

MAJOR LAND PARTITION IN THE S.W. 1/4 OF SEC. 8, T29S, R7W, W.M. DOUGLAS COUNTY, OREGON JANUARY, 1988 SCALE: 1"=200'

FILED
FEB 22 1988
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

OWNER & PARTITIONER: Keith Husen
5461 Upper Olalla Rd.
Winston, Oregon 97476
Ph: (503) 679-5262

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

No. OF LOTS: 2

ZONE: Parcel 1 - FG
Parcel 2 - 5R

WATER: Well SEWER: Septic

DESCRIPTIONS

PARCEL 1

Parcel 1 exceeds 10 acres and is more particularly described in Map File M61-71 and deed reference numbers 77-509 and 78-13451.

PARCEL 2

Beginning at a 1/2 inch iron rod from which the quarter corner common to Section 8 and Section 17, T29S, R7W, N.M. bears S35°03'57" E. 1848.78 feet; thence N89°22'20" N. 270.06 feet to a 5/8 inch iron rod; thence N02°00'00" N. 235.15 feet to a 1/2 inch iron rod; thence S82°08'35" E. 280.37 feet to a 1/2 inch iron rod; thence south 203.53 feet to the point of beginning. All situated in the SW quarter of said Section 8, containing 1.38 acres more or less.

30' ROAD EASEMENT

A 30 foot right-of-way easement, being 15 feet on either side of the following described centerline. Beginning at a 1/2 inch iron rod on the westerly right-of-way line of Douglas County Road # 38, from which the quarter corner common to Section 8 and Section 17, T29S, R7W, N.M. bears S08°01'24" E. 2162.08 feet; thence S02°23'15" N. 189.43 feet; thence S31°04'52" N. 126.63 feet; thence S23°02'38" N. 314.40 feet; thence S21°19'15" N. 100.45 feet; thence S22°22'48" N. 37.17 feet; thence S88°44'23" N. 157.87 feet; thence N88°23'28" N. 199.94 feet to a point on the east line of Parcel 1 and there terminating.

WATERLINE EASEMENT

A 8' waterline easement for installation and maintenance of a waterline the northerly line being more particularly described as follows. Beginning at a 1/2" iron rod from which the 1/4 corner common to Section 8 and Section 17, T29S, R7W, N.M. bears S10°20'27" E. 1475.32 feet; thence along the north line N89°22'20" N. 307.14 feet to the centerline of a 30 foot right-of-way easement and there terminating.

DRAIN FIELD EASEMENT

A drain field easement beginning at the SE corner of Parcel 2; thence N88°22'20" N. along the south line of Parcel 2, 130.00 feet; thence S00°47'40" N. 100.00 feet; thence S88°22'20" E. 130.00 feet; thence N00°47'40" E. 100.00 feet to the SE corner of Parcel 2. Intended for the installation and maintenance of a drain field.

LEGEND

- Found 1/2" iron rod per M61-71
- Set 5/8" x 30" iron rod with plastic cap marked "AA SURVEYING INC."

NARRATIVE

PURPOSE: To partition the lands delineated on M 61-71.
PROCEDURE: All monuments were found per M 61-71. Except the Southwest corner. The Southwest corner was set by record bearings and distances. Parcel two was created by establishing a line between two found monuments as shown.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Quimby

OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654

APPROVALS

Keith D. Cubic
Planning Commission

2/10/88
Date

Francis L. Ingram
County Surveyor

2-22-88
Date

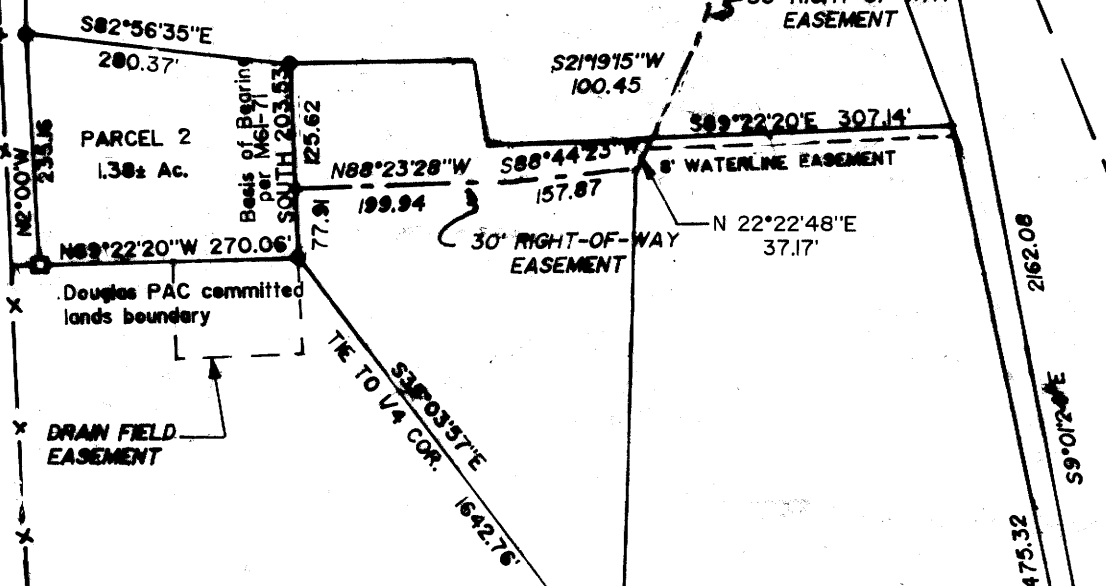
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1988 FEB 22 PM 12:24

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

BY *Carol Engel*
DEPUTY
FEE PAID

88-01068



PARCEL 1

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

M105-56

M105-56

17 Cor. 8
T29S R7W WM