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AUG 10 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAJOR LAND PARTITION

N.E. 1/4 OF SEC. 27, T.29S., R.5W., W.M.
MARCH, 1988

COUNTY SURVEYORS FILE NO. 111A
DO NOT REMOVE FROM OFFICE

FOR: CHARLES BLANKENBAKER
P.O. BOX 955
CANYONVILLE, OR 97417

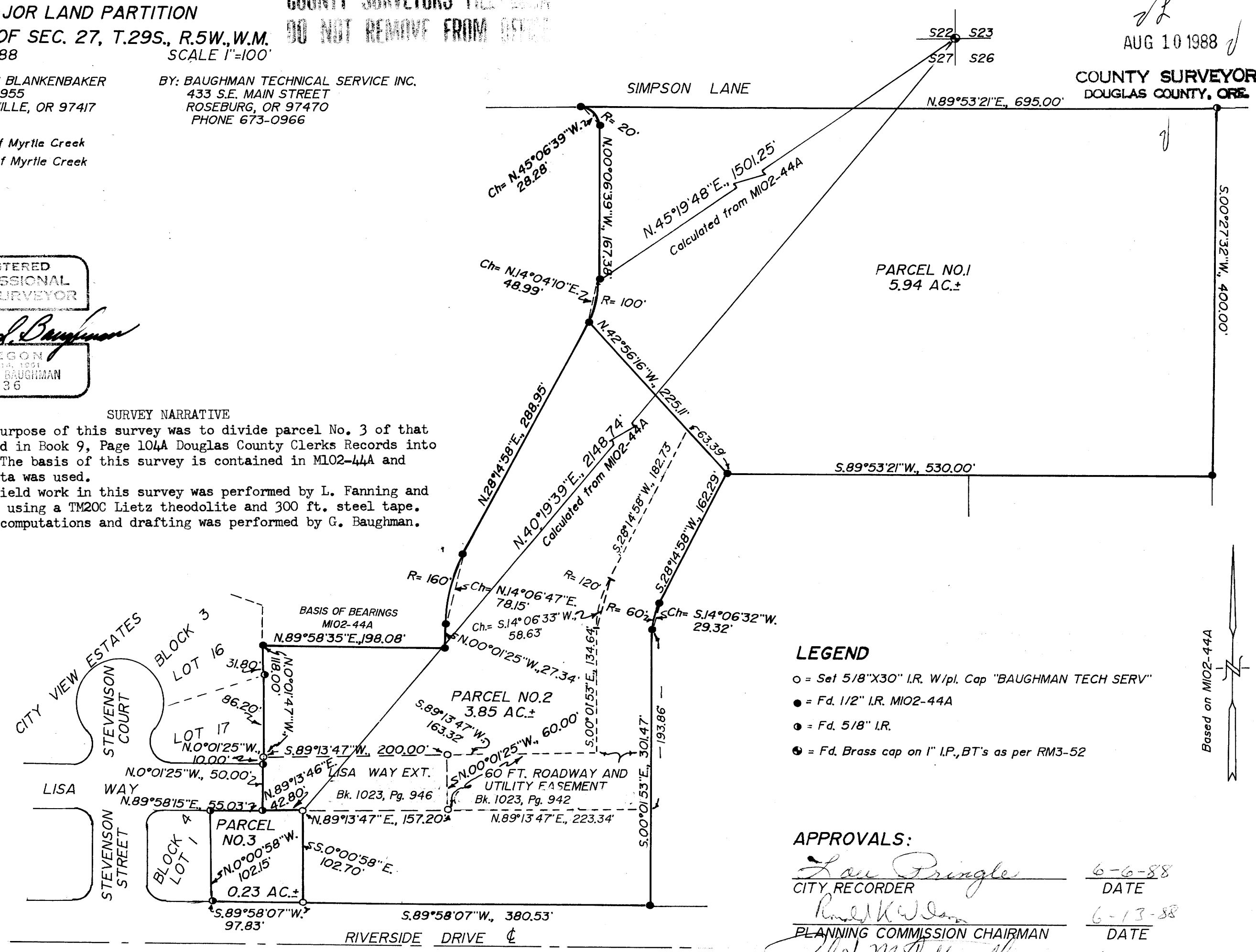
BY: BAUGHMAN TECHNICAL SERVICE INC.
433 S.E. MAIN STREET
ROSEBURG, OR 97470
PHONE 673-0966

UTILITIES:
Water: City of Myrtle Creek
Sewer: City of Myrtle Creek

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Glenn S. Baughman
OREGON
JULY 14, 1991
GLENN S. BAUGHMAN
536

SURVEY NARRATIVE

The purpose of this survey was to divide parcel No. 3 of that MLP recorded in Book 9, Page 104A Douglas County Clerks Records into 3 parcels. The basis of this survey is contained in M102-44A and no other data was used.
The field work in this survey was performed by L. Fanning and D. Baughman using a TM20C Lietz theodolite and 300 ft. steel tape. The office computations and drafting was performed by G. Baughman.



LEGEND

- = Set 5/8" X30" I.R. W/pl. Cap "BAUGHMAN TECH SERV"
- = Fd. 1/2" I.R. M102-44A
- = Fd. 5/8" I.R.
- = Fd. Brass cap on 1" I.P., BT's as per RM3-52

APPROVALS:

Lou Pringle 6-6-88
CITY RECORDER DATE

Russell W. ... 6-13-88
PLANNING COMMISSION CHAIRMAN DATE

Robert M. ... 6-22-88
MAYOR DATE

Francis L. Ingram 8-9-88
COUNTY SURVEYOR DATE

COVENANTS: OF RECORD INCLUDING THAT
PARCEL 2 AND 3 SHALL CARRY A RESTRICTION OF
VEHICULAR ACCESS ONTO RIVERSIDE DRIVE.

CERTIFICATE OF OWNER:

I, Charles R. Blankenbaker, hereby certify that I am the owner of the land shown on the annexed map and the I have cause the same to be surveyed and partitioned and that I have agreed to the conditions stipulated by the City of Myrtle Creek in granting approval of this Major Land Partition.

Charles R. Blankenbaker 7-30-1988
CHARLES R. BLANKENBAKER DATE

MAP FILE M102-44A - 547A

MAP FILE M102-44A - 547A

Gr. 10-Pg 80B

MAJOR LAND PARTITION
In the N.E. 1/4 of Section 27, T.29S., R.5W.,W.M.
March 1988

For: Charles Blankenbaker
P.O. Box 955
Canyonville, OR 97417

By: Baughman Technical Service INC.
P.O. Box 222
Roseburg, OR 97470
Phone 673-0966

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AUG 10 1988

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman
OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M106-554-B

PARCEL NO. 1

Beginning at a 1/2" I.R. from which the N.E. corner of Section 27, T.29S., R.5W.,W.M. bears N.45°19'48"E. 1501.25 ft.: thence N.0°06'39"W. 167.38 ft. to a 1/2" I.R.: thence along the arc of a 20 ft. radius curve left, the chord of which bears N.45°06'39"W. 28.28 ft. to a 1/2" I.R. on the Southerly R/w line of Simpson Lane: thence along said Southerly R/w line N.89°53'21"E. 695.00 ft. to a 5/8" I.R.: thence leaving said R/w S.0°27'32"W., 40.00 ft. to a 1/2" I.R.: thence S.89°53'21"W. 530.00 ft. to a 1/2" I.R.: thence N.42°56'16"W. 225.11 ft. to a 1/2" I.R.: thence along the arc of a 100 ft. radius curve left, the chord of which bears N.14°04'10"E. 48.99 ft. to the point of beginning.

The above described parcel situated in the N.E. 1/4 of Section 27, T.29S., R.5W.,W.M. and contains 5.94 acres more or less.

PARCEL NO. 2

Beginning at a 5/8" I.R. from which the N.E. corner of Section 27, T.29S., R.5W.,W.M. bears N.40°19'39"E., 2148.74 ft.: thence N.89°13'47"E. 157.20 ft. to a 5/8" I.R.: thence N.0°01'25"W., 60.00 ft. to a 5/8" I.R.: thence S.89°13'47"W. 200.00 ft. to a 5/8" I.R. on the East line of "City View Estates" a subdivision in the city of Myrtle Creek: thence along said East line of City View Estates N.0°01'47"W. 118.00 ft. to a 1/2" I.R.: thence leaving said East line of City View Estates N.89°58'35"E., 198.08 ft. to a 1/2" I.R.: thence N.0°01'25"W. 27.34 ft. to a 1/2" I.R.: thence along the arc of a 160 ft. radius curve right the chord of which bears N.14°06'47"E. 78.15 ft. to a 1/2" I.R.: thence N.28°14'58"E., 288.95 ft. to a 1/2" I.R.: thence S.42°56'16"E. 225.11 ft. to a 1/2" I.R.: thence S.28°14'58"W., 162.29 ft. to a 1/2" I.R.: thence along the arc of a 60 ft. radius curve left the chord of which bears S.14°06'32"W. 29.32 ft. to a 1/2" I.R.: thence S.0°01'53"E., 301.47 ft. to a 1/2" I.R. on the Northerly R/w line of Riverside Drive: thence along said Northerly R/w line S.89°58'07"W. 380.53 ft. to a 5/8" I.R.: thence leaving said R/w line N.0°00'58"W., 102.70 ft. to the point of beginning.

The above described parcel situated in the N.E. 1/4 of Section 27, T.29S., R.5W.,W.M. and contains 3.85 acres more or less.

The above described parcel subject to that easement shown in Book 1023, Page 942, Douglas County Clerk's Records.

PARCEL NO. 3

Beginning at a 5/8" I.R. from which the N.E. corner of Section 27, T.29S., R.5W.,W.M. bears N.40°19'39"E. 2148.74 ft.: thence S.0°00'58"E., 102.70 ft. to a 5/8" I.R. on the Northerly R/w line of Riverside Drive: thence along said R/w line S.89°58'07"W. 97.83 ft. to a 5/8" I.R.: thence N.0°00'58"W. 102.15 ft. along the East line of "City View Estates" a Subdivision in the city of Myrtle Creek to a 5/8" I.R. on the Southerly R/w line of Lisa Way a street: thence along said R/w line N.89°58'15"E. 55.03 ft. to a 5/8" I.R.: thence N.89°13'47"E. 42.80 ft. to the point of beginning.

The above described parcel situated in the N.E. 1/4 of Section 27, T.29S., R.5W.,W.M. and contains 0.23 acres more or less.

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 10 AM 11:48

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

BY *Carol Engel*
DEPUTY
FEE *D. Engel*

88-11737

MAP FILE M106-554-B