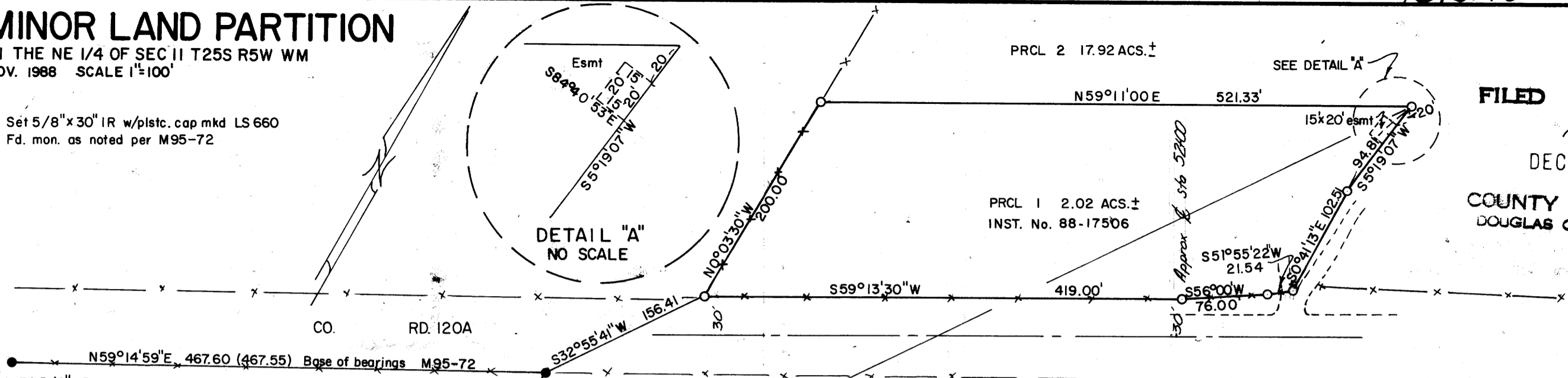


MINOR LAND PARTITION

IN THE NE 1/4 OF SEC 11 T25S R5W WM
NOV. 1988 SCALE 1"=100'

- Set 5/8" x 30" IR w/plstc. cap mkd LS 660
- Fd. mon. as noted per M95-72



FILED
DEC 22 1988
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

REGISTERED
OREGON
LAND SURVEYOR
Bruce R. Rogers
JULY 10, 1984
BRUCE R. ROGERS
660

PARTITIONER BRUCE E & ALAN C.
LEATHERWOOD
RT. 1 BOX 114
OAKLAND, OR.
SURVEYOR - BRUCE R. ROGERS
200 NE PATTERSON
ROSEBURG, OR 97470
SEWER-EXTG. SEPTIC SYSTEMS
WATER-CITY OF SUTHERLIN
ZONING FG
NO. OF PRCLS. 2

NARRATIVE
Survey to establish boundaries for a 2 acre parcel with an existing home.
Survey performed by Bruce & Luke Rogers with a transit & 300 foot steel tape.

The R/W along the North side of the road measured 30 feet from the physical centerline of the pavement. This agrees with the road plan filed in the County Surveyor's Road Records.
The R/W was never monumented & the fence constructed by the County Road Dept. serves as the only existing monumentation for R/W. From the R/W break at approximately Engineer's centerline station 52+00 to the East line of Parcel #1 the fence was used for control.
A traverse was run along the West boundary of Parcels 1 & 2 & monuments supposedly set were searched for, without success. The fence lines agree with the property description & have been recognized for many years as the property boundary & were used as the basis for this division.

PRCL ONE

Beginning at the intersection of the West line of lands described in Instrument #69-13785 and the Northerly line of County Road #120-A from which the lot corner common to Lots 5,6,7 & 8, Block 3, Sutherlin* and Water Co. Plat "D" bears S 32° 55' 41" W 156.41 feet & S 0° 37' 39" E 1291.83 feet; thence along said West line, N 0° 03' 30" W 200.00 ft.; thence N 59° 11' E 521.33 ft. to a point in a fence, thence along said fence, S 5° 19' 07" W 94.81 ft.; thence S 0° 41' 13" E 102.51 ft. to a point in the Northerly line of County Road #120-A; thence along said Northerly line, S 51° 55' 22" W 21.54 ft., S56° 00" W 76.00 ft. and S 59° 13' 30" W 419.00 ft. to the P.O.B.

The above described property is located in Section 11, T25S, R5WWM and contains 2.02 acres, more or less.
* land

Parcel #1 is subject to an easement for the benefit of Parcel #2, said easement is described as follows: Beginning at a point in the East line of said Parcel #1, from which point the lot corner common to Lots 5,6,7 & 8, Block 3, Sutherlin Land and Water Co. Plat D bears N 5° 19' 07" E 20.00 ft. & S 15° 12' 42" W 1,962.24 ft.; thence N 84° 40' 53" W 15.00 ft.; thence S 5° 19' 07" W 20.00 ft.; thence S 84° 40' 53" E 15.00 ft.; thence N 5° 19' 07" E 20.00 ft. to the P.O.B.

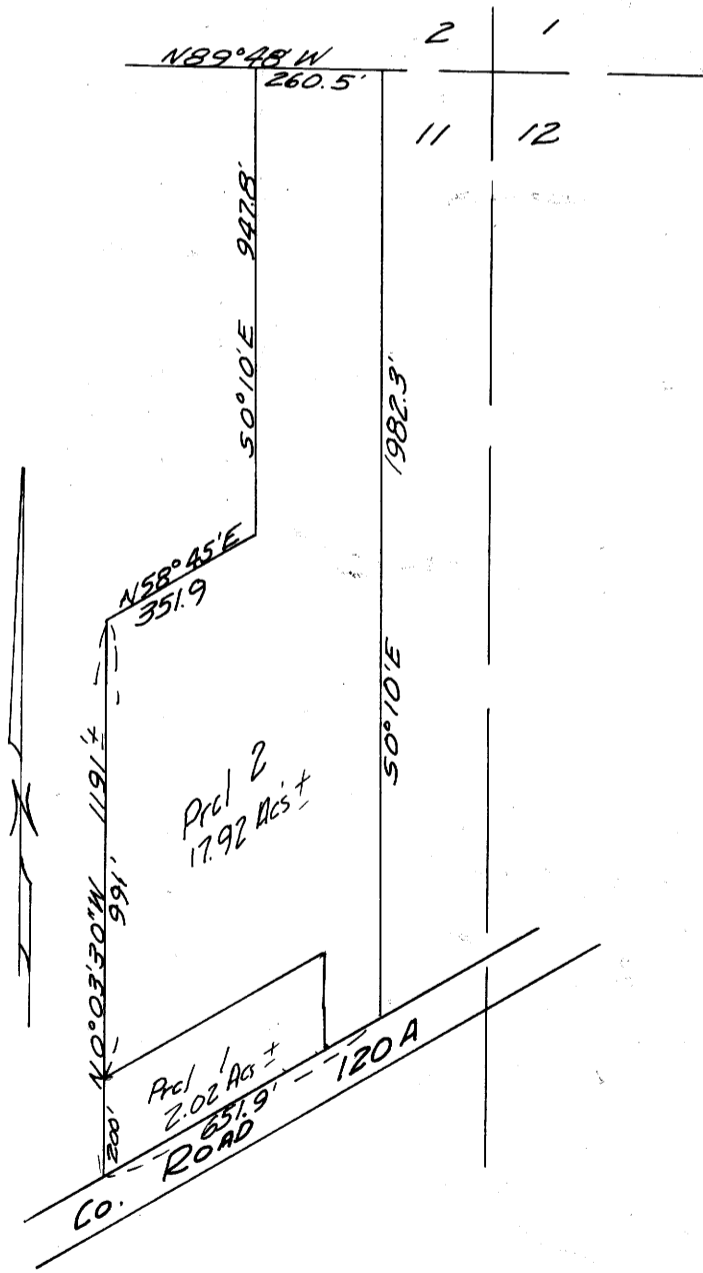
PRCL TWO

A portion of those lands conveyed in Recorder's No. 69-13785, Deed Record, Douglas County, Oregon in Section 11, T25S, R5W WM & containing 17.92 acres of land more or less.

APPROVALS
Keith L. Cubic 12/12/88
PLANNING DEPT. DATE
Jerry L. Monahan DEPUTY 12-22-88
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 DEC 22 AM 11: 20
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Gay L. Medwell
DEPUTY

89-18388



SCALE 1"=400'

MAP FILE M107-15