

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE W 105-33 A

A MINOR LAND PARTITION FOR DICK NICHOLS
IN THE NW 1/4 SEC. 29, T28S, R6W, W.M., DOUGLAS COUNTY,
OREGON

FILED

JAN 7 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

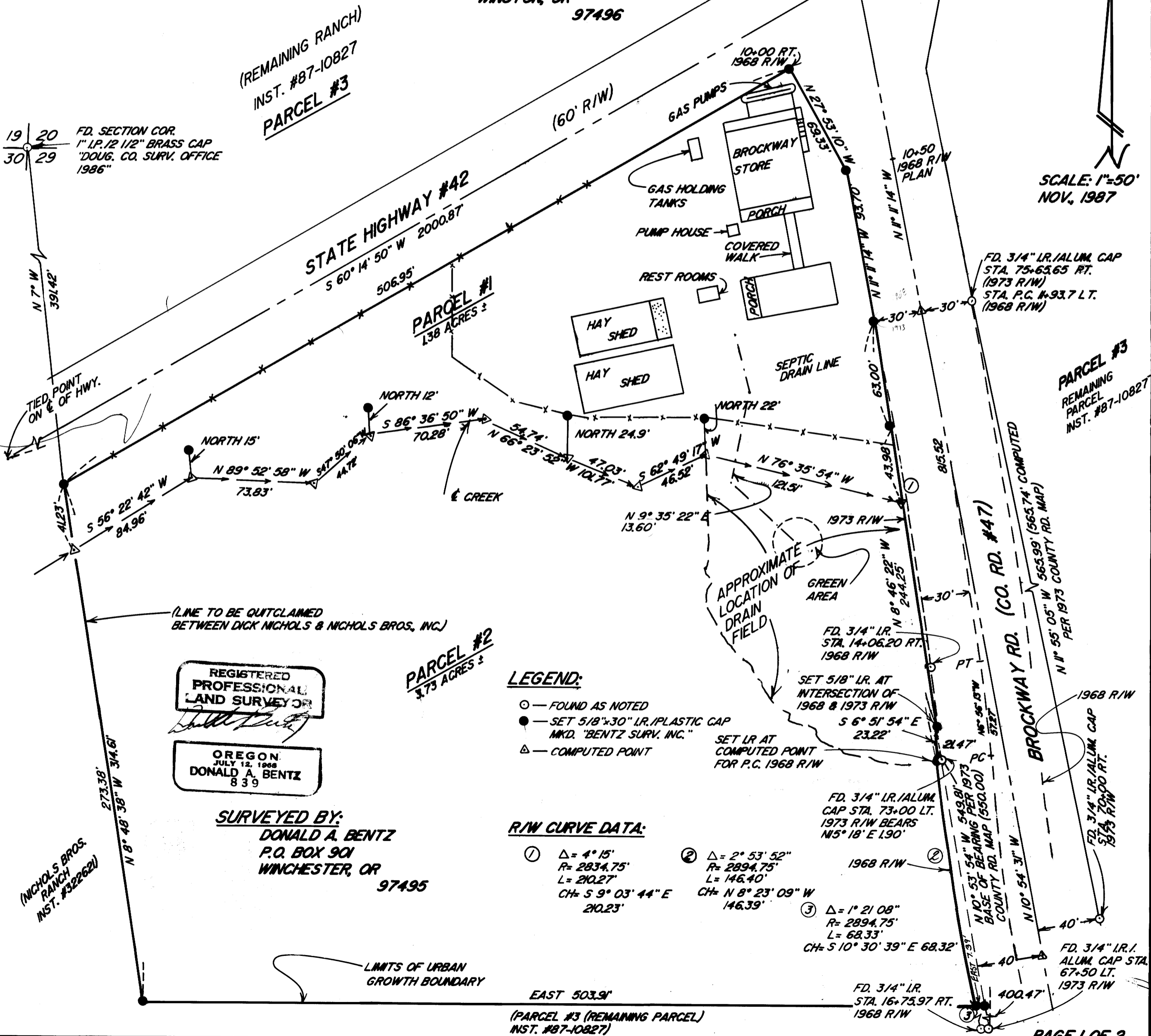
ZONING: CT
WATER: WELL
SEWER: SEPTIC/DRAIN FIELD

OWNER/PARTITIONER:
DICK NICHOLS
1750 HY. 42
WINSTON, OR
97496

(REMAINING RANCH)
INST. #87-10827
PARCEL #3

FD. SECTION COR.
1" I.P. 1/2" BRASS CAP
"DOUG. CO. SURV. OFFICE
1986"

SCALE: 1"=50'
NOV. 1987



Handwritten notes and signatures on the right margin, including "10-88" and "474".

COUNTY SURVEYORS FILE DATA
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MAP FILE M105-33B

FILED *ff*

JAN 7 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

PARCEL #1

A parcel lying in Section 29, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as: Beginning at a 5/8" iron rod with plastic cap on the southerly right-of-way line of State Highway #42, said point bears South 7° East 391.42 feet from the Section Corner common to Sections 19, 20, 29, and 30, Township 28 South, Range 6 West, Willamette Meridian; thence along said southerly right-of-way line North 60° 14' 50" East 506.95 feet to a 5/8" iron rod with plastic cap on the westerly right-of-way line of Dillard - Brockway Road (County Road #47); thence along said westerly right-of-way line the following courses: South 27° 53' 10" East 69.33 feet to a 5/8" iron rod with plastic cap, South 11° 11' 14" East 93.70 feet to a 5/8" iron rod with plastic cap, and South 8° 46' 22" East 106.98 feet to a point in the centerline of Brockway Creek; thence upstream along said creek the following courses: North 76° 35' 54" West 121.51 feet, South 62° 49' 17" West 46.52 feet, North 66° 23' 52" West 101.77 feet, South 86° 36' 50" West 70.28 feet, South 47° 50' 06" West 44.72 feet, North 89° 52' 58" West 73.83 feet, and South 56° 22' 42" West 84.96 feet; thence leaving said creek North 8° 48' 38" West 41.23 feet to the place of beginning and containing 1.38 acres more or less

TOGETHER WITH: An easement for use, maintenance, and reconstruction of all existing septic drain field lines and appurtenances presently serving the above described parcel

PARCEL #2

A parcel lying in Section 29, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as: Beginning at a point in the centerline of Brockway Creek which bears South 7° East 391.42 feet, and South 8° 48' 38" East 41.23 feet from the Section Corner common to Sections 19, 20, 29, and 30, Township 28 South, Range 6 West, Willamette Meridian; thence downstream along said creek the following courses: North 56° 22' 42" East 84.96 feet, South 89° 52' 58" East 73.83 feet, North 47° 50' 06" East 44.72 feet, North 86° 36' 50" East 70.28 feet, South 66° 23' 52" East 101.77 feet, North 62° 49' 17" East 46.52 feet, and South 76° 35' 54" East 121.51 feet to a point on the westerly right-of-way line of Dillard - Brockway Road (County Road #47); thence along said westerly right-of-way the following courses: South 8° 46' 22" East 137.27 feet to a 5/8" iron rod with plastic cap, South 6° 51' 54" East 23.22 feet to a 5/8" iron rod with plastic cap, and along the arc of a 2894.75 foot radius curve to the left (the chord of which bears South 8° 23' 09" East 146.39 feet) 146.40 feet to a 5/8" iron rod with plastic cap; thence leaving said westerly right-of-way line West 503.91 feet to a 5/8" iron rod with plastic cap; thence North 8° 48' 38" West 273.38 feet to the place of beginning and containing 3.73 acres more or less.

SUBJECT TO: An easement for use, maintenance, and reconstruction of all existing septic drain field lines and appurtenances presently located on the above described parcel

PARCEL #3

All that portion of Instrument #87-10827, Deed Records, Douglas County, Oregon, also known as Tax Lot #500 in Section 29, Township 28 South, Range 6 West; Tax Account #10378.00.

EXCEPTING THEREFROM: Parcels #1 and #2 as described above.

NARRATIVE:

Purpose to establish 3 parcels as shown. State Highway established from existing centerline. County Road #47 established from found monuments per 1968 and 1973 County Road plans. Creek is boundary between Parcels #1 and #2. West boundary established at approximately 500 feet from 1968 County Road right-of-way. This line to be quitclaimed between Dick Nichols and Nichols Bros., Inc. South boundary established as scaled from existing Urban Growth Boundary map.

FIELD CREW: Jim Artman, Bob Browning, David DeLatte, Mike Johnson and Greg Lang.

COMPUTATIONS: Greg Lang

DRAFTING: Mike Johnson

EQUIPMENT: Wild T-1 and Red J EDM

APPROVALS:

Ronald L. Schopfield 1-4-88
Winston City Engineer Date

Lloyd R. Stutzman 1-4-88
Planning Commission Chairman Date

Francis L. Ingram 1-8-88
Douglas County Surveyor Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
REGON
JUL 12, 1988
DONALD A. BENTZ
839

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

1988 JAN 11 AM 10:17

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

BY Dee L. Weddell
DEPUTY

88-00303 FEE 10.00

10-99-425