

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILE # 88

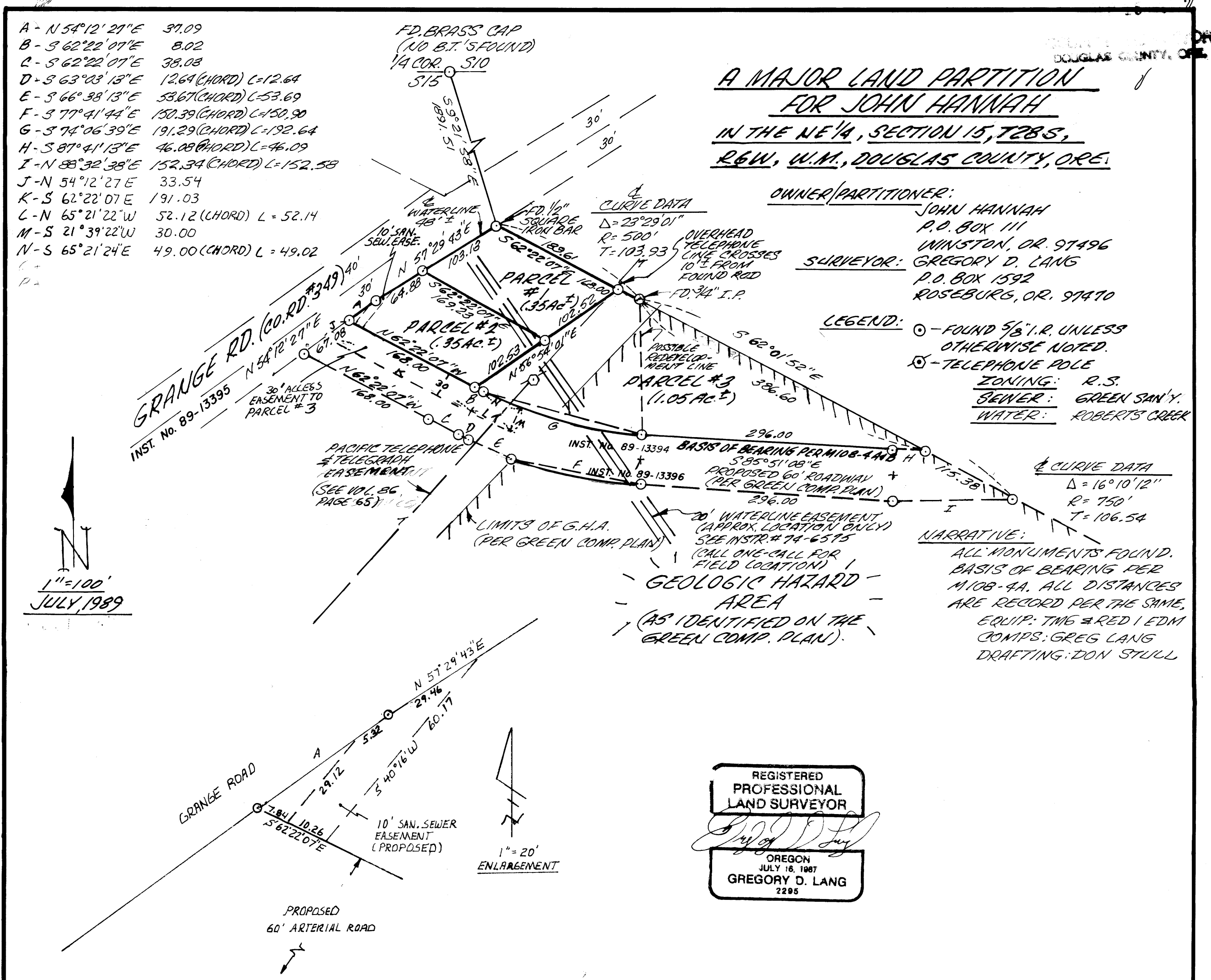
DOUGLAS COUNTY, ORE.

- A - N 54°12' 21" E 37.09
- B - S 62°22' 07" E 8.02
- C - S 62°22' 07" E 38.08
- D - S 63°03' 13" E 12.64 (CHORD) L=12.64
- E - S 66°38' 13" E 53.67 (CHORD) L=53.69
- F - S 77°41' 44" E 150.39 (CHORD) L=150.90
- G - S 74°06' 39" E 191.29 (CHORD) L=192.64
- H - S 87°41' 13" E 46.08 (CHORD) L=46.09
- I - N 88°32' 38" E 152.34 (CHORD) L=152.58
- J - N 54°12' 27" E 33.54
- K - S 62°22' 07" E 191.03
- L - N 65°21' 22" W 52.12 (CHORD) L = 52.14
- M - S 21°39' 22" W 30.00
- N - S 65°21' 24" E 49.00 (CHORD) L = 49.02

A MAJOR LAND PARTITION
FOR JOHN HANNAH
IN THE NE 1/4, SECTION 15, T28S,
R6W, W.M., DOUGLAS COUNTY, ORE.

OWNER/PARTITIONER:
JOHN HANNAH
P.O. BOX 111
WINSTON, OR. 97496
SURVEYOR: GREGORY D. LANG
P.O. BOX 1592
ROSEBURG, OR. 97470

LEGEND:
⊙ - FOUND 5/8" I.R. UNLESS OTHERWISE NOTED.
⊗ - TELEPHONE POLE
ZONING: R.S.
SEWER: GREEN SAN'Y.
WATER: ROBERTS CREEK



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory D. Lang
OREGON
JULY 16, 1987
GREGORY D. LANG
2295

LEGAL DESCRIPTIONS

PARCEL #1
A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:
Beginning at a 1/2" iron rod (with square top) on the southeasterly right-of-way line of Grange Road (Co. Rd. #349), said point bears South 9° 21' 58" East 1891.51 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence South 62° 22' 07" East along the northeasterly line of that property described in Volume 773, Page 478, Deed Records, Douglas County, Oregon, 168.00 feet to a 5/8" iron rod; thence South 56° 54' 01" West 102.52 feet to a 5/8" iron rod; thence North 62° 22' 07" West 169.23 feet to a 5/8" iron rod on the aforementioned southeasterly right-of-way line; thence North 57° 29' 43" East along said southeasterly line 103.13 feet to the place of beginning and containing .35 acres, more or less.

SUBJECT TO: Easements and restrictions of record.

M108-66A

Be 11-89.1A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED

SEP 15 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

PARCEL #2

A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod on the southeasterly right-of-way line of Grange Road (Co. Rd. #349), said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, and South 54° 12' 27" West 37.09 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence along said southeasterly line the following: North 54° 12' 27" East 37.09 feet to a 5/8" iron rod and North 57° 29' 43" East 64.88 feet to a 5/8" iron rod; thence leaving said line South 62° 22' 07" East 169.23 feet to a 5/8" Iron rod; thence South 56° 54' 01" West 102.53 feet to a 5/8" iron rod on the northerly line of a proposed 60 ft. roadway; thence North 62° 22' 07" West along said northerly line 168.00 feet to the place of beginning and containing .35 acres, more or less.

SUBJECT TO: A 10 ft. sanitary sewer easement in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and described as:

Beginning at a point on the southeasterly right-of-way line of Grange Road (Co. Rd. #349), said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, and South 54° 12' 27" West 5.32 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence along said southeasterly line the following: North 54° 12' 27" East 5.32 feet to a 5/8" iron rod, and North 57° 29' 43" East 29.46 feet; thence leaving said southeasterly line South 40° 16' 00" West 60.17 feet to the northerly line of a proposed 60 ft. roadway; thence North 62° 22' 07" West along said northerly line 10.26 feet; thence North 40° 16' 00" East 29.12 feet to the place of beginning.

ALSO SUBJECT TO: Easements and restrictions of record.

PARCEL #3

A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod on the northeasterly line of that property described in Volume 773, Page 478, Deed Records, Douglas County, Oregon, said point bears South 9° 21' 58" East 1891.51 feet and South 62° 22' 07" East 168.00 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence along said northeasterly line the following: South 62° 22' 07" East 21.61 feet to a 3/4" iron pipe, and South 62° 01' 52" East 386.60 feet to a 5/8" iron rod on the northerly line of a proposed 60 ft. roadway; thence along said northerly line the following: along the arc of a 720.00 ft. radius curve to the right (the chord of which bears North 87° 41' 13" West 46.08 feet) 46.09 feet to a 5/8" iron rod, North 85° 51' 08" West 296.00 feet to a 5/8" iron rod, along the arc of a 470.00 ft. radius curve to the right (the chord of which bears North 74° 06' 39" West 191.29 feet) 192.64 feet to a 5/8" iron rod, and North 62° 22' 07" West 8.02 feet to a 5/8" iron rod; thence leaving said northerly line North 56° 54' 01" East 205.05 feet to the place of beginning and containing 1.05 acres, more or less.

TOGETHER WITH: An access and utility easement, 30 feet in width, including the rights of ingress and egress, and being described as follows:

Beginning at a point on the southeasterly right-of-way line of Grange Road (Co. Rd. #349), said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, and South 54° 12' 27" West 70.63 feet from the one-quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian; thence North 54° 12' 27" East along said right-of-way line 33.54 feet to a 5/8" iron rod; thence leaving said southeasterly line and continuing along the northerly line of a proposed 60 ft. roadway the following: South 62° 22' 07" East 176.02 feet to a 5/8" iron rod, and along the arc of a 470.00 ft. radius curve to the left (the chord of which bears South 65° 21' 24" East 49.00 feet) 49.02 feet; thence leaving said northerly line South 21° 39' 22" West 30.00 feet to the centerline of said proposed roadway; thence along said centerline the following: along the arc of a 500.00 ft. radius curve to the right (the chord of which bears North 65° 21' 22" West 52.12 feet) 52.14 feet, and North 62° 22' 07" West 191.03 feet to the place of beginning.

SUBJECT TO: Easements and restrictions of record.

NOTE: Parcel 3 is together with the above 30 foot access and utility easement until such time as the easement, a portion of a proposed 60 foot roadway, is dedicated as a public road at which time the easement is null and void.

APPROVALS:

Keith L. Cubic

Douglas County Planning Director

9/1/89

Date

Francis L. Ingram

Douglas County Surveyor

9-15-89

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

1989 SEP 19 AM 8:35

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

BY *Carol Engle*
DEPUTY

~~88-5488~~

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1967
GREGORY D. LANG
2285

11-89-13