

MAP FILE M106-49A

FILED

AUG 4 1988

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

# MINOR LAND PARTITION

IN THE S.W. 1/4, SECTION 2, T.28 S., R.6 W., W. M.

DOUGLAS COUNTY, OREGON

JULY 1988

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Mark A. Heimbarger

OREGON  
JULY 16 1987  
MARK A. HEIMBURGER  
2287

PARTITIONER: Ken Jacobs  
1644 Brozi Road  
Roseburg, Oregon 97470

WATER: Roberts Creek Water District

SEWER: Green Sanitary District

ZONING: Parcels 1 & 2 - C2

LEGAL OWNER: Wayne Jacobs  
707 F Street  
Phillipsburg, Kansas 67661

MAP PREPARED BY: AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, Oregon 97470  
Tel (503) 672-2096

## DESCRIPTIONS

### RIGHT-OF-WAY (INST. No. 88-10998)

A strip of land 12 feet wide to be irrevocably offered for dedication to Douglas County for right-of-way more correctly described as follows:

Beginning at the southerly corner of Lot 1, Block 1, South-View Subdivision from which the southwest corner of Lot 2, Block 1, bears N54°29'15" E., 123.20 feet; thence along the southwest boundary of said Lot 1, N44°46'46"W., 12.16 feet to a 5/8" iron rod; thence S54°29'15" W., 92.95 feet to a 5/8" iron rod; thence along the arc of a 1474.4 feet radius curve, the long chord of which bears S51°55'03"W 132.25 feet, to a 5/8" iron rod; thence S38°43'27" E., 12.01 feet to a point on the north right-of-way line of County Road No. 16; thence along said right-of-way line 131.60 feet along the arc of a 1462.40 feet radius curve, the long chord of which bears N51°54'34" E., 131.56 feet; thence N54°29'15" E., 94.91 feet to the Point of Beginning, situated in Section 2, T28S, R6W, W.M., Douglas County, Oregon, containing 2710 square feet more or less.

### PARCEL I

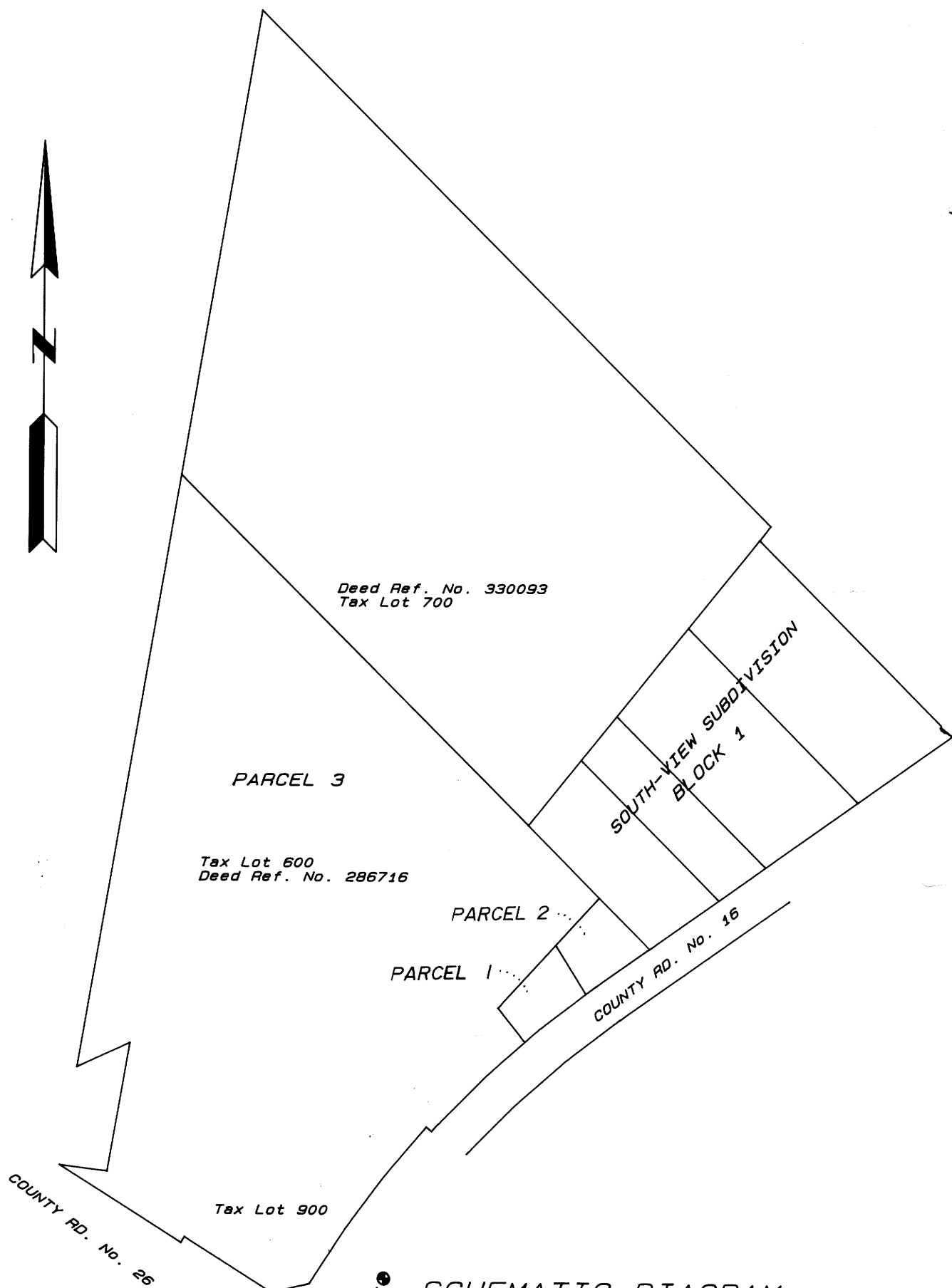
Beginning at a 5/8" iron rod on the northerly right-of-way of County Road Number 16 from which the southerly corner of Lot 2, Block 1, South-View Subdivision bears N57°22'31" E., 236.09 feet; thence along said right-of-way line 114.60 feet along the arc of a 1474.40 feet radius curve to the left, the long chord of which bears S51°34'26" W., 114.57 feet, to a 5/8" iron rod; thence leaving said right-of-way line N38°43'27" W., 50.63 feet to a 5/8" iron rod; thence N42°11'19" E., 124.14 feet to a 5/8" iron rod; thence S32°15'59" E., 71.29 feet to the point of beginning, situated in Section 2, T28S, R6W, W.M., Douglas County, Oregon, containing 0.16 acres more or less.

### PARCEL II

Beginning at a 5/8" iron rod on the northerly right-of-way line of County Road Number 16 from which the southerly corner of Lot 2, Block 1, South-View Subdivision bears N57°22'31" E., 236.09 feet; thence leaving said right-of-way line N32°15'59" W., 71.29 feet to a 5/8" iron rod; thence N42°11'19" E., 93.89 feet to a 5/8" iron rod on the westerly line of Block 1, South-View Subdivision; thence along said line S44°46'46"E., 92.25 feet to a 5/8" iron rod on the northerly right-of-way line of County Road Number 16; thence along said county right-of-way S54°29'15" W., 92.95 feet to a 5/8" iron rod; thence 17.68 feet along the arc of a 1474.40 feet radius curve, the long chord of which bears S54°08'39" W., 17.68 feet, to the point of beginning, situated in Section 2, T28S, R6W, W.M., Douglas County, Oregon, containing 0.19 acres more or less.

### PARCEL III

Exceeds 10 acres as described in Deed Reference Numbers 330093, 286716 and 65-15066.



SCHEMATIC DIAGRAM

SCALE 1" = 200'

Bench Mark elevation 482.311  
Cap stamped "CARNE'S 1,1985, D.C.S.O.", in SE  
Wingwall of Bridge over Roberts Creec  
Flood Elevation (100 year) = 479.5

## APPROVALS

Keith L. Cubie 8/1/88  
PLANNING COMMISSION DATE

James E. Mason 8-4-88  
COUNTY SURVEYOR DEED DATE

SHEET 1 of 2

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BL 10-19 79A

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# MINOR LAND PARTITION

IN THE S.W. 1/4, SECTION 2, T.28S., R.6W., WILLAMETTE MER.  
DOUGLAS COUNTY, OREGON

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

JULY 1988

NARRATIVE

Purpose:

To partition the lands shown on the annexed plat and described in Deed Reference No.'s 286716, 330093 and 65-15066.

Procedure

The right-of-way of County Road No. 16 was determined using the found monuments on the northwest right-of-way line, the center of the as-built traveled way and the record centerline radius per Douglas County Public Works Map.

The northeast line of Parcel 2 was established by using record distance along the south westerly boundary of Lot 1, Block 1, South-View Subdivision and using a bearing through the remnants of an old fence line.

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 AUG -8 AM 11: 44

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

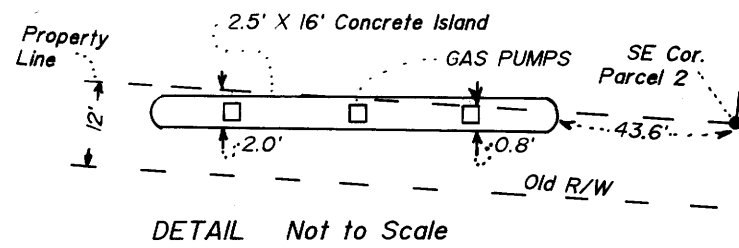
BY Challenga  
DEPUTY

FEE prepaid

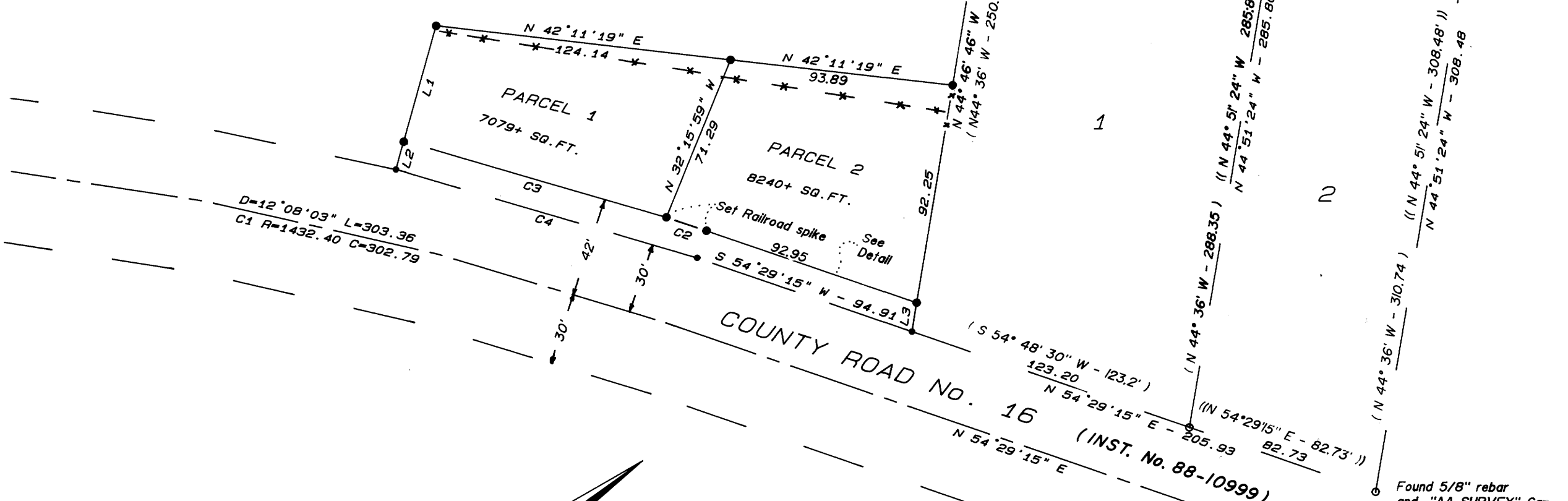
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*Mark A. Heimburger*

OREGON  
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PARCEL 3  
22.1 Acres ±



LINE	BEARING	DISTANCE
L1	N 38° 43' 27" W	50.63
L2	N 38° 43' 27" W	12.01
L3	N 44° 46' 46" W	12.16

SCALE : 1 inch = 50 feet

LEGEND

- Found 1/2" Iron Pipe unless noted
- Set 5/8" X 30" Iron Rod with plastic cap marked "AA SURVEYING SERVICE INC." or as noted.
- Calculated point
- ( ) Record information per Southview Subdivision
- (( )) Record information per M 106-17
- \*— Fence

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BRG
C1	1,432.40	12° 08' 03"	303.36	152.25	302.79	N 48° 25' 14" E
C2	1,474.40	00° 41' 13"	17.68	8.84	17.68	S 54° 08' 39" W
C3	1,474.40	04° 27' 12"	114.60	57.33	114.57	S 51° 34' 26" W
C4	1,462.40	05° 09' 22"	131.60	65.85	131.56	S 51° 54' 34" W

Pl. 10-89 79B