

A MAJOR LAND PARTITION FOR TIM & SILVIA JONES IN THE S.E. 1/4 SEC. 10, T28S, R6W, W.M. ALSO IN LOT 8, FISK FRUIT FARMS

OWNER & PARTITIONERS: TIM & SILVIA JONES
2298 LANDERS LANE
ROSEBURG, OREGON 97470

SURVEYED BY: GREGORY D. LANG
P.O. BOX 1592
ROSEBURG, OREGON 97470

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 JUL 25 AM 8:57

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carolyn C. [Signature]
DEPUTY

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
JUL 21 1988
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

LEGAL DESCRIPTIONS

PARCEL #1

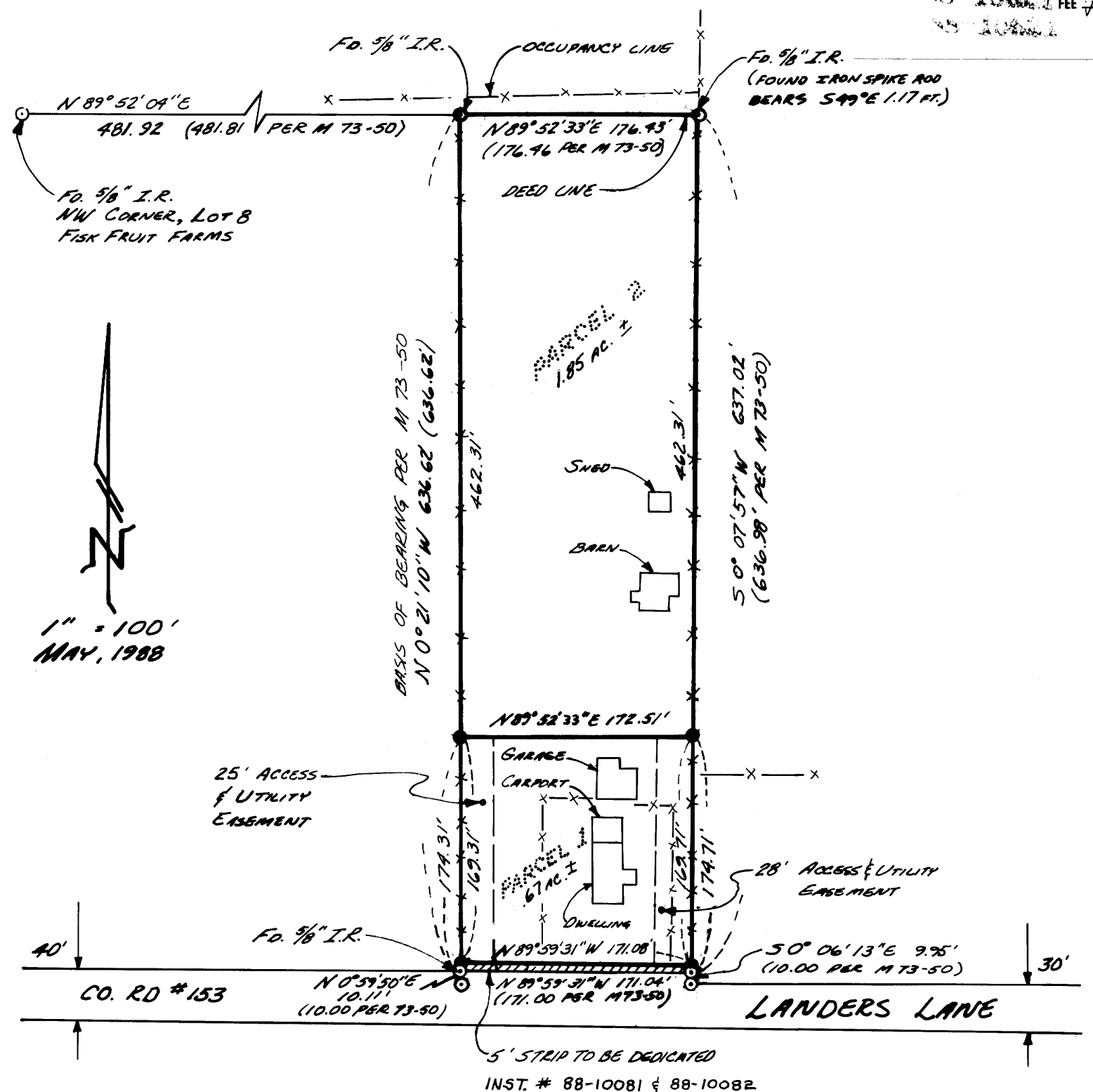
A PARCEL LYING IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS:
BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 89°52'04" EAST 481.92 FEET, AND SOUTH 0°21'10" EAST 462.31 FEET FROM A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 8, FISK FRUIT FARMS, PLAT RECORDS, DOUGLAS COUNTY, OREGON; THENCE NORTH 89°52'33" EAST 172.51 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID LOT 8, FISK FRUIT FARMS; THENCE ALONG SAID EAST LINE SOUTH 0°07'57" WEST 169.71 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF A 5' STRIP OF LAND TO BE DEDICATED TO THE COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID STRIP NORTH 89°59'31" WEST 171.08 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°21'10" WEST 169.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING .67 ACRES MORE OR LESS.
SUBJECT TO: A 28' FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT ALONG THE EASTERLY SIDE OF THE ABOVE DESCRIBED PARCEL #1.
ALSO SUBJECT TO: A 25' FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT ALONG THE WESTERLY SIDE OF THE ABOVE DESCRIBED PARCEL #1.

PARCEL #2

A PARCEL LYING IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING DESCRIBED AS:
BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF LOT 8, FISK FRUIT FARMS, PLAT RECORDS, DOUGLAS COUNTY, OREGON, SAID POINT BEARS NORTH 89°52'04" EAST 481.92 FEET FROM A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOT 8 NORTH 89°52'33" EAST 176.43' TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 8 SOUTH 0°07'57" WEST 462.31 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE SOUTH 89°52'33" WEST 172.51 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°21'10" WEST 462.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.85 ACRES MORE OR LESS.
TOGETHER WITH: A 28' FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT ALONG THE EASTERLY SIDE OF THE ABOVE DESCRIBED PARCEL #1.
ALSO TOGETHER WITH: A 25' FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT ALONG THE WESTERLY SIDE OF THE ABOVE DESCRIBED PARCEL #1.

5' STRIP TO BE DEDICATED

A PARCEL LYING IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING DESCRIBED AS:
THE SOUTHERLY 5.00 FEET OF THAT PARCEL DESCRIBED IN INSTRUMENT #83-1485, DEED RECORDS, DOUGLAS COUNTY, OREGON.



LEGEND

- Found 5/8" I.R. UNLESS OTHERWISE NOTED
- Set 5/8" x 30" I.R. w/ PLASTIC CAP AND "LANG SURVEYING"

ZONING: RS (PLANNING DEPT. FILE #87-081)

SEWER: GREEN SANITARY

WATER: ROBERTS GRK. WATER DISTRICT

COMP. PLAN: MED. DENSITY RESIDENTIAL

NARRATIVE: SURVEY FOR THE PURPOSE OF LAND PARTITION. ALL PERIMETER MONUMENTS WERE FOUND PER M-73-50

FIELD CREW: GREG LANG & JOHN PIKE

COMPS: GREG LANG

DRAFTING: LUCY FLETCHER

EQUIP.: LIETZ TM6 & RED EDM

NOTE: WHERE OCCUPANCY LINES DISAGREE WITH FENCE LINES - AGREEMENT IS RECOMMENDED. POSSESSION COULD MEAN OWNERSHIP. A TITLE COMPANY MAY NOT INSURE POSSESSION RIGHTS

APPROVALS

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

7/19/88
DATE

Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

7-21-88
DATE

