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Bk 10 - Pg 72

FILED

JUN 10 1988

MAJOR LAND PARTITION IN N.W. 1/4, SEC. 1, T.28S., R.6W., W.M., & S.W. 1/4, SEC. 36., T.27S., R.6W., W.M., DOUGLAS CO., ORE.

PARTITIONER

ARBET ENTERPRISES 3136 HIGHWAY 99 S ROSEBURG, ORE. TEL 672-1267

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

SCALE 1"=200' 83'-84-'86 JAN 87 ZONE C-3

LEGEND

- BASE BRG M18-74 N67°33'W (COMPUTED)
MON MKD ON MAPS FD
MON SET 5/8"x30" I.R. MKD 'LS750'
REF MON SET 3/4"x3/8" I.R. MKD 'LS750'

NARRATIVE

Survey by H.L. Northcraft & Bill Bruce ch. T. Northcraft ch. using Jena D10 & Mack II, EDM. Found various monuments as noted on map. We found brass caps for N 1/4 Cor to Sec 1 T28S, R6W, & S 1/4 to Sec 36, T27S, R6W. We tied to the N 1/4 Cor. of Sec 1 & fd. a brass cap set by a former County Surveyor. with one witness tree not noted herein. Brqs. based on computed brq. bet. S.W. & N.E. cor. of survey of parcel shown on C.S. M18-74 Used M28-4B

MAP BY

HERBERT L. NORTHCRAFT 3520 OLALLA RD. WINSTON, ORE. TEL. 679-8692

UTILITIES

SANITARY - SEPTIC TANK & FIELD & SANITARY DIST. WATER - ROBERTS CREEK WATER DIST. & WELLS

DESCRIPTIONS

2'-15.90 Ac. Beginning at a 5/8"x30" I.R. from which the N 1/4 Cor. to Sec. 1, T.28S., R.6W., W.M., bears N.39°09'-36"E., 1556.44 ft. Thence running S.34°47'-23"W (S35°W), 151.0' to a 5/8"x30" I.R.; Thence running N.47°30'-39"W, 316.88' to a 1"x36" I.P. at the center of a 35' road R/W; Thence running along said 35' R/W S.83°34'-26"W, 308.24' to a 5/8"x30" I.R.; Thence leaving said R/W & running N.52°41'-44"W, 289.39' to a 5/8"x30" I.R. from which a 5/8" I.R. at E of road bears N.52°41'-44"W, 65'; Thence running S.46°19'-22"W, 465.85' to a 5/8"x30" I.R. set on the S.W. ly boundary; Thence running along said boundary N.43°20'-24"W, 481.9' to a 5/8"x30" I.R.; Thence running N.43°33'-35"E, 923.49' to a 5/8"x30" I.R.; Thence running S.43°42'-01"E, 1284.75' to the P.D.B. containing 15.90 Ac ± & being located in N.W. 1/4 of Sec. 1, T.28S., R.6W., W.M., Douglas Co., Ore. together with & subject to a 35' wide road easement described below.

3'- Beginning at a 5/8"x30" I.R. from which the N 1/4 Cor. to Sec. 1, T.28S., R.6W., W.M., Douglas Co., Ore bears N.34°47'-23"E., 151.0' & N.39°09'-36"E., 1556.44'; Thence running S.89°14'-28"W, 1062.65' (West, 1056.8') to a 1" iron rod; Thence running N.43°20'-24"W (N.43°30'W), 65' to a 5/8"x30" I.R.; Thence running N.46°19'-22"E., 465.85' to a 5/8"x30" I.R.; Thence running S.52°41'-44"E., 289.39' to a 5/8"x30" I.R. at the E of a 35' Rd. R/W.; Thence running along said R/W N.83°39'-26"E., 308.24' to a 1"x36" I.P.; Thence running S.47°30'-39"E., 316.88' to the P.D.B. containing 5.03 Ac & being situated in N.W. 1/4 of Sec. 1, T.28S., R.6W., W.M., Douglas Co., Ore. together with & subject to a 35' R/W easement described below.

1'- Beginning at a 5/8"x30" I.R. from which the N. 1/4 Cor. of Sec. 1, T.28S., R.6W., W.M., bears S.43°42'-01"E., (S.43°30'E) 1284.75' & N.39°09'-36"E., 1556.44'; Thence running S.43°33'-55"W, 923.49' to a 5/8"x30" I.R.; Thence running N.43°20'-24"W, (N.43°30'W), 215.05' to a 5/8" I.R. on Hwy #99 R/W.; Thence running along said R/W N.18°09'-48"E., 303.77' to a 5/8"x30" I.R.; Thence running N.26°18'-38"E., 279.82' to a 5/8"x30" I.R.; Thence running N.35°11'-33"E., 397.58' to a point on concrete base of an angle iron fence post from which a 5/8"x30" I.R. bears S.35°17'-13"W, 3.00'; Thence running S.43°42'-01"E. (S.43°30'E) 485.8' to the P.D.B. containing 8.15 Ac. ± & being situated in N.W. 1/4 of Sec. 1, T.28S., R.6W., W.M., & S.W. 1/4 of Sec. 36, T.27S., R.6W., W.M., Douglas Co., Ore. together with & subject to a 35' road easement described below.

Road easement 35' wide - Beginning at a point from which the N 1/4 Cor. of Sec. 1, T.28S., R.6W., W.M., Douglas Co., Ore. bears N.35°17'-33"E., 148', S.43°42'-01"E., 1770.65' & N.39°09'-36"E. 1556.44'; Thence running S.79°45'-45"E., 211.01'; S.43°42'-01"E., 488.96'; S.6°01'-31"W, 358.36'; S.38°34'-06"W, 180.40'; Thence running S.22°52'-53"W, 353.06' to the point of intersection (P.I.) of a 65° Degree Curve to the right whose radius is 87.47'; Thence running from said P.I. S.69°12'-51"W, 91.72'; S.37°57'-13"W, 12.60'; S.52°30'-41"E, 12.6'; Thence running S.83°46'-06"E, 167.60' to the P.I. of a 39° Degree Curve to left whose radius is 146.91'; Thence leaving said P.I. & running N.52°39'-46"E, 182.69'; N.70°22'-33"E, 202.67'; N.83°34'-26"E, 308.24' & S.47°30'-39"E, 100' to the center of a 50' dia. turnaround same sec., twp., & range shown above.

No Hwy. monuments found available - scoled from Hwy. maps to locate R/W lines

REGISTERED PROFESSIONAL LAND SURVEYOR Herbert R. Northcraft

OREGON JULY 9, 1987 HERBERT L. NORTHCRAFT 750

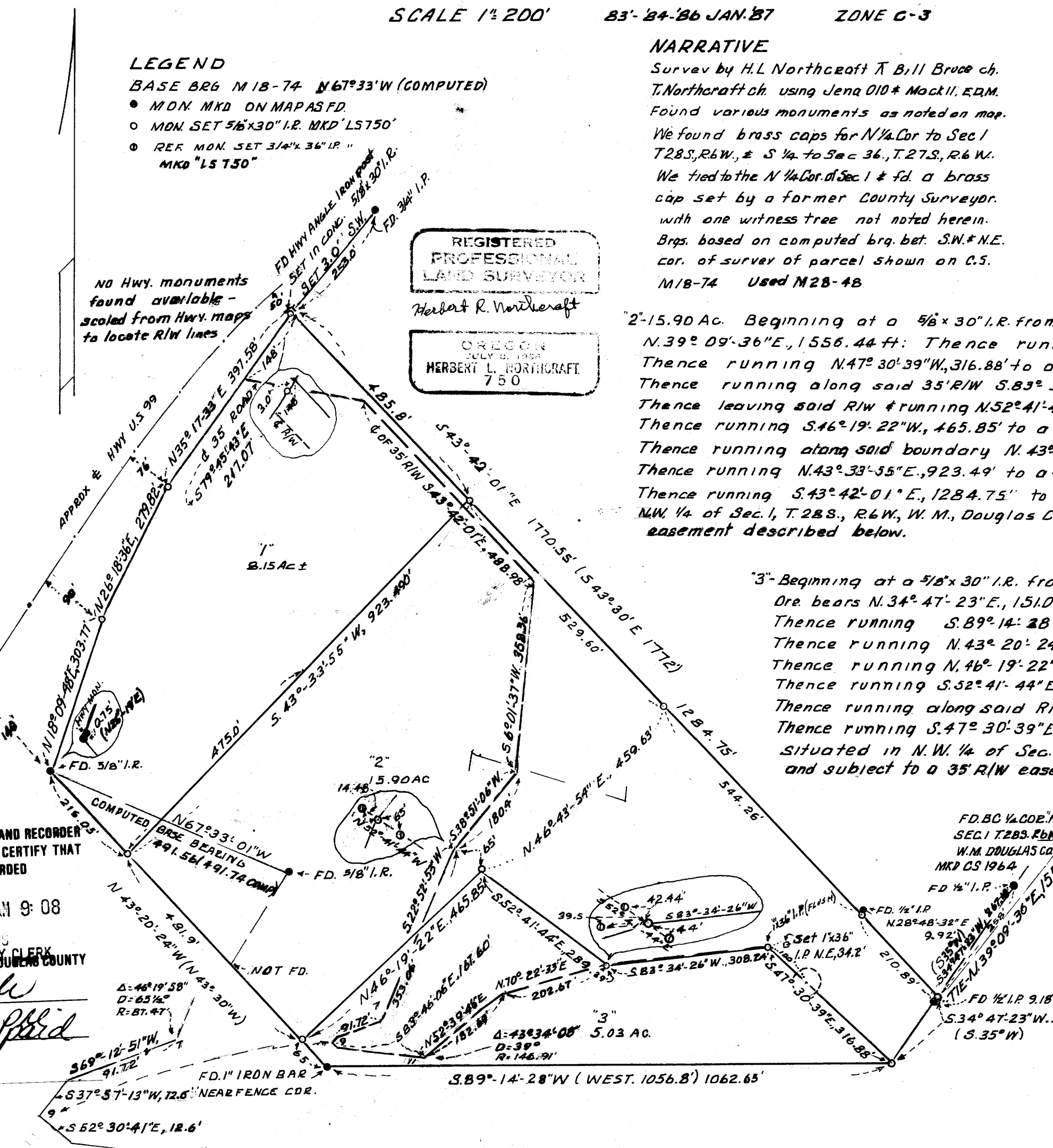
STATE OF OREGON ) COUNTY OF DOUGLAS ) SS. I. GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

1988 JUN 13 AM 9:08

DOUGLAS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

By Carol Engel DEPUTY FEE \$10.00

MAP FILE M106-26



APPROVALS

Keith L. Cubie 4/29/88 DOUGLAS CO. PLANNING COMM.

Larry L. Monahan DEPUTY 6-10-88 DOUGLAS CO. SURVEYOR

88-08253