

MINOR LAND PARTITION COUNTY SURVEYORS FILE DATA
IN THE SE 1/4 OF SEC. 7 T.30S., R.5W.W.M. DO NOT REMOVE FROM OFFICE

SEPTEMBER 1989
SURVEYED FOR:
MICHAEL & JULIE VOSS
342 S.E. GAEL LANE
MYRTLE CREEK, OR 97457

SCALE 1" = 50'
SURVEYED BY:
BAUGHMAN TECHNICAL SERVICES INC.
P.O. BOX 222
ROSEBURG, OR 97470.

FILED
SEP 26 1989
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL NO. 1
BEGINNING AT A 3/4" I.R. AT THE N.E. CORNER OF A&K ESTATES SUBDIVISION IN SEC. 7, T.30S., R.5W., W.M.: THENCE S.59°48'28"E., 70.98 FT. TO A 5/8" I.R.: THENCE S.69°49'50"E., 184.28 FT. TO A 5/8" I.R.: THENCE S.18°48'W., 145.70 FT. TO A 5/8" I.R.: THENCE N.69°52'26"W., 251.53 FT. TO A 5/8" I.R.: THENCE N.17°57'10"E., 158.32 FT. TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL SITUATED IN SEC. 7, T.30S., R.5W., W.M. AND CONTAINS 0.855 ACRES MORE OR LESS.
THE ABOVE DESCRIBED PARCEL SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" I.R. AT THE N.E. CORNER OF A&K ESTATES SUBDIVISION, LOCATED IN SEC. 7, T.30S., R.5W., W.M.: THENCE S.59°48'28"E., 25.58 FT. TO A 5/8" I.R.: THENCE S.17°57'10"W., 105.95 FT. TO A 5/8" I.R.: THENCE S.31°25'50"E., 36.77 FT. TO A 5/8" I.R.: THENCE S.69°52'26"E., 198.96 FT. TO A 5/8" I.R.: THENCE S.18°48'W., 25.01 FT. TO A 5/8" I.R.: THENCE N.69°52'26"W., 251.53 FT. TO A 5/8" I.R.: THENCE N.17°57'10"E., 158.32 FT. TO THE POINT OF BEGINNING.

PARCEL NO. 2
BEGINNING AT A 3/4" I.R. AT THE S.E. CORNER OF A&K ESTATES SUBDIVISION IN SEC. 7, T.30S., R.5W., W.M.: THENCE N.17°57'10"E., 140.09 FT. TO A 5/8" I.R.: THENCE S.69°52'26"E., 131.41 FT. TO A 5/8" I.R.: THENCE S.26°16'27"W., 139.28 FT. TO A 5/8" I.R.: THENCE N.70°39'W., 111.19 FT. TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL SITUATED IN SEC. 7, T.30S., R.5W., W.M. AND CONTAINS 0.388 ACRES MORE OR LESS.
THE ABOVE DESCRIBED PARCEL TOGETHER WITH A ROAD EASEMENT AS FOLLOWS. BEGINNING AT THE N.E. CORNER OF A&K ESTATES SUBDIVISION IN SECTION 7, T.30S., R.5W., W.M.: THENCE S.59°48'28"E., 25.58 FT. TO A 5/8" I.R.: THENCE S.17°57'10"W., 153.85 FT. TO A POINT: THENCE N.69°52'26"W., 25.02 FT. TO A 5/8" I.R.: THENCE N.17°57'10"W., 158.32 FT. TO THE POINT OF BEGINNING.

PARCEL NO. 3
BEGINNING AT A 5/8" I.R. FROM WHICH THE S.E. CORNER OF A&K ESTATES SUBDIVISION IN SEC. 7, T.30S., R.5W., W.M. BEARS N.70°39'W., 111.19 FT.: THENCE N.26°16'27"E., 139.28 FT. TO A 5/8" I.R.: THENCE S.69°52'26"E., 120.12 FT. TO A 5/8" I.R.: THENCE S.18°48' W., 136.65 FT. TO A 5/8" I.R.: THENCE N.70°39'W., 138.22 FT. TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL SITUATED IN SEC. 7, T.30S., R.5W., W.M. AND CONTAINS 0.408 ACRES MORE OR LESS.
THE ABOVE DESCRIBED PARCEL TOGETHER WITH A ROAD EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" I.R. AT THE N.E. CORNER OF A&K ESTATES SUBDIVISION, LOCATED IN SEC. 7, T.30S., R.5W., W.M.: THENCE S.59°48'28"E., 25.58 FT. TO A 5/8" I.R.: THENCE S.17°57'10"W., 105.95 FT. TO A 5/8" I.R.: THENCE S.31°25'50"E., 36.77 FT. TO A 5/8" I.R.: THENCE S.69°52'26"E., 198.96 FT. TO A 5/8" I.R.: THENCE S.18°48'W., 25.01 FT. TO A 5/8" I.R.: THENCE N.69°52'26"W., 251.53 FT. TO A 5/8" I.R.: THENCE N.17°57'10"E., 158.32 FT. TO THE POINT OF BEGINNING.

NOTE:
ALL OF THE ABOVE DESCRIBED PARCELS ARE SUBJECT TO THE PROVISIONS OF THE SOUTH TRI CITY ROAD MAINTENANCE DISTRICT

NARRATIVE:
THIS SURVEY WAS CONDUCTED TO PARTITION PARCEL NO. 1 OF A MLP RECORDED IN BOOK 3 PAGE 67 DOUGLAS COUNTY CLERK RECORDS INTO 3 PARCELS. THE BASIS OF BEARINGS WAS THE EAST LINE OF A&K ESTATES SUBDIVISION, THE ANGLE POINT ON THE SOUTH R/W LINE OF S.E. GAEL LANE WAS ESTABLISHED BY INTERSECTING THE BEARINGS OF THE NORTH LINE OF A&K ESTATES WITH THE RECORD BEARINGS OF M57-42 FROM THE S.E. CORNER OF M57-42. THE N.E. CORNER OF PARCEL NO. 1 WAS THEN ESTABLISHED AT DEED DISTANCE (INST. NO. 74-3438) WEST OF THE S.E. CORNER OF M57-42. THE SOUTH AND EAST LINES OF THE PARTITION WERE THEN ESTABLISHED BY INTERSECTING RECORD BEARINGS PER M66-27 AND THE PARCEL WAS THEN PARTITIONED AS SHOWN ON THE FACE OF THE MAP. THE SURVEY WAS COMPLETED BY K. DEGROOT AND J. KAVANAGH USING A WILD T-1 AND A TOPCON C-3 WITH COMPUTATIONS AND DRAFTING BY G. BAUGHMAN.

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

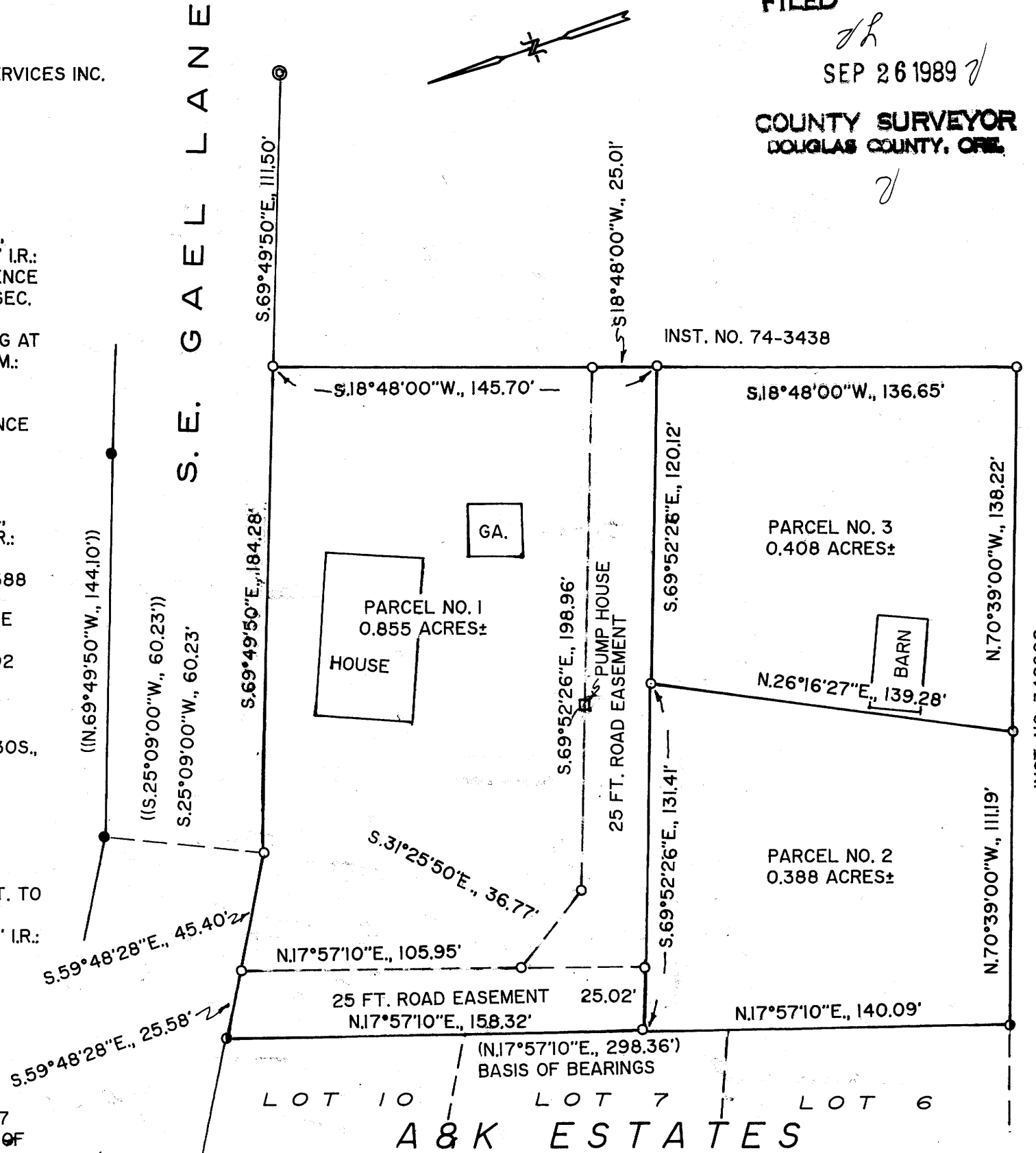
1989 SEP 27 AM 11: 26

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

BY *Carol Engen*
DEPUTY

FEE *PP*
88-1000

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian D. DeGroot
K. DEGROOT



- LEGEND:
○ = SET 5/8"X30" I.R./W PLASTIC CAP MK'D. "BAUGHMAN TECH SERV."
● = FD. 1/2" I.R. AS PER A&K ESTATES SUBDIVISION
○ = FD. 3/4" I.R. AS PER A&K ESTATES SUBDIVISION
● = FD. 3/4" I.P. AS PER M57-42
⊙ = FD. 1/2" I.R. AS PER M57-42
() = RECORD CALLS AS PER M66-27
() = RECORD CALLS AS PER A&K ESTATES SUBDIVISION

APPROVALS:
Keith L. Cubic 9/21/89
PLANNING DIRECTOR DATE
Janet T. Morrison DEPUTY 9-26-89
COUNTY SURVEYOR DATE

ZONING: R-1
WATER & SEWER: TRI-CITY WATER DISTRICT & TRI-CITY SANITARY DISTRICT

MAP FILE M1122-68