

PARCEL 1 DESCRIPTION

Beginning at a 5/8 inch iron rod on the north line of Section 31, T30S, R5W, W.M., from which the Section Corner common to Sections 29,30,31 and 32, T30S, R5W, W.M., Douglas County, Oregon, bears N88°20'28"E a distance of 271.98 feet and N88°13'40"E a distance of 694.07 feet;

thence from point of beginning S88°20'28"W along said north line of Section 31 a distance of 226.64 feet to a 5/8 inch iron rod;

thence leaving said north line of Section 31 and bearing S1°40'14"E a distance of 628.15 feet to a 5/8 inch iron rod on the north right of way line of Evergreen Ridge Road;

thence along the north right of way line of Evergreen Ridge Road N88°17'E a distance of 4.24 feet to a 5/8 inch iron rod on the beginning of a 286.48 foot radius curve to the left;

thence continuing along the north right of way line of Evergreen Ridge Road and along the arc of a 286.48 foot radius curve to the left a distance of 190.14 feet to a 5/8" Iron Rod (the long chord of which curve bears N67°09'44"E a distance of 185.82 feet);

thence leaving said curve and continuing along the Evergreen Ridge Road north right of way line N45°55'18"E a distance of 50.00 feet to a 5/8 inch iron rod;

thence leaving said right of way line and bearing N61°30'53"W a distance of 147.65 feet to a 5/8 inch iron rod;

thence N15°29'01"E a distance of 474.21 feet to the point of beginning, containing 2.22 acres, more or less, and all being situated in the NE¼ NE¼ of Section 31, T30S, R5W, W.M., Douglas County, Oregon.

PARCEL 2 DESCRIPTION

Beginning at a 5/8 inch iron rod on the westerly right of way line of Douglas County Road No. 21, from which the Section Corner common to Sections 29,30,31 and 32, T30S, R5W, W.M., Douglas County, Oregon, bears N88°13'40"E a distance of 694.07 feet;

thence from point of beginning S88° 20'28"W along the north line of Section 31 a distance of 271.98 feet to a 5/8 inch iron rod;

thence leaving the north line of Section 31 and bearing S15°29'01"W a distance of 474.21 feet to a 5/8 inch iron rod;

thence S61°30'53"E a distance of 147.65 feet to a 5/8 inch iron rod on the north right of way line of Evergreen Ridge Road;

thence along the north right of way line of Evergreen Ridge Road the following courses, or bearings and distances:

N45°55'18"E a distance of 249.62 feet;

N44°11'W a distance of 10.00 feet;

N45°49'E a distance of 283.26 feet;

thence leaving said north right of way line of Evergreen Ridge Road and bearing N30°50'W along the westerly right of way line of Douglas County Road No. 21 a distance of 63.56 feet to a 5/8 inch iron rod;

thence N35°54'30"W, continuing along said westerly right of way line of Douglas County Road No. 21, a distance of 126.56 feet to the point of beginning, containing 3.57 acres, more or less, and all being situated in the NE¼ NE¼ of Section 31, T30S, R5W, W.M., Douglas County, Oregon.

LAND SURVEY NARRATIVE

The land survey of the Minor Land Partition was accomplished in July & August, 1988, using a Jena 01" Theodolite and a MacII electronic distance meter. This survey is based upon the survey by Bruce Rogers in May, 1969 and filed as "M38-41" in the Douglas County Surveyor Map File.

PARTITIONER:

FILED

Thomas & Connie Cushman
P. O. Box 686
St. George, Utah 84770

OCT 13 1988

LEGAL OWNER OF RECORD: COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Thomas & Connie Cushman
P. O. Box 686
St. George, Utah 84770

TOTAL NUMBER OF LOTS: 2

ZONING:

(RR) Rural Residential
2 acre zone

WATER SUPPLY:

South Umpqua Water Association

SEWER:

Septic systems

MAP PREPARED BY:

Shaner Engineering, Inc.
P. O. Box 1430
Roseburg, Oregon 97470

Keith L. Cubic 10/6/88
Planning Commission Date

Francis Lo Ingram 10-13-88
County Surveyor Date

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 OCT 13 PM 3:39

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engle*
DEPUTY

FEE *paid*

88-15191

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B A Shaner

OREGON
OCT 4 1987
BRUCE A SHANER
430

MINOR LAND PARTITION in the NE 1/4 NE 1/4
Section 31, T. 30 S., R. 5 W., W. M., Douglas
County, Oregon

For: Tom & Connie Cushman

August 25, 1988

By: Shaner Engineering, Inc.

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MAP FILE M1126-72-8

BK 1019 86-8