

M108-47A

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION  
IN LOT 7, BLOCK 8, SUTHERLIN LAND AND WATER CO., PLAT 'M'  
IN THE SE 1/4, SECTION 13, T.25S., R.6W., W.M.

FILED  
JUL 19 1989  
COUNTY CLERK  
DOUGLAS COUNTY, OREGON

JULY, 1989

PARTITIONER: John W. Sivola  
322 Dovetail Lane  
Sutherlin, Oregon 97479  
Tel (503) 459-9325

OWNER:  
PARCEL 1: Ursula Frandsen  
332 Dovetail Lane  
Sutherlin, Oregon 97475  
Tel (503) 459-2420

PARCEL 2: John W. Sivola

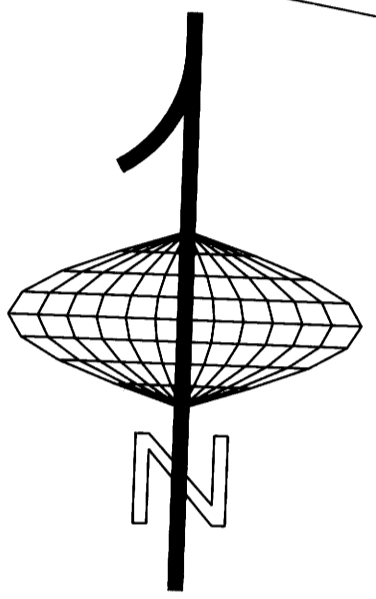
NUMBER OF LOTS: 2

WATER SUPPLY: Well

ZONING: FG

SEWER: Septic System

SURVEYOR: AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, Oregon 97470  
Tel (503) 672-2096



SCALE: 1" = 100'

N.W. Cor. Lot 7, Bl. 8  
S.L. & W. Co., Plat M

( N89°39'22" W 475.04 )  
N 89°42'20" W - 473.22

Fd. fence cor.  
per M50-79 and M79-80  
Set Monument as noted

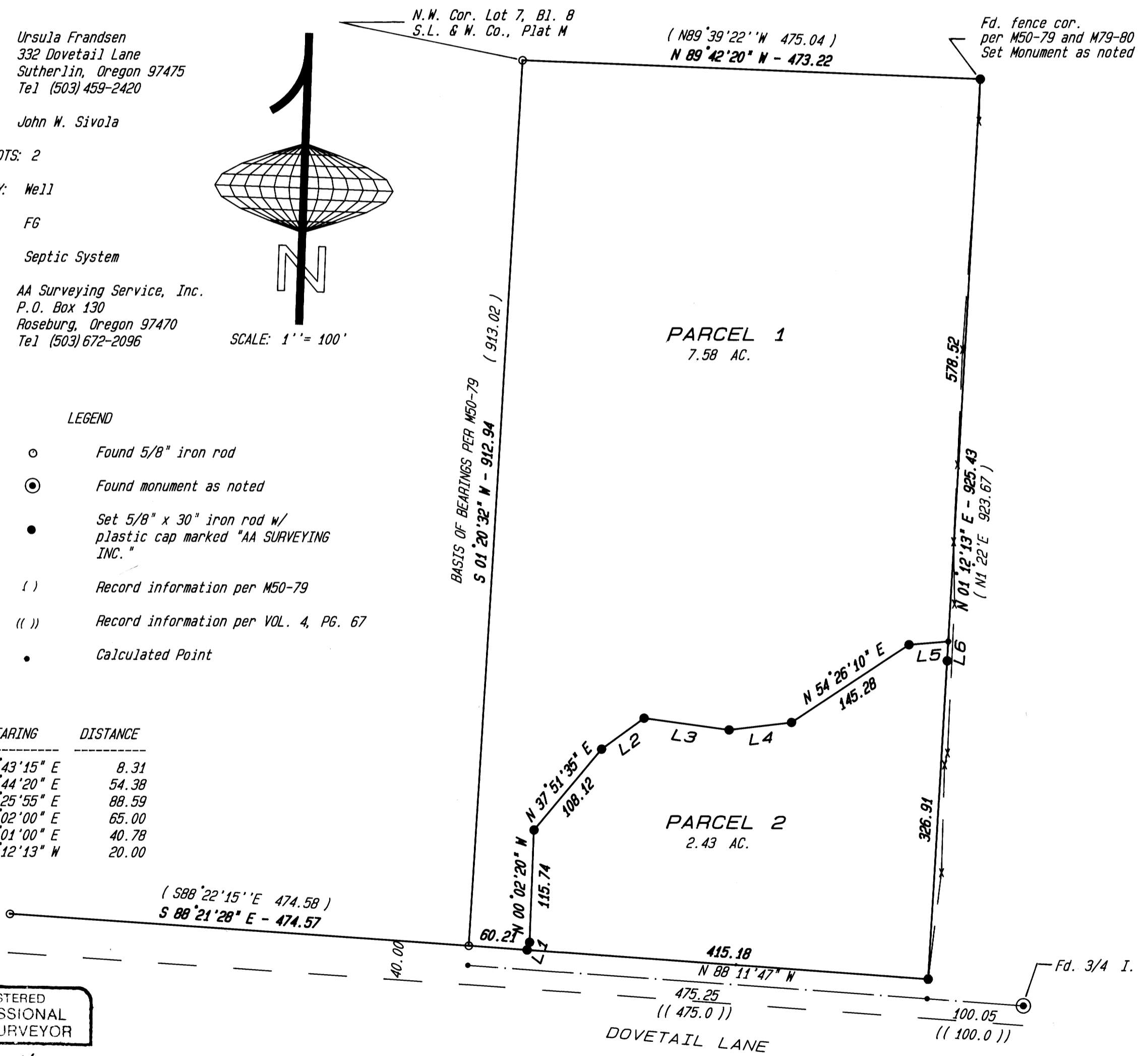
BASIS OF BEARINGS PER M50-79  
S 01°20'32" W - 912.94 ( 913.02 )

PARCEL 1  
7.58 AC.

LEGEND

- Found 5/8" iron rod
- ⊙ Found monument as noted
- Set 5/8" x 30" iron rod w/  
plastic cap marked "AA SURVEYING  
INC."
- ( ) Record information per M50-79
- (( )) Record information per VOL. 4, PG. 67
- Calculated Point

LINE	BEARING	DISTANCE
L1	N 15°43'15" E	8.31
L2	N 51°44'20" E	54.38
L3	S 84°25'55" E	88.59
L4	N 81°02'00" E	65.00
L5	N 83°01'00" E	40.78
L6	S 01°12'13" W	20.00



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Mark A. Heimbarger

OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287

3B 10-89 141A

FILED

1/2

AUG 16 1989

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

1/2

MINOR LAND PARTITION

IN LOT 7, BLOCK 8, SUTHERLIN LAND AND WATER CO., PLAT 'M'

IN THE SE 1/4, SECTION 13, T.25S., R.6W., W.M.

JULY, 1989

DESCRIPTIONS

PARCEL 1

Beginning at a 5/8" iron rod on the north Right-of-Way line of Dovetail Lane from which the northwest corner of Lot 7, Block 8, Sutherlin Land and Water Company, Plat "M" bears N88°11'47"W 60.21 feet and N1°20'32"E 912.94 feet; thence leaving said Right-of-Way N15°43'15"E 8.31 feet to a 5/8" iron rod; thence N0°02'20"W 115.74 feet to a 5/8" iron rod; thence N37°51'35"E 108.12 feet to a 5/8" iron rod; thence N51°44'20"E 54.38 feet to a 5/8" iron rod; thence S84°25'55"E 88.59 feet to a 5/8" iron rod; thence N81°02'00"E 65.00 feet to a 5/8" iron rod; thence N54°26'10"E 145.28 feet to a 5/8" iron rod; thence N83°01'00"E 40.78 feet to a point on the East Line of Lot 7, Block 8, Sutherlin Land and Water Company, Plat "M"; thence along said east line N1°12'13"E 578.52 feet to a 5/8" iron rod at the northeast corner of said Lot 7; thence along the north line of Lot 7 N89°42'20"W 473.22 feet to a 5/8" iron rod at the northwest corner of said Lot 7; thence along the west line of Lot 7 S1°20'32"W 912.94 feet to a 5/8" iron rod on the north Right-of-Way of Dovetail Lane; thence along said north Right-of-Way line S88°11'47"E 60.21 feet to the Point of Beginning, situated in Lot 7, Block 8, Sutherlin Land and Water Company, Plat "M", Section 13, T.25S., R.6W., W.M. Douglas County, Oregon, containing 7.58 acres, more or less.

PARCEL 2

Beginning at a 5/8" iron rod on the north Right-of-Way line of Dovetail Lane from which the northwest corner of Lot 7, Block 8, Sutherlin Land and Water Company, Plat "M" bears N88°11'47"W 60.21 feet and N1°20'32"E 912.94 feet; thence leaving said Right-of-Way N15°43'15"E 8.31 feet to a 5/8" iron rod; thence N0°02'20"W 115.74 feet to a 5/8" iron rod; thence N37°51'35"E 108.12 feet to a 5/8" iron rod; thence N51°44'20"E 54.38 feet to a 5/8" iron rod; thence S84°25'55"E 88.59 feet to a 5/8" iron rod; thence N81°02'00"E 65.00 feet to a 5/8" iron rod; thence N54°26'10"E 145.28 feet to a 5/8" iron rod; thence N83°01'00"E 40.78 feet to a point on the East Line of Lot 7, Block 8, Sutherlin Land and Water Company, Plat "M"; thence along said east line S1°12'13"W 346.91 feet to a 5/8" iron rod on the north Right-of-Way line of Dovetail Lane; thence along said north Right-of-Way N88°11'47"W 415.18 feet to the Point of Beginning, situated in Lot 7, Block 8, Sutherlin Land and Water Company, Plat "M", Section 13, T.25S., R.6W., W.M. Douglas County, Oregon, containing 2.43 acres, more or less.

NARRATIVE

PURPOSE

To create legal parcels of the lands shown on M50-79.

PROCEDURE

The exterior boundary of Lot 7, Block 8, Sutherlin Land & Water Co., Plat M, was established by monuments found per M50-79 and M79-80. The Southeast corner was established by proportionate distance along the center line of Dovetail Lane. The Northeast corner was an existing fence corner as shown on M50-79 and M79-80.

APPROVALS

Keith L. Cubic  
Douglas County Planning Dept.

7/13/89  
Date

Janet L. M... Deputy  
Douglas County Surveyor

8-15-89  
Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Mark A. Heimbarger

OREGON  
JULY 16, 1967  
MARK A. HEIMBURGER  
2287

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

1989 AUG 16 PM 3:25

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Helen L. ...  
PP

89-12430 FEE

36.10-89.141B