

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION
NE 1/4, NE 1/4 & SE 1/4, NE 1/4
SEC. 35, T 27 S R 7 W

FILED

FEB 29 1989 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

OWNER/PARTITIONER: JERALD NIELSEN
110 COLONIAL ROAD
ROSEBURG, OR 97470

SURVEYOR: JAMES D. ARTMAN
P.O. BOX 576
WINSTON, OR 97496

PARCEL # 1

BEGINNING AT A 1 1/2" IRON PIPE WHICH BEARS N27° 33' 49" W,
1509.94 FEET FROM THE ONE QUARTER CORNER COMMON TO
SECTION 35 AND SECTION 36, TOWNSHIP 27 SOUTH, RANGE
7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.
THENCE FROM SAID 1 1/2" IRON PIPE S 0° 03' 03" W, 490.15
FEET TO A 1 1/2" IRON PIPE, THENCE S 89° 52' 33" W, 617.69
FEET TO A 3/4" IRON ROD, THENCE N 0° 10' 10" E, 497.20
FEET TO A 3/4" IRON ROD, THENCE S 89° 28' 09" E, 616.68
FEET TO THE POINT OF BEGINNING AND CONTAINING 6.90 ACRES
MORE OR LESS.

TOGETHER WITH A 25 FOOT ROADWAY EASEMENT THE CENTERLINE
OF WHICH IS MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL # 3 AND
BEING ON THE WESTERLY RIGHT OF WAY OF COUNTY ROAD
52, THENCE N 0° 18' 38" E, 12.50 FEET ALONG THE WEST-
ERLY RIGHT OF WAY TO THE CENTERLINE OF SAID EASEMENT,
THENCE LEAVING SAID RIGHT OF WAY N 89° 30' 24" W,
686.55 FEET, PARALLEL WITH AND ADJACENT TO THE SOUTH
LINE OF PARCEL # 3, THENCE S 0° 03' 03" W, 12.50 FEET TO
THE NORTH LINE OF PARCEL # 1.

PARCEL # 2

BEGINNING AT A 5/8" IRON ROD WITH CAP WHICH BEARS
N14° 03' 21" W, 1438.62 FEET FROM THE ONE QUARTER CORNER
COMMON TO SECTION 35 AND SECTION 36, TOWNSHIP 27 SOUTH,
RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY,
OREGON. THENCE FROM SAID 5/8" IRON ROD N 0° 18' 38" E,
276.52 FEET TO A 5/8" IRON ROD WITH CAP, THENCE
N 89° 29' 25" W, 787.65 FEET TO A 5/8" IRON ROD WITH
CAP, THENCE S 0° 10' 36" W, 276.47 FEET TO A 5/8" IRON ROD WITH
CAP, 60.0 FEET NORTH OF PARCEL 1, THENCE S 89° 28' 09" E, 437.74
FEET TO A 5/8" IRON ROD WITH CAP PARALLEL WITH AND ADJACENT TO
THE NORTH LINE OF PARCEL 1, THENCE CONTINUING
S 89° 30' 24" E, 349.26 FEET PARALLEL WITH AND 60.00
FEET FROM SOUTH LINE OF PARCEL # 3 TO THE POINT OF
BEGINNING AND CONTAINING 5.00 ACRES MORE OR LESS.

TOGETHER WITH A 25 FOOT ROADWAY EASEMENT THE
CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED
AS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL # 3 AND
BEING ON THE WESTERLY RIGHT OF WAY OF COUNTY ROAD # 52,
THENCE N 0° 18' 38" E, 12.50 FEET ALONG THE WESTERLY
RIGHT OF WAY TO THE CENTERLINE OF SAID EASEMENT,
THENCE LEAVING SAID RIGHT OF WAY N 89° 30' 24" W,
686.55 FEET, PARALLEL WITH AND ADJACENT TO THE
SOUTH LINE OF PARCEL # 3, THENCE N 0° 03' 03" E,
47.50 FEET TO THE SOUTH LINE OF PARCEL # 2.

PARCEL # 3

BEGINNING AT A 5/8" IRON ROD WITH CAP WHICH BEARS
N14° 03' 21" W, 1438.62 FEET FROM THE ONE QUARTER CORNER
COMMON TO SECTION 35 AND SECTION 36, TOWNSHIP 27 SOUTH,
RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY,
OREGON. THENCE FROM SAID 5/8" IRON ROD N 0° 18' 38" E,
276.52 FEET TO A 5/8" IRON ROD WITH CAP, THENCE
S 89° 29' 25" E, 325.00 FEET TO A 5/8" IRON ROD WITH
CAP ON THE WESTERLY RIGHT OF WAY OF COUNTY ROAD # 52,
THENCE S 0° 18' 38" W, 336.43 FEET ALONG THE WESTERLY
RIGHT OF WAY TO A 5/8" IRON ROD WITH CAP, THENCE LEAVING
SAID RIGHT OF WAY N 89° 30' 24" W, 673.99 FEET TO A 1 1/2"
IRON PIPE, THENCE N 89° 28' 09" W, 616.68 FEET TO A 3/4"
IRON ROD, THENCE N 0° 10' 36" E, 336.40 FEET TO A 3/4" IRON
ROD, THENCE S 89° 29' 25" E 176.81 FEET TO A 5/8" IRON ROD
WITH CAP THENCE S 0° 10' 36" W, 276.47 FEET TO A 5/8"
IRON ROD WITH CAP, THENCE S 89° 28' 09" E, 437.74
FEET TO A 5/8" IRON ROD WITH CAP, THENCE S 89° 30' 24" E,
349.26 FEET TO THE POINT OF BEGINNING AND CONTAINING
4.98 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AS RECORDED IN:
INST.# 88-12753, BOOK 382, PAGE 200 IN FAVOR OF
LOOKINGGLASS WATER ASSOCIATION
INST.# 71-9037 BOOK 471, PAGE 151 IN FAVOR OF
PACIFIC NORTHWEST BELL TELEPHONE
SUBJECT TO A 25 FOOT ROAD EASEMENT AS SHOWN ON PARCELS 1 & 2

NARRATIVE

PURPOSE TO SURVEY INSTRUMENT # 88-16387 AND MONUMENT
CORNERS OF MINOR LAND PARTITION. UTILIZING A WILD T-16
THEODOLITE AND MAC I E DISTANCE METER, TIED MONUMENTS ON
WEST BOUNDARY AND SOUTH BOUNDARY. TIED MONUMENTS ON
COUNTY ROADS # 5 AND # 52 TO COMPUTE POSITION OF SOUTHEAST
AND NORTHEAST CORNERS. SOUTHEAST CORNER WAS COMPUTED FROM
COORDINATES PRIOR TO RECONSTRUCTION AS SHOWN ON SHEET # 8
OF DOUGLAS COUNTY ROAD # 5.

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 8:57

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

BY *[Signature]*
DEPUTY

FEE *[Signature]*

FIELD CREW : J. ARTMAN J. ARTMAN

COMPUTATIONS : J. ARTMAN

DRAFTING : J. ARTMAN C. JORDAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 16 1987
JAMES D. ARTMAN
2268

Keith L. Cubic
PLANNING DIRECTOR

2/24/89
DATE

Francis L. Ingram
COUNTY SURVEYOR

2-28-89
DATE

89-02321

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Bk. 10 - Pg. 117 B

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