

M107-548

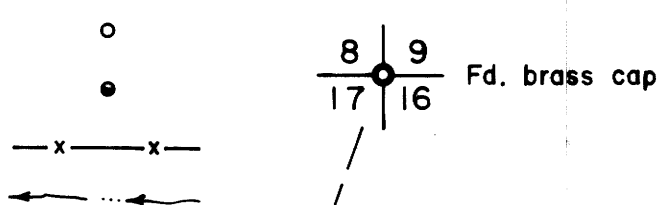
LEGEND

Corner found, 5/8" iron rod with aluminum cap unless noted

Corner computed, not set

Fence

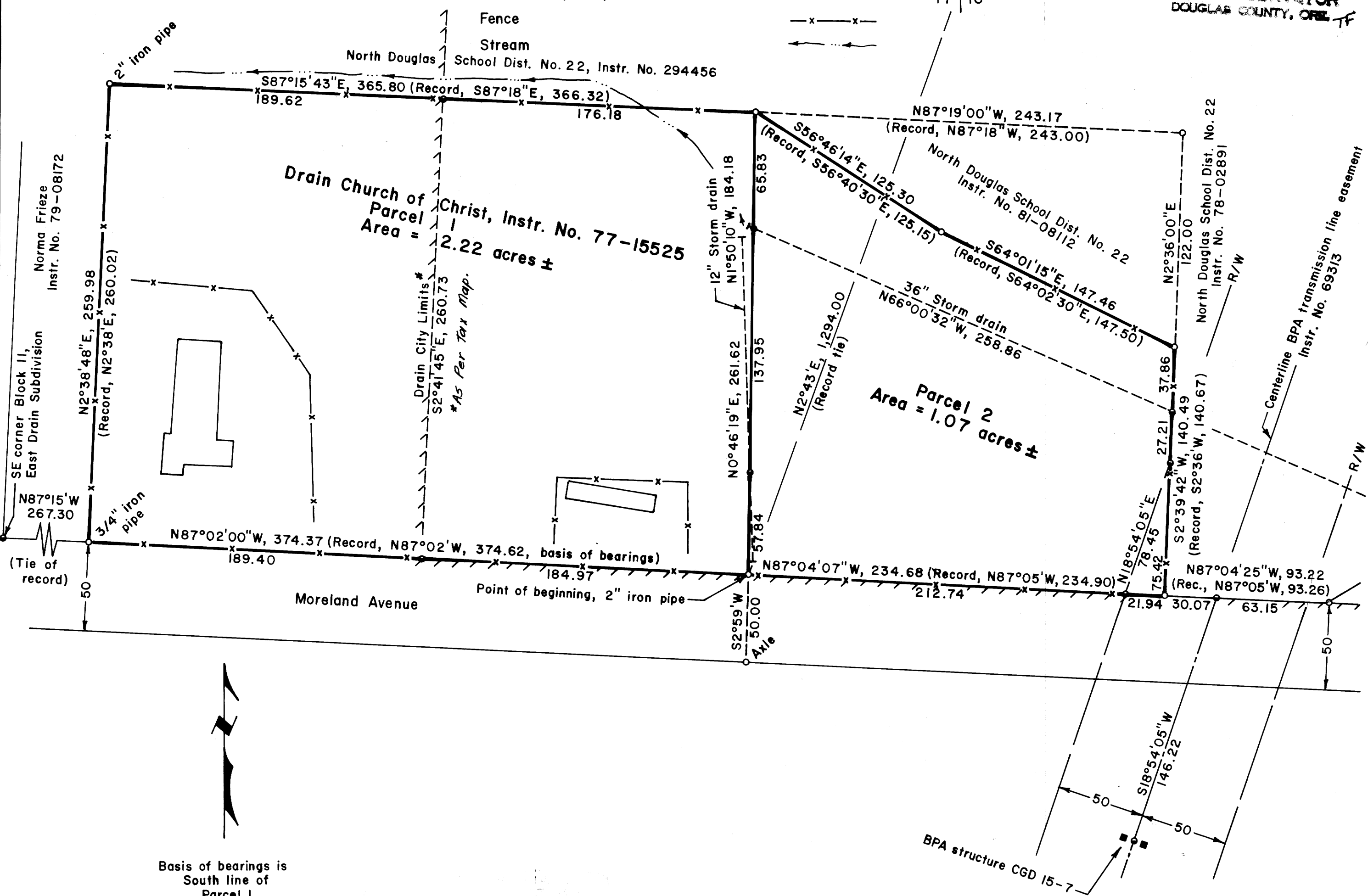
Stream



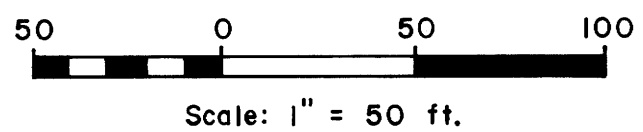
FILED

FEB 27 1989 TF

COUNTY SURVEYOR DOUGLAS COUNTY, ORE TF



Basis of bearings is South line of Parcel 1



Bruce A. Shaner

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION IN THE CITY OF DRAIN & in the NE 1/4 NE 1/4 of Section 17 & in the NW 1/4 NW 1/4 of Section 16, T 22 S, R 5 W, W. M., Douglas County, Oregon

For: Drain Church of Christ

By: Shaner Engineering, Inc.

January 31, 1989

Page 1 of 2

MAP FILE 11.102 - 5-4-8

PARCEL 1 DESCRIPTION

Beginning at a two inch iron pipe on the north line of Moreland Avenue in the City of Drain, Oregon, from which pipe the Section Corner common to Sections 8, 9, 16 & 17, T22S, R5W, W.M., Douglas County, Oregon bears N2°43'E a distance of 1,294.00 feet;

thence from point of beginning N87°02'00"W along the north line of said Moreland Avenue a distance of 374.37 feet to a 3/4 inch iron pipe at the southwest corner of the Drain Church of Christ property;

thence leaving said Moreland Avenue north line and bearing N2°38'48"E along the west line of said Drain Church of Christ property a distance of 259.98 feet to a 2 inch iron pipe at the northwest corner of said property;

thence leaving the west line of the Drain Church of Christ property and bearing S87°15'43"E along the south line of the North Douglas School District No. 22 property a distance of 365.80 feet to a 5/8 inch iron rod;

thence leaving the south line of the North Douglas School District No. 22 property and bearing S0°46'19"W a distance of 261.62 feet to the point of beginning, containing 2.22 acres, more or less, and all being situated in the NE 1/4 of Section 17, T22S, R5W, W.M., Douglas County, Oregon.

PARCEL 2 DESCRIPTION

Beginning at a 2" iron pipe on the north line of Moreland Avenue in the City of Drain, Oregon, from which pipe the Section Corner common to Sections 8, 9, 16 & 17, T22S, R5W, W.M., Douglas County, Oregon, bears N2°43'E a distance of 1,294.00 feet;

thence from point of beginning N0°46'19"E a distance of 261.62 feet to a 5/8 inch iron rod on the property line of the North Douglas School District No. 22;

thence along said North Douglas School District No. 22 property line the following courses, or bearings and distances:

thence S56°46'14"E a distance of 125.30 feet to a 5/8 inch iron rod;

thence S64°01'15"E a distance of 147.46 feet to a 5/8 inch iron rod;

thence S2°39'42"W a distance of 140.49 feet to a 5/8 inch iron rod on the north line of said Moreland Avenue;

thence N87°04'07"W along the north line of Moreland Avenue a distance of 234.68 feet to the point of beginning, containing 1.07 acres, more or less, and all being situated in the NE 1/4 of Section 17 and the NW 1/4 of Section 16, T22S, R5W, W.M., Douglas County, Oregon.

B.P.A. EASEMENT OVER PARCEL 2

A portion of the above described Parcel 2 is subject to a Bonneville Power Administration Transmission Line Easement as recorded in Deed Records of Douglas County, Oregon, Instrument No. 69313. The portion of above described parcel affected by said easement is described as follows:

Beginning at a 5/8 inch iron rod at the southeast corner of above described Parcel 2 and on the north line of Moreland Avenue, City of Drain, Oregon;

thence N87°04'07"W along the north line of said Moreland Avenue a distance of 21.94 feet;

thence leaving said north line of Moreland Avenue and bearing N18°54'05"E a distance of 78.45 feet to a point on the east line of said Parcel 2;

thence S2°39'42"W along said east line of Parcel 2 a distance of 75.42 feet to the point of beginning, containing 0.02 acres more or less, and all being situated in above described Parcel 2.

LAND SURVEY NARRATIVE

The land survey of the Minor Land Partition was accomplished in January, 1989, using a Jena 01" Theodolite and a Mac II electronic distance meter. This survey is based upon the survey by Shaner in February, 1975 and filed in Douglas County Surveyor Map File 56-10.

PARTITIONER:

Drain Church of Christ
P. O. Box 357
Drain, Oregon 97435

LEGAL OWNER OF RECORD:

Drain Church of Christ
P. O. Box 357
Drain, Oregon 97435

TOTAL NUMBER OF LOTS: 2

ZONING: R-1, low density residential

WATER SUPPLY: City of Drain

SANITARY SEWER: City of Drain

MAP PREPARED BY:

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

FILED

FEB 27 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

CITY OF DRAIN APPROVALS:

LaDon Snyder 2-15-89
Planning Commission Chairman Date
LaDon Snyder

William Ewing 2-15-89
City Administrator Date
Wm. Ewing

Grant S. Levins
Mayor Date
Grant S. Levins

DOUGLAS COUNTY APPROVALS:

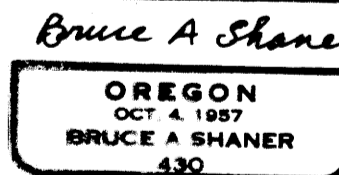
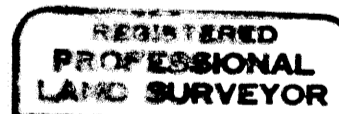
Francis L. Ingram 2-27-89
County Surveyor Date
Francis L. Ingram

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1989 FEB 28 AM 8:49

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

BY *Carol Engle*
DEPUTY
FEE *10.00*



09-02320

**MINOR LAND PARTITION IN THE CITY OF DRAIN
8 in the NE 1/4 NE 1/4 of Section 17 & in the
NW 1/4 NW 1/4 of Section 16, T 22 S, R 5 W,
W. M., Douglas County, Oregon**

For: Drain Church of Christ

By: Shaner Engineering, Inc.

January 31, 1989