet; thence S54°30'W 10 feet; thence S35°30'E 5 feet to the true point of beginning.

WATERLINE EASEMENT "B"

A waterline easement, 10 feet in width, the centerline of which is described as follows: Beginning at the chlorinator, a point which is N44°15'E 225.00 feet from corner No. 2 said H.E.S. No. 93, Sec. 20 T26S R2E W.M.; thence N11°19'30"W 414.47 feet; thence N31°47'50"E 300.00 feet; thence N87°39'09"E 798.00 feet to a point which is N50°19'27"E 1,339.56 feet from said corner No. 2 H.E.S. No. 93 & there terminating.

DRAINFIELD EASEMENT "C"

A sewer drainfield easement described as follows: Beginning at a point in the westerly line of parcel No. 1 from which the above said H.E.S. No. 93, corner No. 1 bears N4°30'36"W 140.88 feet & N87°39'09"E 839.89 feet; thence N85°29'24"E 120.00 feet; thence S4°30'36"E 80.00 feet; thence S85°29'24"W 120.00 feet to a point in said westerly line; thence N4°30'36"W along said westerly line 80.00 feet to the true point of beginning.

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 SEP 25 AM 11:38

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

APPROVALS:

Keith L. Cubic 9/5/86  
DOUGLAS CO. PLANNING DEPT. DATE

Fanny T. Morrison DEPUTY 9-24-86  
DOUGLAS CO. SURVEYOR DATE

BY \_\_\_\_\_ DEPUTY  
NO. \_\_\_\_\_ FEE 12.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
OREGON  
LAND SURVEYOR

Bruce R. Rogers

JULY 30, 1964  
BRUCE R. ROGERS  
660

MAP FILE M102-528

FILED

SEP 24 1986

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

MAP FILE M102-528