

MAP 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

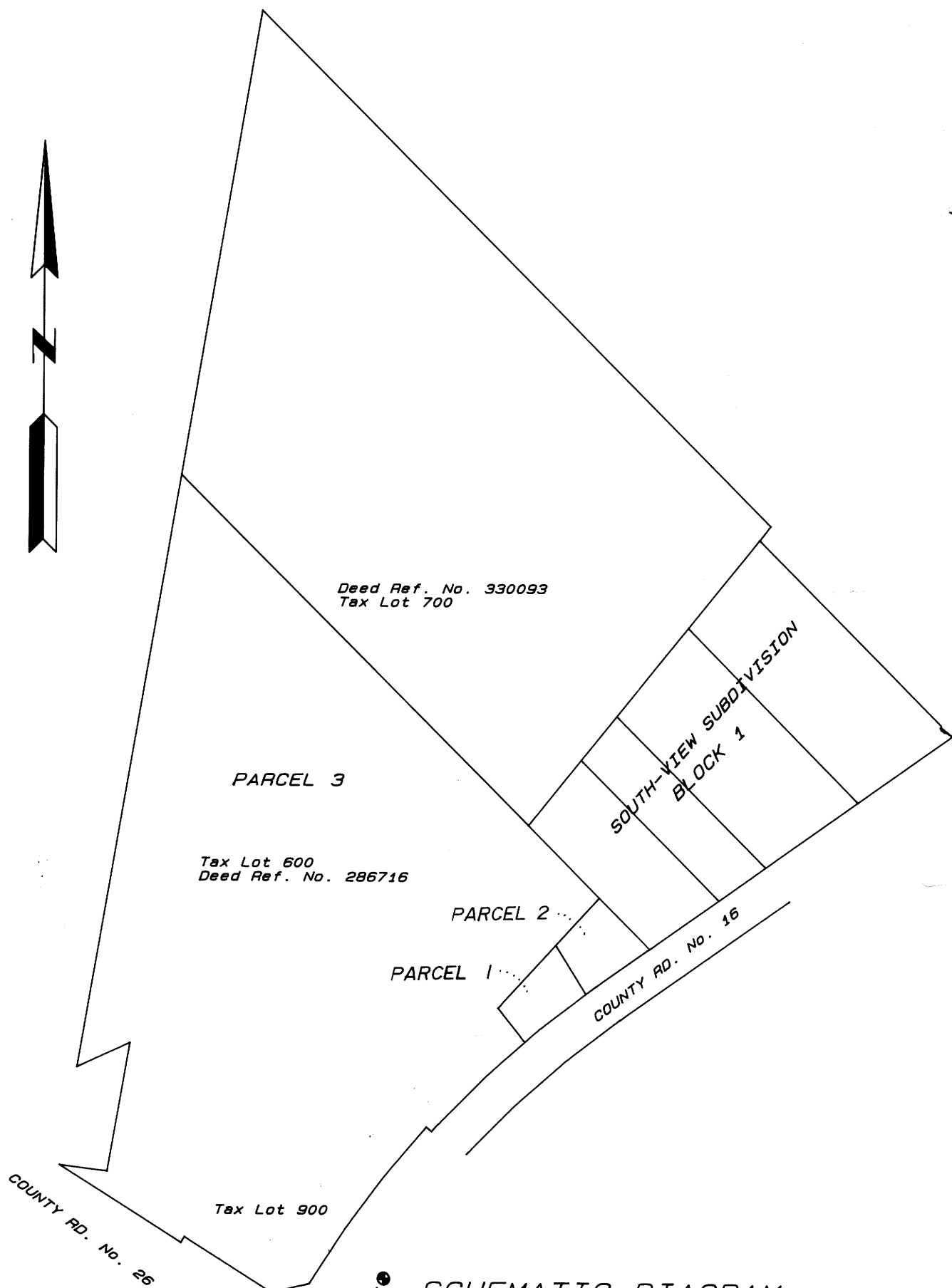
Beginning at a 5/8" iron rod on the northerly right-of-way of County Road Number 16 from which the southerly corner of Lot 2, Block 1, South-View Subdivision bears N57°22'31" E., 236.09 feet; thence along said right-of-way line 114.60 feet along the arc of a 1474.40 feet radius curve to the left, the 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. Morrison 8-4-88
COUNTY SURVEYOR DEED DATE

BL 10-19 79A