

M105-43A

# COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

FILED

JAN 22 1988

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

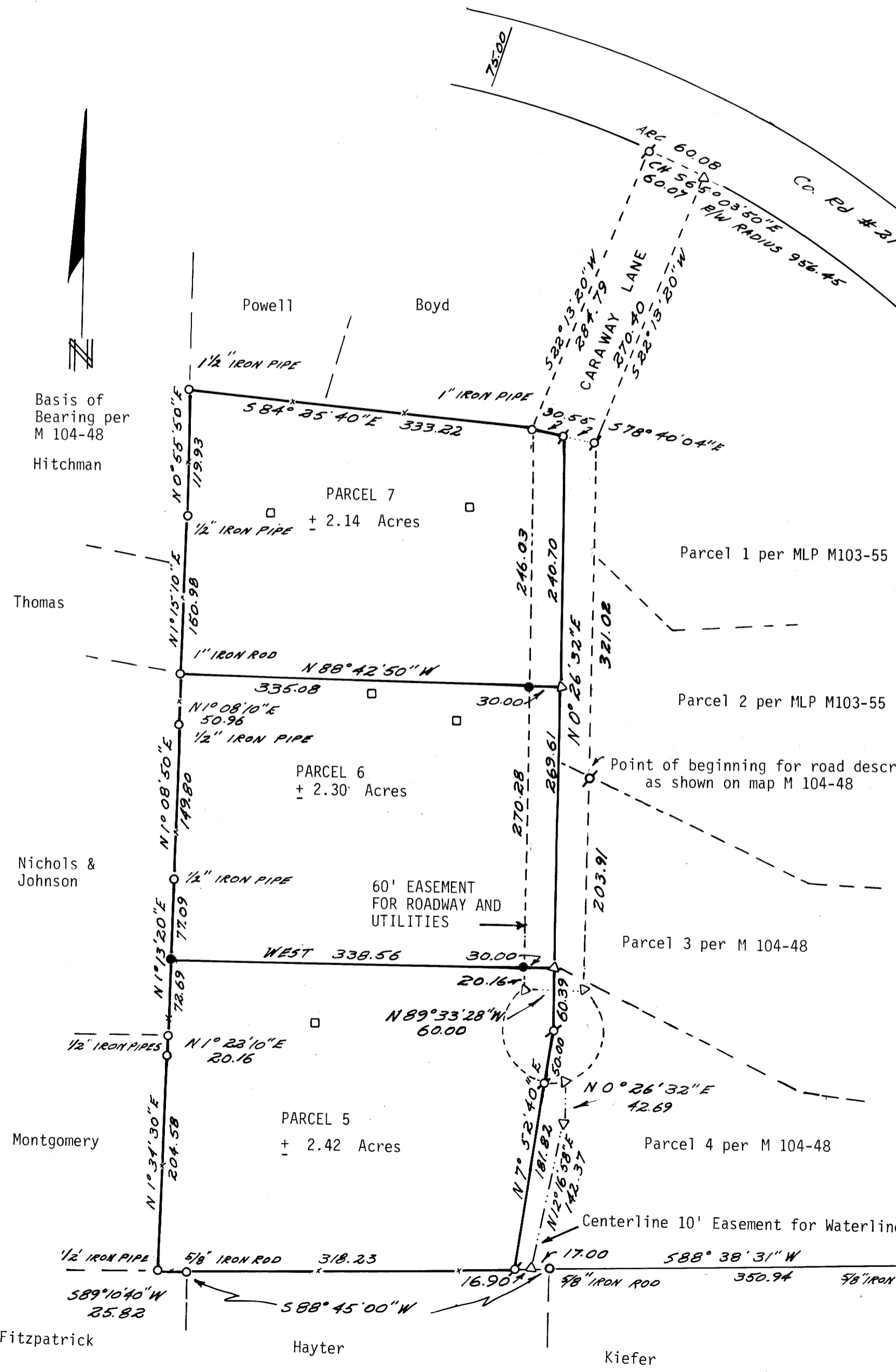
## MINOR LAND PARTITION

SE 1/4 S30 T30S, R5W, WM

PARTITIONER: Roland Thiess  
and OWNER: P.O. Box 824  
Myrtle Creek, OR 97457

NUMBER OF LOTS: Three (3)  
WATER: South Umpqua Water District  
SEWAGE: Individual Septic Systems  
ZONE: RR

Note: All three parcels are subject to  
Instrument No. 87-2890 as recorded in  
Douglas County Clerks Office.



### LEGEND

- Found Monument as noted
- Set 5/8" x 30" iron rod with 1 1/2" plastic cap marked "LS 866"
- ⊗ Found 5/8" iron rod per M103-55 or per M 104-48
- ▽ Calculated point
- x— Fence
- ( ) Record
- Found Brass Cap at section Corner per M103-55
- Septic site evaluation

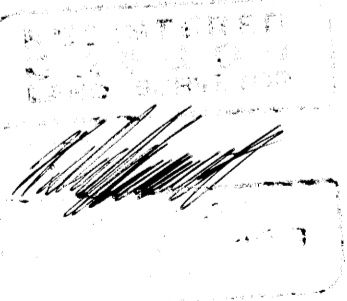
### APPROVALS:

*Francis L. Ingram*  
COUNTY SURVEYOR  
*Keith L. Cubic*  
PLANNING COMMISSION

1-22-88  
DATE  
1/20/88  
DATE

Surveyed By:  
William J. Ruppert  
P.O. Box 1564  
Myrtle Creek, OR 97457

January 1988



Scale 1"=100'

Section Corner  
29, 30, 31, & 32  
T30S R5W WM

36-10-89 45A

M105-43A

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COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

Minor Land Partition for Roland Theiss  
SE 1/4 Sec. 30, T. 30 S., R. 5 W., W. M.  
Page 2 of 2

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 FROM THE POINT OF BEGINNING 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 72.69 FEET TO A 5/8" IRON ROD; THENCE EAST 338.56 FEET TO A 5/8" IRON ROD; THENCE EAST 30.00 FEET TO THE CENTER OF A PRIVATE ROADWAY; THENCE ALONG THE CENTERLINE OF SAID PRIVATE ROADWAY SOUTH 0°26'32" WEST 60.39 FEET TO A 5/8" IRON ROD AT THE CENTER OF A 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.

PARCEL 6

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

BEGINNING AT A POINT IN THE CENTER OF A PRIVATE ROADWAY 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, SOUTH 88°45'00" WEST 33.90 FEET, NORTH 7°52'40" EAST 231.82 FEET, AND NORTH 0°26'32" EAST 60.39 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE FROM THE POINT OF BEGINNING WEST 30.00 FEET TO A 5/8" IRON ROD AT THE WESTERLY LINE OF SAID ROADWAY; THENCE WEST 338.56 FEET TO A 5/8" IRON ROD; THENCE NORTH 1°13'20" EAST 77.09 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 SOUTH 88°42'50" EAST 335.08 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°42'50" EAST 30.00 FEET TO THE CENTER OF A PRIVATE ROADWAY; THENCE SOUTH 0°26'32" WEST 269.61 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 7

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

BEGINNING AT A POINT IN THE CENTER OF A PRIVATE ROADWAY 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, SOUTH 88°45'00" WEST 33.90 FEET, NORTH 7°52'40" EAST 231.82 FEET AND NORTH 0°26'32" EAST 330.00 FEET TO THE CENTER OF A PRIVATE ROADWAY; THENCE FROM THE POINT OF BEGINNING NORTH 88°42'50" WEST 30.00 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID ROADWAY; THENCE NORTH 88°42'50" WEST 335.08 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 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 CENTERLINE OF A PRIVATE ROADWAY; THENCE ALONG SAID CENTERLINE SOUTH 0°26'32" WEST 240.70 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°68'40" 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 M104-48.  
EQUIPMENT: MAC II EDM, LIETZ T60D THEODOLITE AND 100 FOOT STEEL TAPE.

*[Handwritten signature]*

10-89-45B  
STATE OF OREGON  
COUNTY OF DOUGLAS  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
1988 JAN 22 PM 12:44  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]*  
FEE 10.00  
MAP FILE M105-438