

M109-37A

NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

IN THE SE 1/4, SECTION 33, T27S, R7W, W.M.

OCTOBER 1989

SCALE 1" = 300'

DESCRIPTIONS

PARCEL 1

Beginning at a 1" iron pipe on the east-west centerline of Section 33 from which the 1/4 corner common to Section 33 and Section 34, T.27S., R.7W., W.M. bears N89°56'37"E 1336.19 feet; thence along said centerline S89°55'00"W 641.30 feet to a 1/2" iron pipe; thence leaving said centerline S0°02'19"W 595.74 feet to a 1" iron pipe; thence continuing S0°02'19"W 1.33 feet to a point on the Northerly Right-of-Way line of County Road No. 5; thence along said Right-of-Way line 303.22 feet along the arc of a 984.93 feet radius curve to the right, the long chord of which bears S73°57'55"E 302.02 feet to a 3/4" iron rod; thence S65°08'45"E 112.58 feet to a nail in a fence post; thence leaving said Right-of-Way N13°20'20"E 184.40 feet to a 5/8" iron rod; thence N37°47'54"E 173.41 feet to a 5/8" iron rod; thence N27°01'05"E 73.65 feet to a 5/8" iron rod; thence N37°13'13"E 111.12 feet to a 2" iron pipe; thence N0°02'51"W 258.20 feet to the Point of Beginning, all situated in the NW 1/4 of the SE 1/4 of Section 33, T.27S., R.7W., W.M. containing 8.41 acres, more or less.

SUBJECT to a 25 feet Right-of-Way easement.

PARCEL 2

The SW1/4 of the NE1/4 of Section 33, T.27.S, R.7W., W.M.

TOGETHER with a 25 feet Right-of-Way easement.

25' RIGHT-OF-WAY EASEMENT

A 25 feet strip of land for the purpose of ingress and egress, the centerline of which is more correctly described as follows:

Beginning at a point on the northerly Right-of-Way of County Road No. 5; thence N14°18'19"E 144.76 feet; thence N0°02'19"E 535.50 feet to a point on the East-West centerline of Section 33, from which the 1/4 Corner common to Section 33 and 34, T.27 S., R.7 W., bears N89°55'00"E 326.68 feet and N89°56'37"E 1336.19 feet.

APPROVALS

Keith L. Cubic

DOUGLAS COUNTY PLANNING DEPARTMENT

12/22/89

DATE

Francis L. Ingram

DOUGLAS COUNTY SURVEYOR

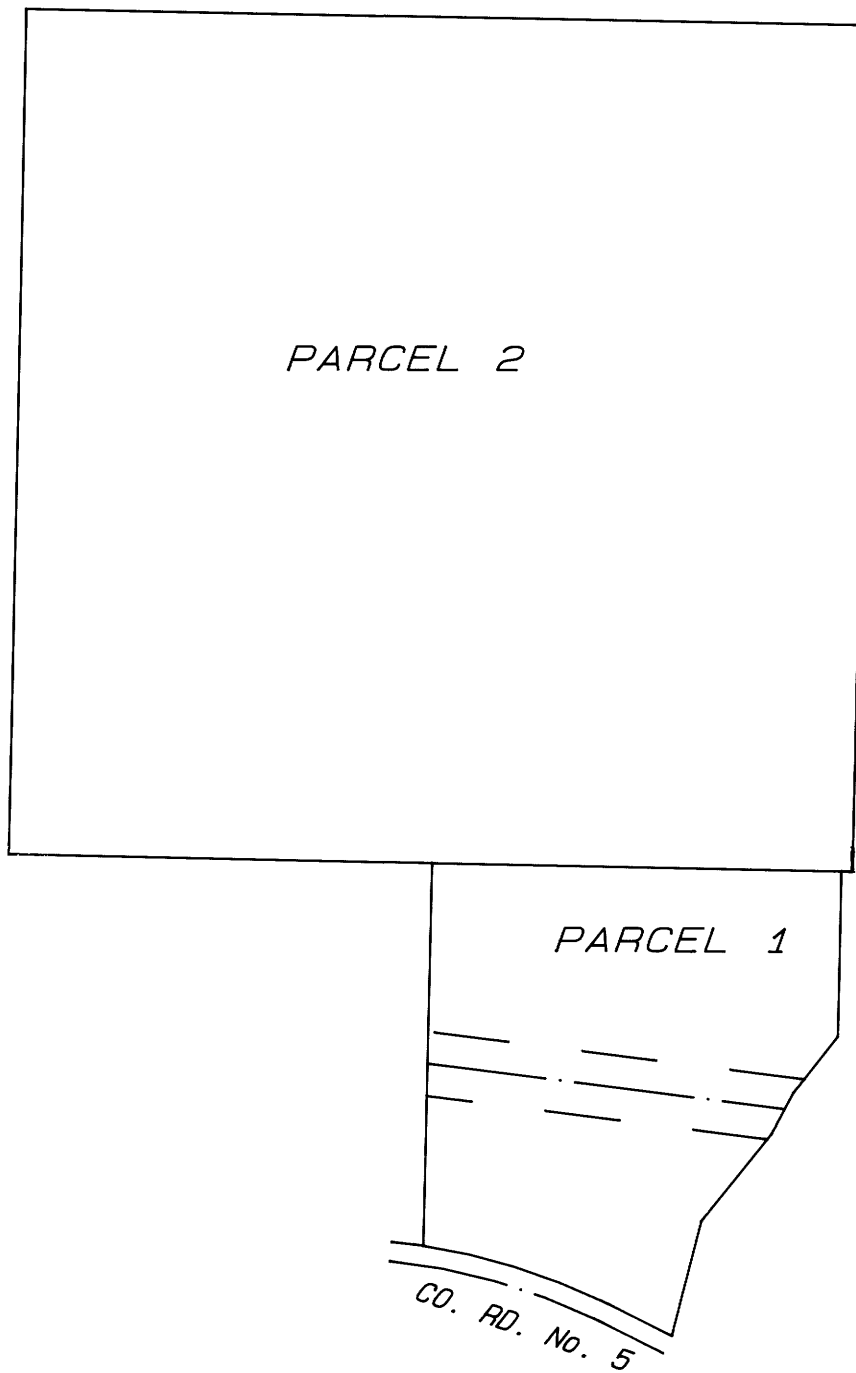
12-29-89

DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimburger

MARK A. HEIMBURGER
2287



SCHEMATIC DIAGRAM

30-11-89 31A

M109-37B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

IN THE SE 1/4, SECTION 33, T27S, R7W, W.M.
OCTOBER 1989 SCALE 1" = 100'

FILE
JL
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

PARTITIONER/OWNER
Jim R. & Donna L. Morgan
2618 Coos Bay Wagon Road
Roseburg, Oregon 97470
Tel (503) 679-8841

TOTAL NO. OF LOTS 2
WATER: UMPQUA BASIN WATER DISTRICT

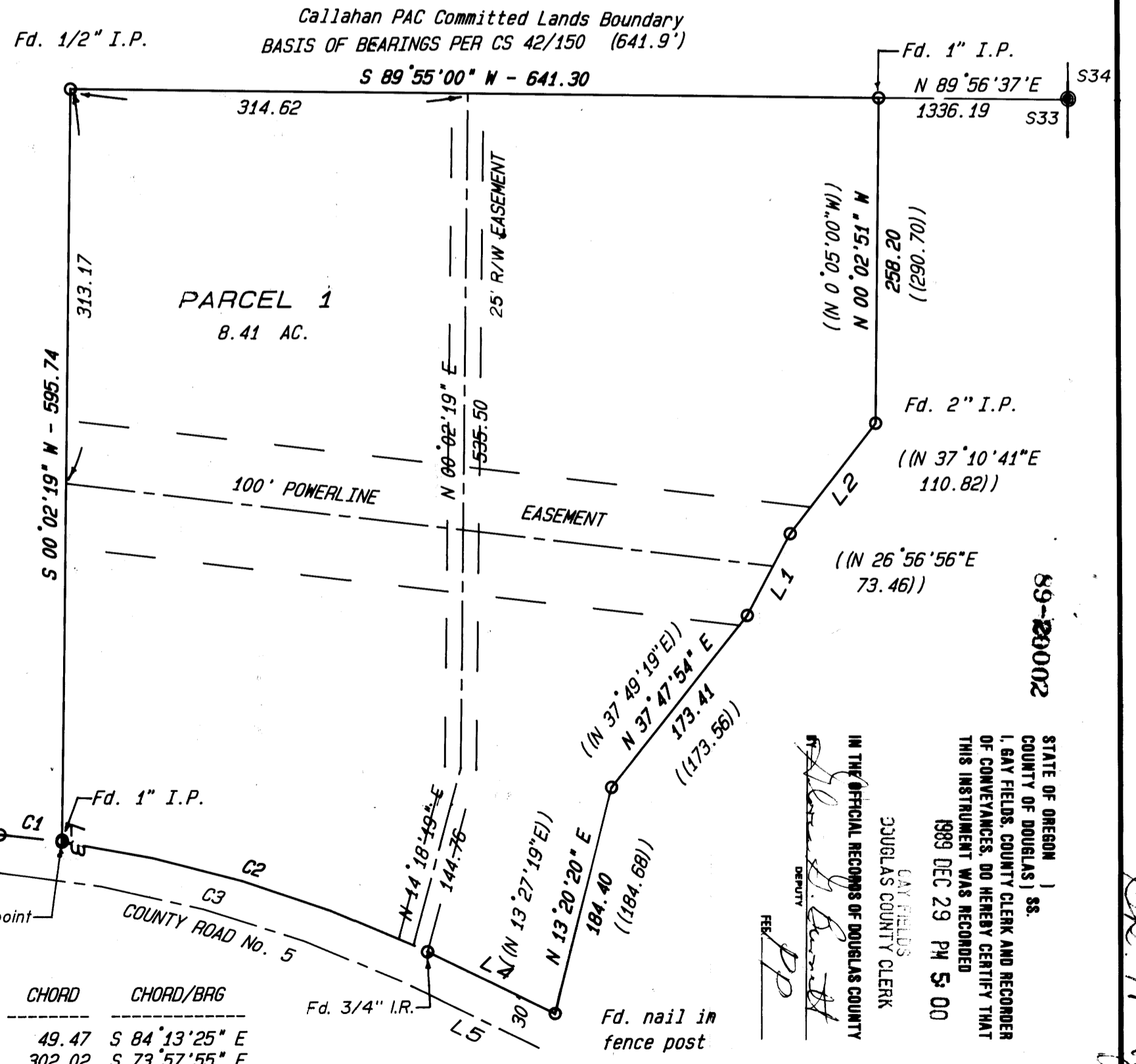
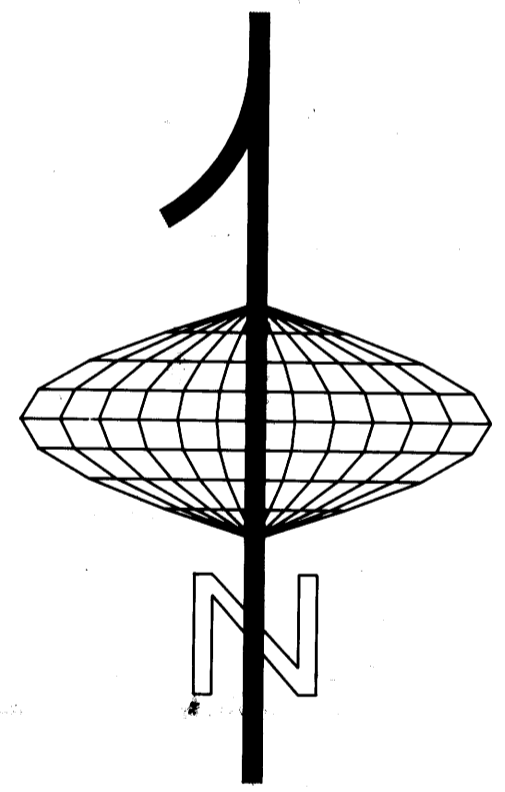
SEWER: SEPTIC SYSTEM
ZONE: 5R & FF

SURVEY BY:
AA SURVEYING SERVICE, INC.
2566 N. Stephens St.
Roseburg, Oregon 97470
Tel (503) 672-2096

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark A. Heimbarger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

PARCEL 2
40 AC.

- LEGEND
- Found 5/8" Iron rod unless noted
 - Found brass cap
 - () Record information per M32-26
 - () Record information per CS 42/150



LINE	BEARING	DISTANCE
L1	N 27° 01' 05" E	73.65
L2	N 37° 13' 13" E	111.12
L3	S 00° 02' 19" W	1.33
L4	S 65° 08' 45" E	112.58
L5	S 65° 08' 45" E	112.58

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BAG
C1	984.93	02° 52' 40"	49.47	24.74	49.47	S 84° 13' 25" E
C2	984.93	17° 38' 20"	303.22	152.82	302.02	S 73° 57' 55" E
C3	954.93	20° 31' 00"	341.94	172.82	340.12	S 75° 24' 15" E

89-220002
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 DEC 29 PM 5:00
GAY FIELDS
COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
DOUGLAS COUNTY
DEPUTY
[Signature]
FEE
[Signature]

921-89
M109-37B

26-1-89-31B