

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M 103-55A

FILED TF

MAJOR LAND PARTITION

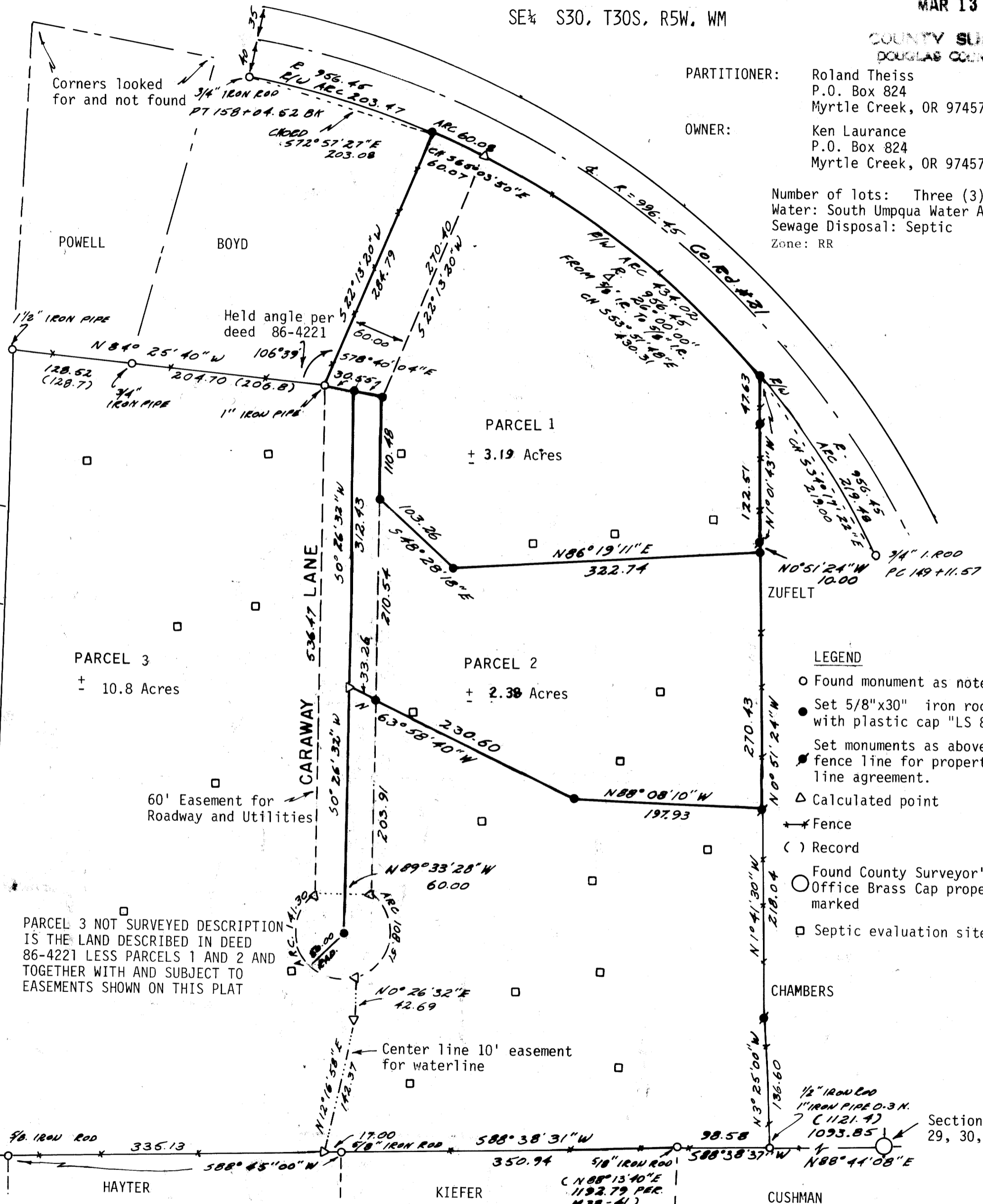
SE 1/4 S30, T30S, R5W, WM

MAR 13 1987 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE TF

PARTITIONER: Roland Theiss  
P.O. Box 824  
Myrtle Creek, OR 97457  
OWNER: Ken Laurance  
P.O. Box 824  
Myrtle Creek, OR 97457

Number of lots: Three (3)  
Water: South Umpqua Water Assc.  
Sewage Disposal: Septic  
Zone: RR



- LEGEND**
- Found monument as noted
  - Set 5/8"x30" iron rod with plastic cap "LS 866"
  - Set monuments as above in fence line for property line agreement.
  - △ Calculated point
  - ✂ Fence
  - ( ) Record
  - Found County Surveyor's Office Brass Cap properly marked
  - Septic evaluation sites

PARCEL 3 NOT SURVEYED DESCRIPTION IS THE LAND DESCRIBED IN DEED 86-4221 LESS PARCELS 1 AND 2 AND TOGETHER WITH AND SUBJECT TO EASEMENTS SHOWN ON THIS PLAT

Section Corner  
29, 30, 31 & 32

Surveyed by: William J. Ruppert  
P.O. Box 1564  
Myrtle Creek, OR 97457  
December 1986

*[Handwritten signature and stamp]*

Bl 9-1454

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED TF

MAR 13 1987 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE TF

PAGE 2 OF 2  
MAJOR LAND PARTITION  
FOR ROLAND THEISS IN SE 1/4 S 30, T30S, R5W, WM

DESCRIPTION OF PARCEL 1

A PARCEL OF LAND IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 88°44'08" WEST 1093.85 FEET, NORTH 3°25'00" WEST 136.60 FEET, NORTH 1°41'30" WEST 218.04 FEET, AND NORTH 0°51'24" WEST 270.43 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE FROM THE POINT OF BEGINNING RUNNING SOUTH 86°19'11" WEST 322.74 FEET TO A 5/8" IRON ROD; THENCE NORTH 48°28'18" WEST 103.26 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF A 60 FOOT WIDE PRIVATE ROADWAY; THENCE ALONG SAID ROADWAY NORTH 0°26'32" EAST 110.48 FEET TO A 5/8" IRON ROD; THENCE NORTH 78°40'04" WEST 61.10 FEET TO A 1" IRON PIPE; THENCE NORTH 22°13'20" EAST 284.79 FEET TO THE RIGHT-OF-WAY OF COUNTY ROAD No. 21; THENCE ALONG SAID RIGHT-OF-WAY 434.02 FEET ON THE ARC OF A 956.45 FOOT RADIUS CURVE RIGHT, CHORD BEARING SOUTH 53°51'48" EAST 430.31 FEET TO A 5/8" IRON ROD; THENCE SOUTH 1°01'43" EAST 170.14 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°51'24" EAST 10.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 60 FOOT WIDE ROAD AND UTILITY EASEMENT DESCRIBED BELOW.

TOGETHER WITH A 10 FOOT WIDE UTILITY EASEMENT DESCRIBED BELOW.

DESCRIPTION OF PARCEL 2

A PARCEL OF LAND IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 88°44'08" WEST 1093.85 FEET, NORTH 3°25'00" WEST 136.60 FEET AND NORTH 1°41'30" WEST 218.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 88°08'10" WEST 197.93 FEET TO A 5/8" IRON ROD; THENCE NORTH 63°58'40" WEST 230.60 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 63°58'40" WEST 33.26 FEET TO THE CENTER OF A PRIVATE ROADWAY; THENCE ALONG THE CENTER OF SAID PRIVATE ROADWAY NORTH 0°26'32" EAST 312.43 FEET TO A 5/8" IRON ROD; THENCE SOUTH 78°40'04" EAST 30.55 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF A 60 FOOT WIDE PRIVATE ROADWAY; THENCE ALONG SAID ROADWAY SOUTH 0°26'32" WEST 110.48 FEET TO A 5/8" IRON ROD; THENCE SOUTH 48°28'18" EAST 103.26 FEET TO A 5/8" IRON ROD; THENCE NORTH 86°19'11" EAST 322.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°51'24" EAST 270.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 60 FOOT WIDE ROAD AND UTILITY EASEMENT DESCRIBED BELOW.

TOGETHER WITH A 10 FOOT WIDE UTILITY EASEMENT DESCRIBED BELOW.

DESCRIPTION OF A 60 FOOT WIDE ROADWAY AND UTILITY EASEMENT

A 60 FOOT WIDE ROADWAY AND UTILITY EASEMENT WITH A 50 FOOT RADIUS CUL-DE-SAC IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 88°44'08" WEST 1093.85 FEET, NORTH 3°25'00" WEST 136.60 FEET, NORTH 1°41'30" WEST 218.04 FEET, NORTH 88°08'10" WEST 197.93 FEET AND NORTH 63°58'40" WEST 230.60 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE FROM THE POINT OF BEGINNING RUNNING SOUTH 0°26'32" WEST 203.91 FEET TO THE BEGINNING OF A CUL-DE-SAC CURVE RIGHT; THENCE 249.81 FEET ON THE ARC OF A 50 FOOT CURVE RIGHT, CHORD BEARING NORTH 89°33'28" WEST 60.00 FEET TO THE END OF THE CUL-DE-SAC CURVE; THENCE NORTH 0°26'32" EAST 536.47 FEET TO A 1" IRON PIPE; THENCE NORTH 22°13'20" EAST 284.79 FEET TO A 5/8" IRON ROD ON THE RIGHT-OF-WAY OF COUNTY ROAD No. 21; THENCE ALONG SAID RIGHT-OF-WAY 60.08 FEET ON THE ARC OF A 956.45 FOOT RADIUS CURVE RIGHT, CHORD BEARING SOUTH 65°03'50" EAST 60.07 FEET; THENCE SOUTH 22°13'20" WEST 270.40 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°26'32" WEST 321.02 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF A 10 FOOT WIDE WATERLINE EASEMENT

A 10 FOOT WIDE UTILITY EASEMENT FOR A WATERLINE IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, HAVING A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88°44'08" WEST 1093.85 FEET, SOUTH 88°38'37" WEST 98.58 FEET, SOUTH 88°38'31" WEST 350.94 FEET AND SOUTH 88°45'00" WEST 17.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 12°16'58" EAST 142.37 FEET; THENCE NORTH 0°26'32" EAST 42.69 FEET MORE OR LESS TO A ROADWAY AND UTILITY EASEMENT AND THERE ENDING.

SURVEY NARRATIVE

PURPOSE: TO DIVIDE THE PROPERTY AS DESCRIBED BY DEED 86-4221 INTO 3 PARCELS.

BOUNDARY CONTROL: THE EASTERLY LINE OF THIS SURVEY IS SUBJECT TO A BOUNDARY LINE AGREEMENT WHICH IS TO BE OBTAINED BY THE PARTITIONER. I TALKED TO THE ADJOINING OWNERS WHO AGREED THAT THE EXISTING FENCE REPRESENTED THE PROPERTY LINE. I PLACED 5/8" IRON RODS IN THE FENCE LINE, AS SHOWN ON THE ACCOMPANYING PLAT, FOR THE AGREEMENT LINE.

THE PROPERTY LINE WITH BOYD IS BASED ON HOLDING THE ANGULAR RELATIONSHIP PER DEED 86-4221 AS SHOWN ON THE PLAT. THERE IS NO DEED DISTANCE ALONG THE NORTHERLY LINE OF BOYD'S PROPERTY AS IT IS A REMAINING PARCEL.

THE COUNTY ROAD RIGHT-OF-WAY HAS BEEN RE-ALIGNED NORTHERLY. THERE IS EVIDENCE OF THE OLD CENTERLINE AT THE MOST NORTHERLY CORNER OF PARCEL 1. SEE PAGE 7 OF CANYONVILLE-RIDDLE COUNTY ROAD PLANS 1967.

EQUIPMENT: MAC II EDM, LIETZ T60D THEODOLITE AND 100 FOOT STEEL TAPE.

APPROVALS:

Keith L. Cubic  
PLANNING COMMISSION

3/11/87  
DATE

Lang L. Womack DEPUTY  
COUNTY SURVEYOR

3-13-87  
DATE

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF DOUGLAS COUNTY, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1987 MAR 16 PM 4: 08  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Dee F. Westfield  
87-2171  
DATE

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1969  
WILLIAM J. RUPPERT  
866

36. 2 89 145 B