

Bk. 11- Pg. 14A

MAJOR LAND PARTITION IN THE S.W. 1/4 & S.E. 1/4, SECTION 17, T.27S, R.6W., W.M., DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *✓*
NOV 28 1989 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

PARTITIONER · MICHAEL G. REDDEKOPP
220 TUCSON CT.
ROSEBURG, OR. 97470

SURVEYOR · ROBERT L. DOLAN
RT. 1, BOX 1820
SUTHERLIN, OR 97479

DATE · SEPT. 1989

SCALE · 1" = 100'

Legend · ○ FD. 5/8" IRON ROD OR AS NOTED
● SET 5/8" x 30" IRON ROD W/CAP (LS 016)

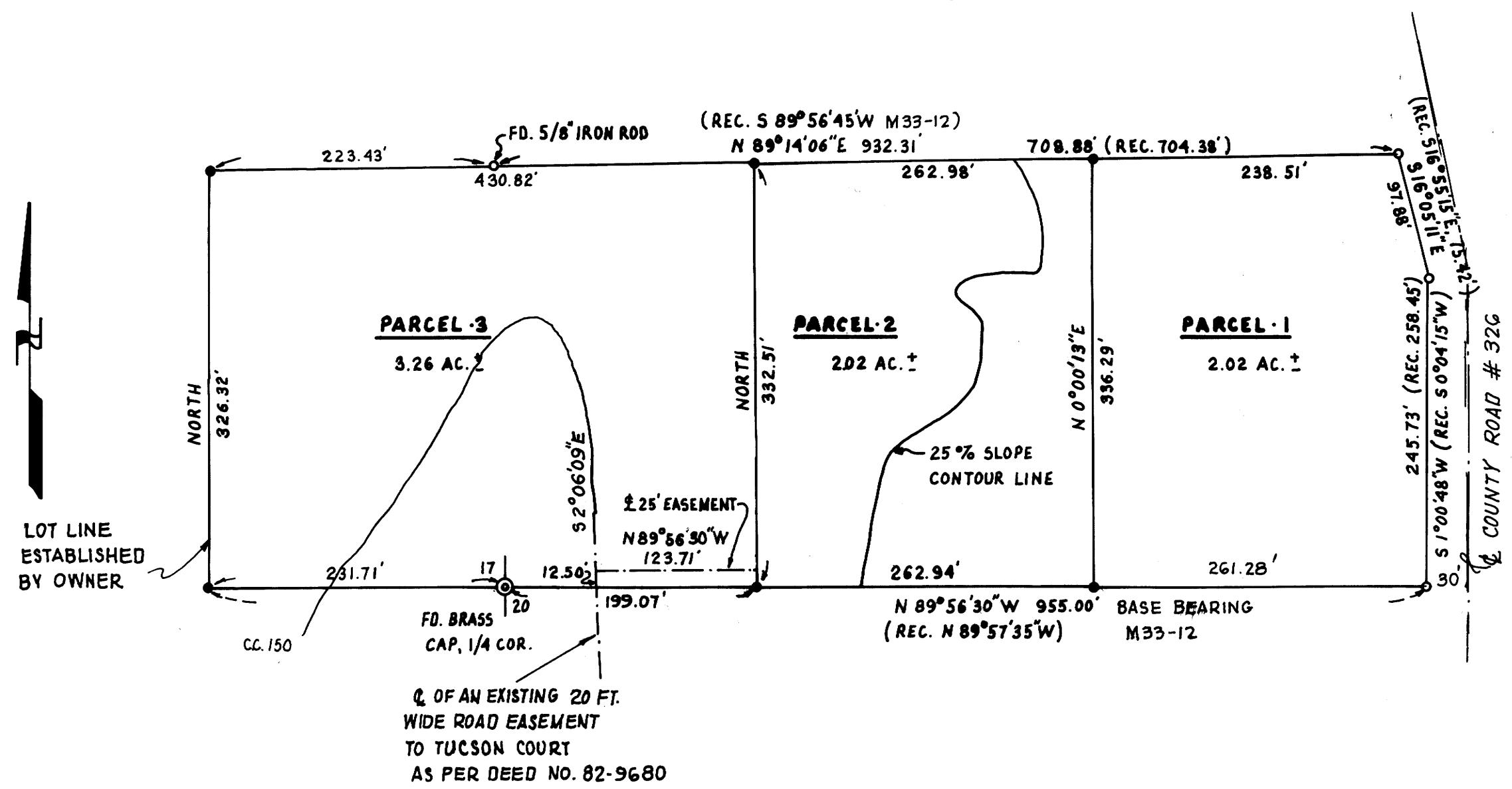
TOTAL OF LOTS · 3

WATER SUPPLY · UMPQUA BASIN WATER

SEWER · SEPTIC SYSTEM

ZONING · RR

NOTE · WRITTEN GEOLOGY REPORT
IN P.D. FILE No. 87-106



NARRATIVE · SURVEY TO MONUMENT PROPERTY
CORNERS FROM FOUND CORNERS.

INSTRUMENTS · THEODOLITE - DISTANCE METER

APPROVALS

Keith L. Cubic 10/2/89
PLANNING COMMISSION DATE

Francis L. Ingram 11-27-89
COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076

MAP FILE M109-14A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION IN THE S.W. 1/4 & S.E. 1/4, SECTION 17, T.27S., R.6W.,
W.M. DOUGLAS COUNTY, OREGON

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LEGAL DISCRIPTION

PARCEL - 1

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #326 THAT BEARS S 89°56'30"E, 723.29 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27 S., R.6 W., W.M. DOUGLAS COUNTY, OREGON, THENCE LEAVING SAID RIGHT-OF-WAY LINE N 89°56'30"W, 22.77 FT. TO A POINT, THENCE N 89°56'30"W, 261.30 FT. TO A 5/8" IRON ROD, THENCE N 0°00'13"E, 336.29 FT. TO A 5/8" IRON ROD, THENCE N 89°14'06"E, 230.51 FT. TO A 5/8" IRON ROD WHICH LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY RD #326, THENCE ALONG SAID RIGHT-OF-WAY S 10°05'11"E, 97.00 FT. TO A 5/8" IRON ROD, THENCE ALONG SAID RIGHT-OF-WAY S 1°00'40"W, 245.73 FT. TO POINT OF BEGINNING, CONTAINING 2.02 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

PARCEL - 2

BEGINNING AT A 5/8" IRON ROD THAT BEAR S 89°56'30"E, 482.01 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27S., R.6 W., W.M. DOUGLAS COUNTY, OREGON, THENCE N 89°56'30"W, 262.94 FT. TO A 5/8" IRON ROD, THENCE NORTH, 332.51 FT. TO A 5/8" IRON ROD, THENCE N 89°14'06"E, 262.98 FT. TO A 5/8" IRON ROD, THENCE S 0°00'13"W, 336.29 FT. TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD

TOGETHER WITH A 25 FOOT WIDE AND A 20 FOOT WIDE ROAD EASEMENTS THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF A 25 FOOT WIDE ROAD EASEMENT THAT BEARS S 89°56'30"E, 199.07 FT. AND NORTH 12.50 FT., FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27 S., R.6 W., W.M., THENCE ALONG SAID CENTERLINE N 89°56'30"W, 123.71 FT. TO A POINT ON THE CENTERLINE OF A 20 FOOT WIDE ROAD EASEMENT, THENCE S 2°06'09"E ALONG SAID CENTERLINE OF THE 20 FOOT WIDE ROAD EASEMENT TO A POINT ON TUCSON COURT ROAD.

PARCEL - 3

BEGINNING AT A 5/8" IRON ROD THAT BEARS S 89°56'30"E, 199.07 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27S., R.6 W., W.M., DOUGLAS COUNTY, OREGON, THENCE N 89°56'30"W, 430.78 FT. TO A 5/8" IRON ROD, THENCE NORTH, 326.32 FT. TO A 5/8" IRON ROD, THENCE N 89°14'06"E, 430.82 FT. TO A 5/8" IRON ROD, THENCE SOUTH, 332.51 FT. TO THE POINT OF BEGINNING, CONTAINING 3.26 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

SUBJECT TO AND TOGETHER WITH A 25 FOOT WIDE AND 20 FOOT WIDE ROAD EASEMENT THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF A 25 FOOT WIDE ROAD EASEMENT THAT BEARS S 89°56'30"E, 199.07 FT. AND NORTH 12.50 FT., FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27S., R.6 W., W.M., THENCE ALONG SAID CENTERLINE N 89°56'30"W, 123.71 FT. TO A POINT ON THE CENTERLINE OF A 20 FOOT WIDE ROAD EASEMENT, THENCE S 2°06'09"E ALONG SAID CENTERLINE OF THE 20 FOOT WIDE ROAD EASEMENT TO A POINT ON TUCSON COURT ROAD.

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

NOV 28 PM 1:37

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

BY Robert T. Dolan
CLERK

89-20000

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT L. DOLAN
OREGON
JULY 30, 1976
1076

MAF FILE M109-143