

MINOR LAND PARTITION IN LOT 7, FISK FRUIT FARMS, SEC. 10., T. 28 S., R. 6 W., DOUGLAS CO., ORE.

SCALE 1" = 40' DEC. 1986 ZONE R-1

PARTITIONER

CHAS & DELLA NEAVOLL
4106 STRICKLAND CANYON RD.
ROSEBURG, ORE. PH. 679-5287

MAP BY

HERBERT L. NORTHCRAFT
3520 OLALLA RD.
WINSTON, ORE PH 679-8692

FILED

SEP 18 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS

Beginning at a 5/8"x30" I.R. on the East line of property recorded in Vol. 845 Pg 83 from which the S.E. cor of lot 7, FISK FRUIT FARMS in Sec 10, T.28S., R.6W., Douglas Co., Ore. bears N89°-33'-19"E., 215.43' & S.1°-22'-44"E., 30 ft.; Thence running along said recorded property M₀ 27' 20" E. (N2° 16' 30" E) 140.68 to a 1" iron bar; Thence running N89° 23' 26" E. (S88° 37' 30" E) 107.11 ft. to a 5/8"x30" I.R.; Thence running S.1° 17' 48" E., 140.98 ft. to a 5/8"x30" I.R.; Thence running along the North line of Landers Ln. S.89° 33' 19" W. (N88° 42' W) 111.42 ft. to the P.O.B. containing 0.353 Ac. more or less & being situated in lot 7, Fisk Fruit Farms in Sec. 10., T.28S., R.6W., W.M., Douglas Co., Ore. Subject to sanitary sewer line easement on the west line of said recorded prop. in Vol. 746 Pg. 864.

Beginning at a 5/8"x30" I.R. set on East line of property recorded in vol. 746 pg. 864 being in Lot 7, Fisk Fruit Farms in Sec. 10, T.28S., R.6W., W.M., Douglas Co., Ore. from which the S.E. Cor. of lot 7, Fisk Fruit Farms bears S.1°-22'-44"E., 30 ft.; Thence running parallel to the & of said Landers Lane S.89° 33' 19" W. (N88° 42' W) 104.01 ft. to a 5/8"x30" I.R. set N.1° 17' 48" W, 30' from & of Lander Lane; Thence running N.1° 17' 48" W, 140.98 ft. to a 5/8"x30" I.R.; Thence running N.89° 23' 26" E. (S88° 37' 30" E) 103.80' to a 1/2" I.R. set on the E. line of Lot 7, Fisk Fruit F.; Thence running along the E. line of said Lot 7, S.1° 22' 44" E. (S.1° 20' 30" W), 141.29 ft. to the P.O.B. containing 0.337 Ac. more or less & being located in lot 7, Fisk Fruit Farms in Sec. 10., T.28S., R.7W., W.M., Douglas Co., Ore.

Dedication of 15' Strip of land for road purposes - A 15' strip of land parallel to and 15' North of the & of Landers Lane & extending E-W through prop. recorded in Vol. 746 Pg. 864.

UTILITIES

DOMESTIC WATER - ROBERTS CRK. WATER D.
SEWER - GREEN SANITARY DIST.

NARRATIVE

Points through lots 6 & 7 of Fisk Fruit Farms had been moved and not replaced properly. Sewer lines were installed on the & of Landers Lane with extensions to the houses. Water lines were installed on the M. line of pavement with meters near prop. lines. Because of construction new alignment was necessary.

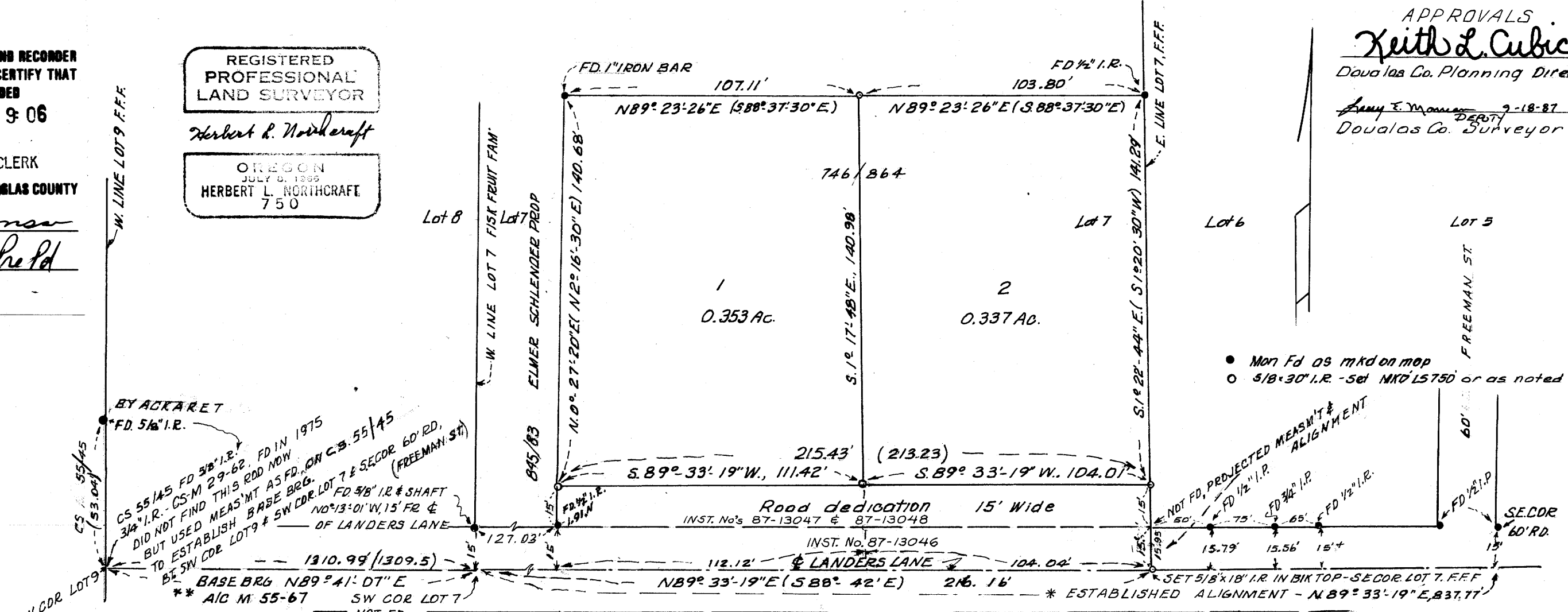
A point 15' N of S.W. cor. of lot 7 and a point 15' N of & of Landers Lane at S.E. cor. of Freeman St. a point for the S.W. Corner of lot 9 was found by Byron on C.S. 29/62 hadn't been disturbed. In 1975 I established a line to S.W. cor. of lot 7 as N89° 41' 07" E but dropped it. I use this as base brg. on basis of prior work. M.L. Northcraft & Tyler Northcraft ch. used Jena old theodolite & Mock II EDM.

APPROVALS

Keith L. Cubic
Douglas Co. Planning Director
Sep. '87
Amy E. Morrison
Douglas Co. Surveyor Sec'y '87

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 SEP 25 AM 9:06
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Opal Johnson
DEPUTY
FEE Pre Pd

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Herbert L. Northcraft
OREGON
JULY 8, 1959
HERBERT L. NORTHCRAFT
750



- Not fd as mkd on map
- 5/8"x30" I.R. - set MKD L5750 or as noted

* SEWER LINE INSTALLED ON & & WATER LINE INSTALLED ON NORTH EDGE OF PAVEMENT WITH METERS NEAR PROP. CORNS. THEY WERE REPLACED BUT NOT PROPERLY - ESTABLISHED NEW ALIGNMENT
** BASE BRG. USED ON M.55-67 WAS N89° 41' 07" E. WAS N.89° 41' 07" E, I DROPPED IT ON M.55-67

87-13868

MAP FILE M104 - 62

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