

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M104-73A

MAJOR LAND PARTITION

IN
NW 1/4, SEC 19, T22S, R7W,
W.M., Douglas County, Oregon

SHEET 1 OF 2

FILED

OCT 7 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

September 1987

RUST

N.W. COR. D.L.C. 39 &
S.W. COR. D.L.C. 41
Fd. 1 1/2" I.P. w/B.C.

(WEST - 679 1/2)
N89° 14' 23" W

(Fd. STEEL SINGLE TREE)
(IRON)

(BASE OF BEARING)

24827
(2486)

(Fd. 3/4" DRILL STEEL)

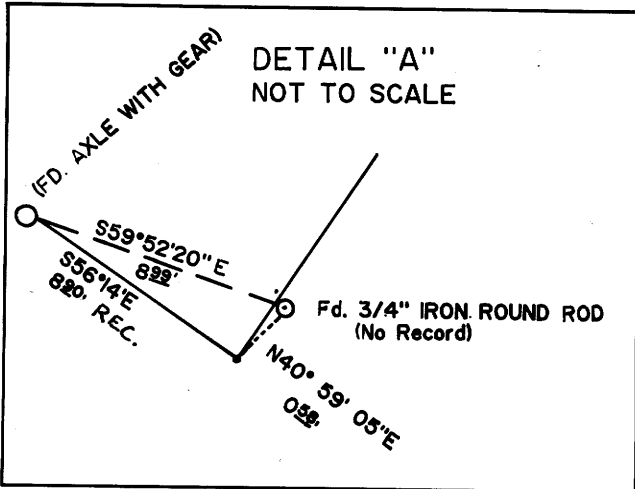
SEC. 19
T22S R7W
C42 | C41
 | C39
PLS 1039
1980

BT.-
30" WHITE OAK brs. N81°E 40.8'
with visible scribing

676'

780 1/2'

PARCEL 2
4.07 Ac±



DENNIS HELMS (N33°50'E - 11920)
N34°13'28"E - 11892'

MOBILE HOME SITE

SEPTIC SITE

WILGUS

N 33° 49' 04" E - 13278'
(N 33° 29' E - 13302')

AMMONS

PARCEL 1
2.00 Ac±

BARN

Centerline 10 ft.
water line easement

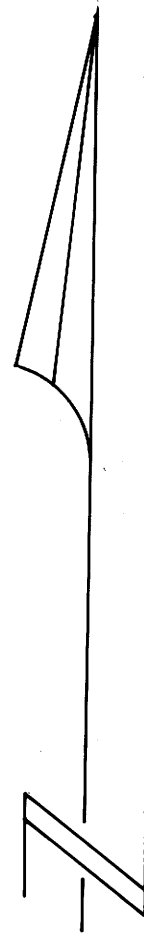
DON GOSSEL

TELE STAND
P. POLE

20580' REC.
556°14'E

HIGHWAY 38

SEE DETAIL
"A"



SCALE 1"=100'

LEGEND

- - FOUND AS NOTED
- - SET 5/8"x 30" IRON ROD
W/PLASTIC CAP MKD.
AA SURVEYING
- () - RECORDS FROM M10-58

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Harold V. Stockhoff
OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663

SHEET 1 OF 2

MAP FILE M104-73A

Pls 10-09 284

MAJOR LAND PARTITION

IN

N.W. 1/4, Sec. 19, T22S, R7W,
W.M., Douglas County, Oregon

September 1987

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER:

Morris Wilgus
15517 State Hwy. 38
Elkton, Or. 97436
Ph 584-2503

NUMBER OF LOTS: 2

SEWER: on-site Septic System

WATER: On-site Well

ZONE: RR

MAP PREPARED BY: AA Surveying Service
2566 N.E. Stephens Street
Roseburg, Oregon 97470
Ph. (503) 672-2096

NARRATIVE:

Parcel 1 and 2 were established from existing monuments as shown on this map. The survey was accomplished by traversing with a Leitz SET 3 Electronic Total Station tying all existing monuments. Computations by Harold V. Stockhoff LS 1663

DESCRIPTIONS:

PARCEL 1

Beginning at a 5/8in. iron rod located on the Northerly Right-of-Way line State Highway No. 38, from which the N.W. cor. of J.F. Levins D.L.C. No. 39 bears N 34° 13' 28" E - 1189.13ft. and N 89° 14' 23" W - 676.61ft., thence along said right-of-way line S56° 14'E - 205.80ft. to an axel with gear attached, thence continuing along said right-of-way S56° 14'E - 8.90ft. to a point, thence leaving said right-of-way line N33° 49' 04"E - 408.60ft. to a 5/8in. iron rod, thence N56° 14'W - 211.80ft. to a 5/8in. iron rod, S34° 13' 28"W - 408.61ft. to the point of beginning. All being situated in the N.W. 1/4, Sec. 19, T22S, R7W, W.M., Douglas County, Oregon.

Excepting there from a Non-Exclusive road easement described below.

Also excepting there from a 10 ft. wide water line easement as described below.

PARCEL 2

Beginning at a iron single tree located on the North boundary of J.F. Levins D.L.C. No. 39, from which the N.W. cor. of said D.L.C. No. 39 bears N89° 14' 23"W - 676.61ft., thence along said D.L.C. No. 39, East 248.27ft. to a 3/4in. drill steel, thence leaving said D.L.C. No. 39, S33° 49' 04"W - 918.48ft. to a 5/8in. iron rod, thence N56° 14'W - 211.80ft to a 5/8in. iron rod, N34° 13' 28"E - 780.52ft. to the point of beginning. All being situated in the N.W. 1/4, Sec. 19, T22S, R7W, W.M., Douglas County, Oregon.

Together with a non-exclusive 25ft. wide road easement for ingress and egress purpose of which the following centerline is described.

Beginning at a point on the Southerly line of Parcel No. 1 70ft. from the S.W. cor. of Parcel No. 1, thence parallel to the Westerly line of Parcel No. 1 to a point on the Northerly line of Parcel No. 1, 70ft. from the N.W. cor. of Parcel No. 1.

Together with a 10 ft. wide water line easement of which the following centerline is described:

Beginning at the existing well on Parcel No. 1, thence N33°49'04"E 320 ft. more or less to a point on the southerly line of Parcel No. 2 from which the Southeast Corner of Parcel No. 2 bears S56°14'E 15.00 ft.

APPROVALS

Keith L. Cubic
Director, Douglas County Planning Department

10/5/87
Date

Larry E. M... DEPUTY
Douglas County Surveyor

10-7-87
Date

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 OCT -8 AM 8:21

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY David Engel
DEPUTY 10.00
FEE pre paid

87-14493

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harold V. Stockhoff
OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663

36 10-19-87