

COUNTY SURVEYORS FILE DATA
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M104-48B

FILED

AUG 20 1987 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TF

Minor Land Partition for Roland Theiss
SE 1/4 Sec. 30, T. 30 S., R. 5 W., W.M.
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PARCEL 3

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 AND NORTH 3°25'00" WEST 136.60 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE FROM THE POINT OF BEGINNING NORTH 83°32'24" WEST 205.76 FEET TO A 5/8" IRON ROD; THENCE NORTH 63°27'20" WEST 233.14 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 63°27'20" WEST 33.41 FEET TO THE CENTER OF A PRIVATE ROADWAY; THENCE ALONG THE CENTERLINE OF SAID ROADWAY NORTH 0°26'32" EAST 197.88 FEET; THENCE SOUTH 63°58'40" EAST 33.26 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 63°58'40" EAST 230.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°08'10" EAST 197.93 FEET TO A 5/8" IRON ROD; THENCE SOUTH 1°41'30" EAST 218.04 FEET TO THE POINT OF BEGINNING.

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

TOGETHER WITH A 10 FOOT WIDE UTILITY EASEMENT DESCRIBED BELOW.

PARCEL 4

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 FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE RUNNING SOUTH 88°38'37" WEST 98.58 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°38'31" WEST 350.94 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°45'00" WEST 33.90 FEET TO A 5/8" IRON ROD; THENCE NORTH 7°52'40" EAST 231.82 FEET TO THE CENTER OF A 50 FOOT CUL-DE-SAC OF A PRIVATE ROADWAY; THENCE ALONG THE CENTERLINE OF SAID ROADWAY NORTH 0°26'32" EAST 60.39 FEET; THENCE SOUTH 63°27'20" EAST 33.41 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 63°27'20" EAST 233.14 FEET TO A 5/8" IRON ROD; THENCE SOUTH 83°32'24" EAST 205.76 FEET TO A 5/8" IRON ROD; THENCE SOUTH 3°25'00" EAST 136.60 FEET TO THE POINT OF BEGINNING.

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

SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT DESCRIBED BELOW.

PARCEL 5

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, SOUTH 88°38'37" WEST 98.58 FEET, SOUTH 88°38'31" WEST 350.94 FEET, AND SOUTH 88°45'00" WEST 33.90 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE RUNNING SOUTH 88°45'00" WEST 318.23 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°10'40" WEST 25.82 FEET TO A 1/2" IRON PIPE; THENCE NORTH 1°34'30" EAST 204.58 FEET TO A 1/2" IRON PIPE; THENCE NORTH 1°22'10" EAST 20.16 FEET TO A 1/2" IRON PIPE; THENCE NORTH 1°13'20" EAST 149.78 FEET TO A 1/2" IRON PIPE; THENCE NORTH 1°08'50" EAST 149.80 FEET TO A 1/2" IRON PIPE; THENCE NORTH 1°08'10" EAST 50.96 FEET TO A 1" IRON ROD; THENCE NORTH 1°15'10" EAST 150.98 FEET TO A 1/2" IRON PIPE; THENCE NORTH 0°55'50" EAST 119.93 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 84°25'40" EAST 333.22 FEET TO A 1" IRON PIPE; THENCE SOUTH 78°40'04" EAST 30.55 FEET TO A 5/8" IRON ROD AT THE CENTER OF A PRIVATE ROADWAY; THENCE ALONG SAID CENTERLINE SOUTH 0°26'32" WEST 570.70 FEET TO THE CENTER OF A 50 FOOT CUL-DE-SAC; THENCE SOUTH 7°52'40" WEST 231.82 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 60 FOOT WIDE ROADWAY 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 UTILITY 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

BOUNDARY CONTROL: SURVEY IS BASED ON M103-55 AND MONUMENTS FOUND ALONG WEST BOUNDARY OF PARCEL 3.

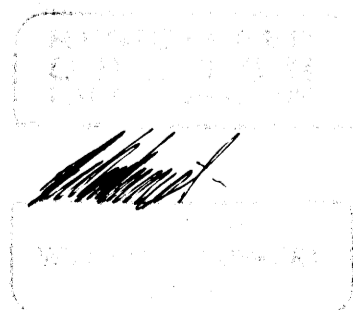
EQUIPMENT: MAC II EDM, LIETZ T60D THEODOLITE AND 100 FOOT STEEL TAPE.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1987 AUG 24 PH 2:14

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carol Engle*
DEPUTY

FEE \$10.00
PREPARED



87-12092

M104-48B

36-10-87-13B