

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

**MINOR LAND PARTITION
SE 1/4 SE 1/4, Sec 35, T27S, R7W, WM**

Bk. 10- Pg. 145

LEGAL OWNER
BILL & JACKIE DAVIS
7835 LOOKINGGLASS ROAD
ROSEBURG, OR 97470

SURVEYED BY
Maurice E. Farr
1960 SW Burdette Drive
Roseburg, OR 97470

WATER Umpqua Basin Water District
SEWER Septic Tanks and Drainfields
ZONING 5 R
* (Inst. No. 89-11061)

FILED
SEP 5 1989
DOUGLAS COUNTY, OREGON

PARTITIONER
BILL & JACKIE DAVIS

June 1989

Keith L. Cubic 8/4/89
Douglas County Planning Director Date

Jerry L. ... DEPUTY 9-5-89
Douglas County Surveyor Date

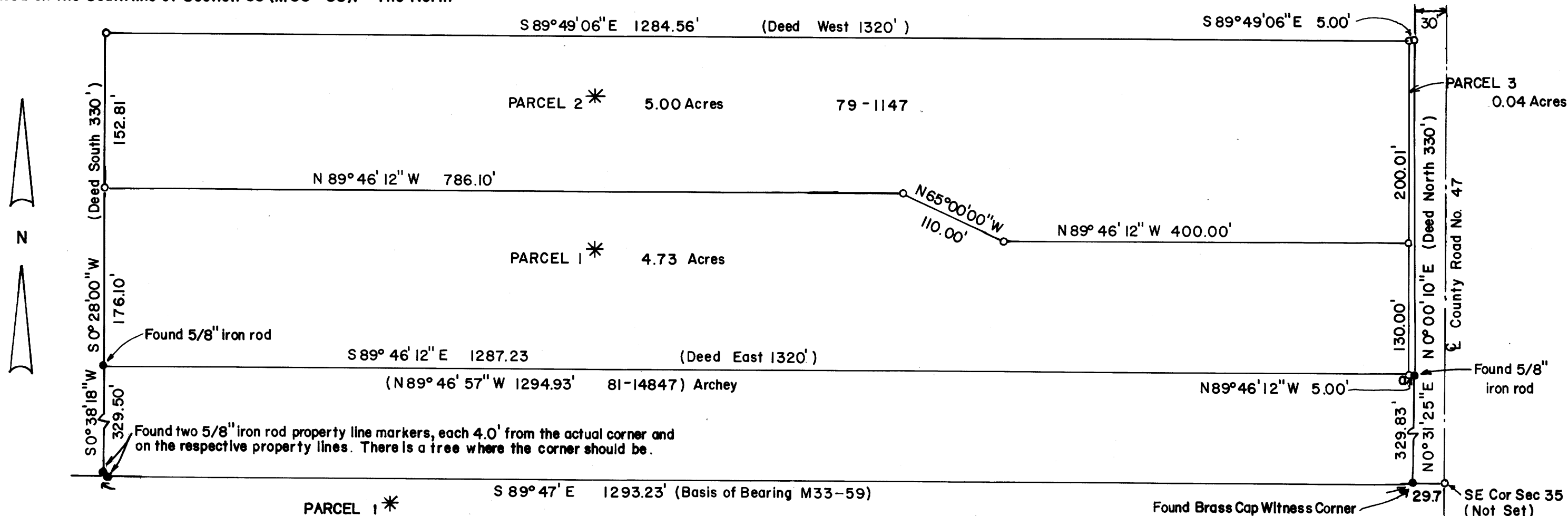
NARRATIVE

I tied the found monuments with a theodolite and EDM traverse. The County Road R/W is unmonumented so I used the witness corner and the NE property corner set by Rogers. The West line is an old fence line used by Boyer in 1967, see C.S. file 51/326, with more recent surveyed property corner by Rogers in 1981. Bearings are based on the South line of Section 35 (M33-59). The North

is an old fence line and accepted by Bill and Jackie Davis as an established property line.

Maurice E. Farr

SCALE: 1" = 100'



PARCEL 1 *
BEGINNING AT A 5/8" IRON ROD, FROM WHICH THE SOUTHEAST CORNER OF SECTION 35, TWP. 27S., R. 7W., W.M. BEARS S 0°31'25" W 329.83 FEET AND S 89°47' E 29.7 FEET, WHICH POINT IS ALSO THE NORTHEAST PROPERTY CORNER OF THAT TRACT OF LAND DESCRIBED IN RECORDER'S NO 81-14847 AND RECORDER'S NO 80-18887, DOUGLAS COUNTY RECORDS, THENCE N 89°46'12" W 5.00 FEET, ALONG THE NORTH PROPERTY LINE OF THE TRACT OF LAND DESCRIBED ABOVE, TO A 5/8" IRON ROD WITH AN ALUMINUM CAP, THE TRUE POINT OF BEGINNING, THENCE N 0°00'10" E 130.00 FEET, ALONG THE WEST RIGHT OF WAY LINE OF DOUGLAS COUNTY ROAD NO. 47, TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE N 89°46'12" W 400.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE N 65°0'0" W 110.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE N 89°46'12" W 786.10 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP SET IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN RECORDER'S NO 78-1147, THENCE S 0°28'00" W 176.10 FEET TO A 5/8" IRON ROD, WHICH IS THE NORTHWEST PROPERTY CORNER OF THAT TRACT OF LAND DESCRIBED IN RECORDER'S NO 80-18887, THENCE S 89°46'12" E 1287.23 FEET ALONG THE NORTH PROPERTY LINE OF THE ABOVE DESCRIBED TRACT OF LAND TO THE TRUE POINT OF BEGINNING, ALL SITUATED IN THE SE 1/4 SE 1/4, SECTION 35, TWP 27S., R 7W., WM., DOUGLAS COUNTY, OREGON, AND CONTAINING 4.73 ACRES.

PARCEL 2 *
BEGINNING AT A 5/8" IRON ROD WITH AN ALUMINUM CAP, FROM WHICH THE SOUTHEAST CORNER OF SECTION 35, TWP 27S., R 7W., WM BEARS S 0°31'25" W 329.83 FEET AND S 89°47' E 34.7 FEET, THENCE N 0°00'10" E 130.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF DOUGLAS COUNTY ROAD NO 47 TO A 1/2" IRON ROD WITH A PLASTIC CAP WHICH IS THE TRUE POINT OF BEGINNING, THENCE N 0°00'10" E 200.01 FEET ALONG THE WEST RIGHT OF WAY LINE OF DOUGLAS COUNTY ROAD NO 47 TO A 1/2" IRON ROD WITH A PLASTIC CAP WHICH IS A POINT ON THE SOUTHERN BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN RECORDER'S NO 70-05618, THENCE N 89°49'06" W 1,284.58 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN RECORDER'S NO 79-1147, THENCE S 0°28'00" W 152.81 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE S 89°46'12" E 786.10 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE S 85°00'00" E 110.0 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE S 89°46'12" E 400.00 FEET TO THE TRUE POINT OF BEGINNING, ALL SITUATED IN SE 1/4 SE 1/4, SECTION 35, Twp 27S., R 7W., WM., DOUGLAS COUNTY, OREGON, AND CONTAINING 5.00 ACRES.

PARCEL 3 (INST. No. 89-11060)
BEGINNING AT A 5/8" IRON ROD, FROM WHICH THE SOUTHEAST CORNER OF SECTION 35, TWP 27S., R 7W., WM BEARS S 0°31'25" W 329.83 FEET AND S 89°47' E 29.7 FEET, WHICH POINT IS ALSO THE NORTHEAST PROPERTY CORNER OF THAT TRACT OF LAND DESCRIBED IN RECORDER'S NO 80-18887, DOUGLAS COUNTY RECORDS, THENCE N 89°46'12" W 5.00 FEET, ALONG THE NORTH PROPERTY LINE OF THE TRACT OF LAND DESCRIBED ABOVE, TO A 5/8" IRON ROD WITH AN ALUMINUM CAP, THENCE N 0°00'10" E 330.01 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE S 89°49'06" E 5.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP, THENCE S 0°00'10" W 330.01 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SE 1/4 SE 1/4, SECTION 35, TWP 27S., R 7W., WM., DOUGLAS COUNTY, OREGON, AND CONTAINING 0.04 ACRES.

LEGEND

- o Set monument 1/2" x 30" iron rod with plastic cap
- o Set monument 5/8" x 30" iron rod with aluminum cap
- Found monument, described on map



Plastic



Aluminum

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E. Farr

OREGON
SEPT 23, 1977
MAURICE E. FARR
1161

June 1989

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 SEP -6 AM 9:57

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Dea L. Weddell*
DEPUTY

FEE *PP*

89-12683

MAP FILE M108-56

MAP FILE M108-56