

N 106-33A

**MAJOR LAND PARTITION IN THE N.W. 1/4
AND S.W. 1/4, SECTION 32, T.27S., R.1W., W.M.
DOUGLAS COUNTY,
OREGON**

FOR ALBERT, KATE AND JOSEPH POWELL
4220 COOS BAY WAGON ROAD
ROSEBURG, OR. 97470

DATE MAY 1988

SCALE 1" = 100'

Legend • FD. 5/8" IRON ROD OR AS NOTED
• SET 5/8" x 30" IRON ROD
W/CAP (L.S. 1076)

SURVEYOR ROBERT L. DOLAN
RT. 1 BOX 1820
SUTHERLIN, OR. 97479

NARRATIVE SURVEY TO MONUMENT
PROPERTY CORNERS.

NUMBER OF LOTS 2

WATER SUPPLY WELL

INSTRUMENTS THEODOLITE
DISTANCE - METER

SEWER SUPPLY SEPTIC SYSTEM

NOTE "A" COMPUTED POINT NOT SET

ZONING FF

APPROVALS

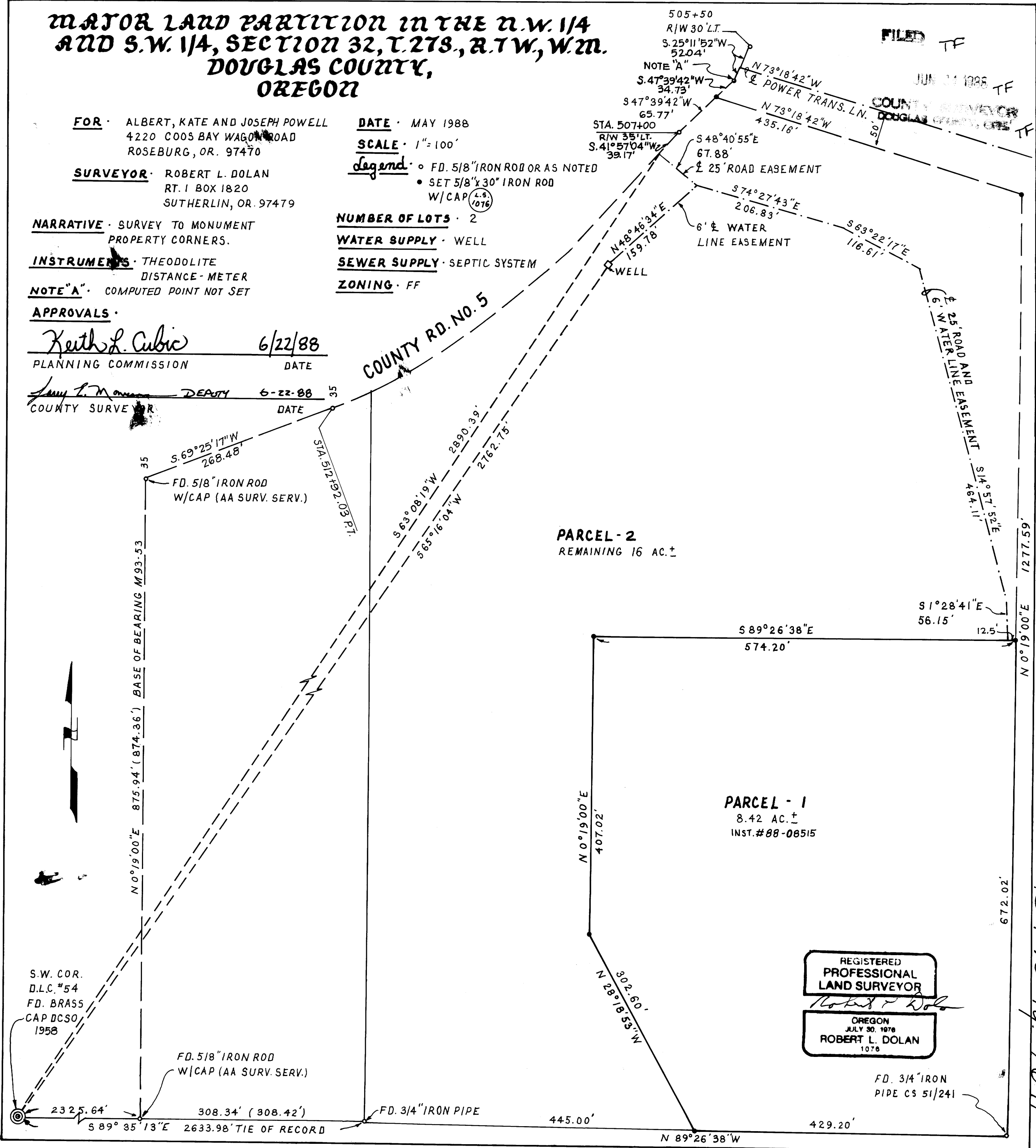
Keith L. Cubic 6/22/88
PLANNING COMMISSION DATE

Larry L. M... DEPUTY 6-22-88
COUNTY SURVEYOR DATE

FILED TF

JUN 21 1988 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON TF



PARCEL - 1
8.42 AC. ±
INST. # 88-08515

PARCEL - 2
REMAINING 16 AC. ±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1978
ROBERT L. DOLAN
1076

FD. 3/4" IRON
PIPE CS 51/241

BK. 10-Pg. 76A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE 106-33 B

**MAJOR LAND PARTITION IN THE N.W. 1/4 AND S.W. 1/4, SECTION 32,
T.27S., R.7W., W.M., DOUGLAS COUNTY, OREGON**

FILED TF

JUN 24 1988 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

LEGAL DESCRIPTION

PARCEL - 1

A PARCEL OF LAND IN THE N.W. 1/4 AND THE S.W. 1/4, SECTION 32, T. 27S., R. 7W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS S 89° 35' 13" E, 2633.98 FT. AND S 89° 26' 38" E, 445.00 FT. FROM THE SOUTHWEST CORNER OF THE ROWLAND FLERNOY D.L.C. NO. 54, THENCE N 28° 18' 53" W, 302.60 FT. TO A 5/8" IRON ROD, THENCE N 0° 19' 00" E, 407.02 FT. TO A 5/8" IRON ROD, THENCE S 89° 26' 38" E, 574.20 FT. TO A 5/8" IRON ROD, THENCE S 0° 19' 00" W, 672.02 FT. TO A 3/4" IRON PIPE, THENCE N 89° 26' 38" W, 429.20 FT. TO THE POINT OF BEGINNING AND CONTAINING 8.42 ACRES MORE OR LESS.

INCLUDES A 25.00 FT. WIDE ROAD EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 5 THAT BEARS N 63° 08' 19" E, 2890.39 FT. FROM THE SOUTHWEST CORNER OF THE ROWLAND FLERNOY D.L.C. NO. 54, THENCE S 48° 40' 55" E, 67.88 FT., THENCE S 74° 27' 43" E, 206.83 FT., THENCE S 63° 22' 17" E, 116.61 FT., THENCE S 14° 57' 52" E, 464.11 FT., THENCE S 1° 28' 41" E, 56.15 FT. MORE OR LESS.

ALSO INCLUDES A 6.00 FT. WIDE WATER LINE EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WELL, SAID WELL BEARS N 65° 16' 04" E, 2762.75 FT. FROM THE SOUTHWEST CORNER OF ROWLAND FLERNOY D.L.C. NO. 54, THENCE N 48° 46' 34" E, 159.78 FT., THENCE ALONG SAID CENTERLINE OF ROAD EASEMENT S 74° 27' 43" E, 206.83 FT., THENCE S 63° 22' 17" E, 116.61 FT., THENCE S 14° 57' 52" E, 464.11 FT., THENCE S 1° 28' 41" E, 56.15 FT. MORE OR LESS.

PARCEL - 2

THE REMAINING PARCEL AS DESCRIBED IN DOUGLAS COUNTY DEED RECORD NO. 81-01754, AND NO. 84-10965 LESS PARCEL - 1

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 28 AM 8:30

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

BY Carol Engel
FEE prepaid

88-09051

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT L. DOLAN
OREGON
JULY 30, 1978
1078

MAP FILE M 106-33 B

RE 10-19-76B