

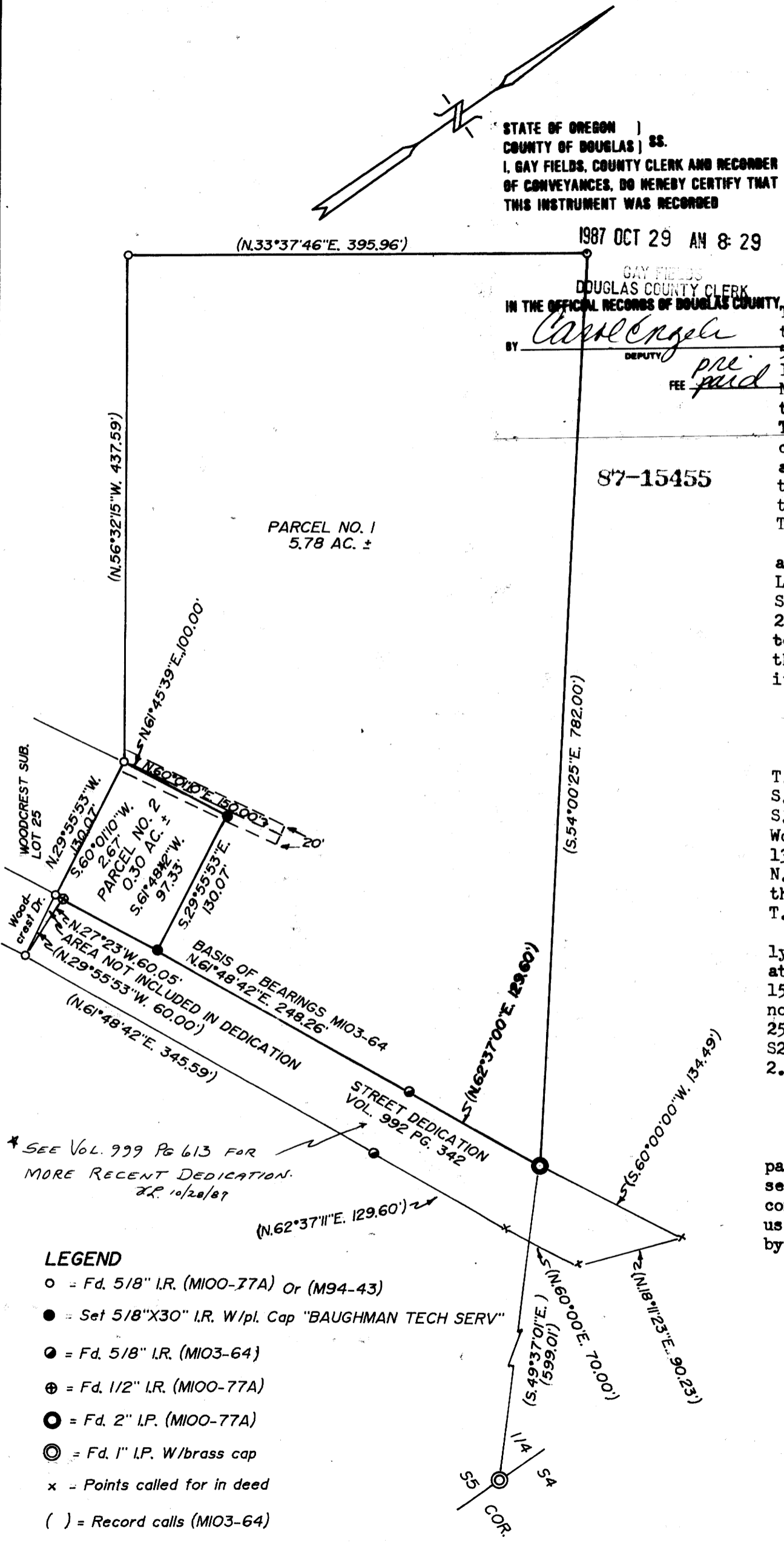
MINOR LAND PARTITION
N.E. 1/4 OF SEC. 5, T.30S., R.5W., W.M.
AUGUST 1987 SCALE 1" = 100'

FILED
OCT 28 1987
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

FOR: K.B.S. INVESTMENTS
P.O. BOX 1850
MYRTLE CREEK, OR 97457

BY: BAUGHMAN TECHNICAL SERVICE INC.
433 S.E. MAIN STREET
ROSEBURG, OR 97470
PHONE 673-0966

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



PARCEL NO. 1
Beginning at a 2" I.P. from which the 1/4 corner between Sec's. 4 and 5 T.30S., R.5W., W.M. bears S.49°37'01"E. 599.01 ft.: thence S.62°37'W. 129.60 ft. to a 5/8" I.R.: thence S.61°48'42"W. 248.26 ft. to a 5/8" I.R.: thence N.29°55'53"W. 130.07 ft. to a 5/8" I.R.: thence S.61°45'39"W. 100.00 ft. to a 5/8" I.R. on the Northeasterly corner of Lot 25 of Woodcrest Subdivision: thence N.56°32'14"W. , 437.59 ft. to a 5/8" I.R.: thence N.33°37'46"E. , 395.96 ft. to a 5/8" I.R.: Thence S.54°00'25"E., 782.00 ft to the point of beginning. Together with a small parcel described hereafter. Beginning at the Southeasterly corner of said Lot 25, Woodcrest Subdivision which is a 5/8" I.R.: thence across the terminus of Woodcrest Drive S.29°55'53"E. 60.00 ft. to a 5/8" I.R.: thence N.27°23'W. 60.05 ft. to a 1/2" I.R.: thence S.60°01'10"W. 2.67 ft. to the point of beginning. The above described parcel situated in Section 5, T.30S., R.5W., W.M. and contains 5.78 acres more or less.

The above described parcel is subject to a non exclusive easement over and across the following area. Beginning at the Southeasterly corner of said Lot 25, Woodcrest Subdivision: thence across the terminus of Woodcrest Drive S.29°55'53"E. 60.00 ft. : thence N.27°23'W. , 60.05 ft. : thence S.60°01'10"W. 2.67 ft. to the point of beginning. Also a twenty foot sewer easement lying ten feet on either side of the following described centerline, : Beginning at the Northeasterly corner of said Lot 25: thence N.60°01'10"E. 150.00 ft. to its terminal point.

PARCEL NO. 2
Beginning at a 5/8" I.R. from which the 1/4 corner between Sec's. 4 and 5 T.30S., R.5W., W.M. bears N.61°48'42"E., 250.93 ft., N.62°37'00"E. 129.60 ft. and S.49°37'01"E. 599.01 ft.: thence S.61°48'42"W. 97.33 ft. to a 1/2" I.R.: thence S.60°01'10"W. 2.67 ft. to a 5/8" I.R. on the Southeasterly corner of Lot 25 Woodcrest Subdivision: thence along the boundary of Said Lot 25 N.29°55'53"W. 130.07 ft. to a 5/8" I.R. on the Northeasterly corner of said Lot 25: thence N.61°45'39"E. 100.00 ft. to a 5/8" I.R.: thence S.29°55'53"E. , 130.07 ft to the point of beginning. The above described parcel is situated in Section 5, T.30S., R.5W., W.M. and contains 0.30 acres more or less.

The above described parcel is subject to a twenty foot sewer easement lying ten feet on either side of the following described centerline: Beginning at the Northeasterly corner of Lot 25 Woodcrest Subdivision : thence N.60°01'10"E. 150.00 ft. to its terminal point. The above described parcel is together with a non exclusive easement as follows: Beginning at the Southeasterly corner of Lot 25, Woodcrest Subdivision: thence across the terminus boundary of Woodcrest Drive S29°55'53"E. , 60.00 ft. : thence N.27°23'W., 60.05 ft. : thence S.60°01'10"W. 2.67 ft. to the point of beginning

NARRATIVE

The purpose of this survey was to create two parcels of land. The original parcel was created in the survey as shown in M103-64. It was controlled by monuments set in M100-77A survey. No exterior points were set therefore no additional control was needed. The field work was performed by K. DeGroot and M. Fromdahl using a NTD-4 Nikon instrument. The computations and drafting was performed by G. Baughman

- LEGEND
- = Fd. 5/8" I.R. (M100-77A) Or (M94-43)
 - = Set 5/8" X30" I.R. W/pl. Cap "BAUGHMAN TECH SERV"
 - ⊙ = Fd. 5/8" I.R. (M103-64)
 - ⊕ = Fd. 1/2" I.R. (M100-77A)
 - ⊗ = Fd. 2" I.P. (M100-77A)
 - ⊙ = Fd. 1" I.P. W/brass cap
 - x = Points called for in deed
 - () = Record calls (M103-64)

APPROVALS
Keith L. Cubic 10/5/87
PLANNING DIRECTOR DATE
Francis L. Ingram 10-28-87
COUNTY SURVEYOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
GLENW S. BAUGHMAN
536

WATER & SEWER - TRI-CITY WATER & SANITARY DIST.
ZONE R-1

MAP FILE M105-15