

ES-102-W

MINOR LAND PARTITION FILED

Scale: 1" = 100'

August 1986

SEP 30 1986 TF

SITUATED IN THE N.E. 1/4 OF SECTION 3, T29S, R6W, W.M.

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

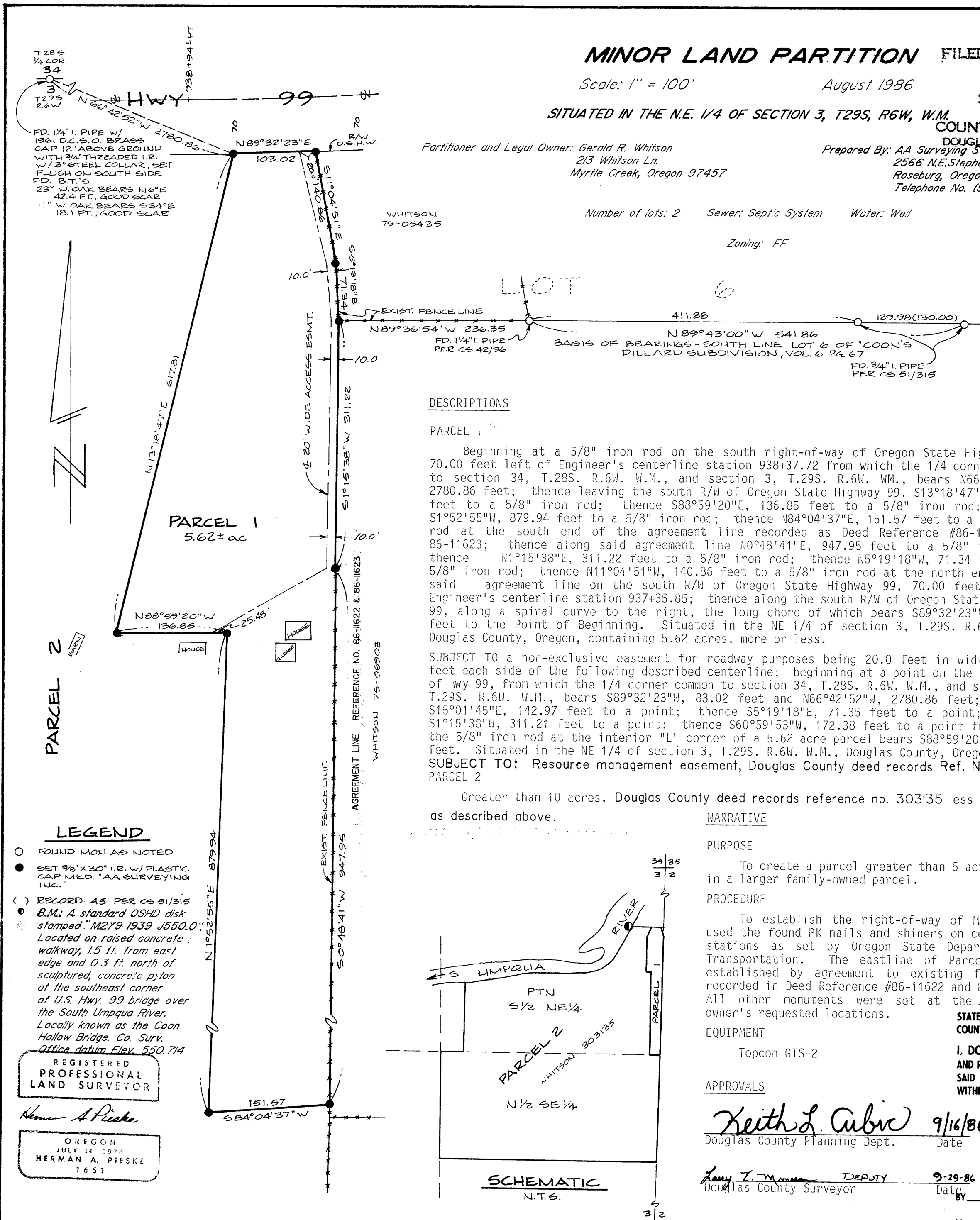
Prepared By: AA Surveying Service, Inc.
2566 N.E. Stephens St.
Roseburg, Oregon 97470
Telephone No. (503) 672-2096

Partitioner and Legal Owner: Gerald R. Whitson
213 Whitson Ln.
Myrtle Creek, Oregon 97457

Number of lots: 2 Sewer: Septic System Water: Well

Zoning: FF

WHITSON
79-05435



DESCRIPTIONS

PARCEL 1

Beginning at a 5/8" iron rod on the south right-of-way of Oregon State Highway 99, 70.00 feet left of Engineer's centerline station 938+37.72 from which the 1/4 corner common to section 34, T.28S. R.6W. W.M., and section 3, T.29S. R.6W. W.M., bears N66°42'52"W, 2780.86 feet; thence leaving the south R/W of Oregon State Highway 99, S13°18'47"W, 617.81 feet to a 5/8" iron rod; thence S88°59'20"E, 136.85 feet to a 5/8" iron rod; thence S1°52'55"W, 879.94 feet to a 5/8" iron rod; thence N84°04'37"E, 151.57 feet to a 5/8" iron rod at the south end of the agreement line recorded as Deed Reference #86-11622 and 86-11623; thence along said agreement line N0°48'41"E, 947.95 feet to a 5/8" iron rod; thence N1°15'38"E, 311.22 feet to a 5/8" iron rod; thence N5°19'18"W, 71.34 feet to a 5/8" iron rod; thence N11°04'51"W, 140.86 feet to a 5/8" iron rod at the north end of the said agreement line on the south R/W of Oregon State Highway 99, 70.00 feet left of Engineer's centerline station 937+35.85; thence along the south R/W of Oregon State Highway 99, along a spiral curve to the right, the long chord of which bears S89°32'23"W, 103.02 feet to the Point of Beginning. Situated in the NE 1/4 of section 3, T.29S. R.6W. W.M., Douglas County, Oregon, containing 5.62 acres, more or less.

SUBJECT TO a non-exclusive easement for roadway purposes being 20.0 feet in width, 10.00 feet each side of the following described centerline; beginning at a point on the south R/W of Hwy 99, from which the 1/4 corner common to section 34, T.28S. R.6W. W.M., and section 3, T.29S. R.6W. W.M., bears S89°32'23"W, 83.02 feet and N66°42'52"W, 2780.86 feet; thence S15°01'45"E, 142.97 feet to a point; thence S5°19'18"E, 71.35 feet to a point; thence S1°15'38"W, 311.21 feet to a point; thence S60°59'53"W, 172.38 feet to a point from which the 5/8" iron rod at the interior "L" corner of a 5.62 acre parcel bears S88°59'20"E, 25.48 feet. Situated in the NE 1/4 of section 3, T.29S. R.6W. W.M., Douglas County, Oregon.

SUBJECT TO: Resource management easement, Douglas County deed records Ref. No. 86-12431. PARCEL 2

Greater than 10 acres. Douglas County deed records reference no. 303135 less parcel 1 as described above.

NARRATIVE

PURPOSE

To create a parcel greater than 5 acres within a larger family-owned parcel.

PROCEDURE

To establish the right-of-way of Hwy 99, I used the found PK nails and shiners on centerline stations as set by Oregon State Department of Transportation. The eastline of Parcel 1 was established by agreement to existing fences as recorded in Deed Reference #86-11622 and 86-11623. All other monuments were set at the property owner's requested locations.

EQUIPMENT

Topcon GTS-2

APPROVALS

Keith L. Cubic 9/16/86
Douglas County Planning Dept. Date

Larry T. M... DEPUTY
Douglas County Surveyor Date 9-29-86

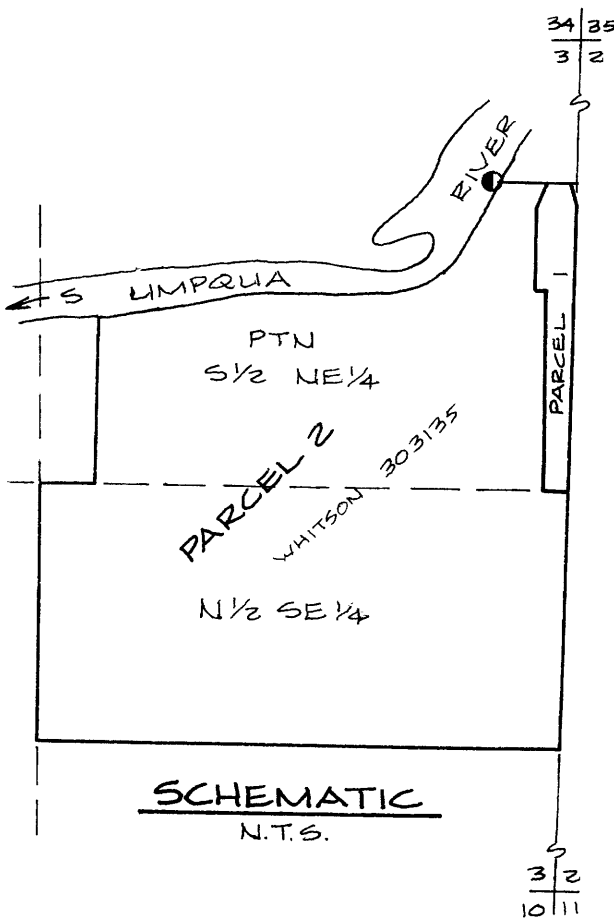
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

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 30 PH 2 21

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

NO. _____ FEE \$ _____



SCHMATIC
N.T.S.

LEGEND

- FOUND MON AS NOTED
- SET 3/8" x 30" I.R. W/ PLASTIC CAP MKD. "AA SURVEYING INC."
- () RECORD AS PER CS 51/315
- B.M.: A standard OSHD disk stamped "M279 1939 J550.0". Located on a raised concrete walkway, 1.5 ft. from east edge and 0.3 ft. north of sculptured, concrete pylon at the southeast corner of U.S. Hwy. 99 bridge over the South Umpqua River. Locally known as the Coon Hollow Bridge. Co. Surv. Office datum Elev. 550.714

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1973
HERMAN A. PIESKE
1651