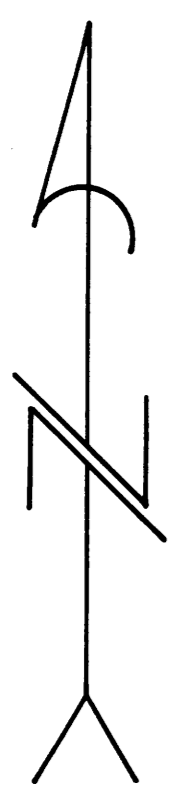


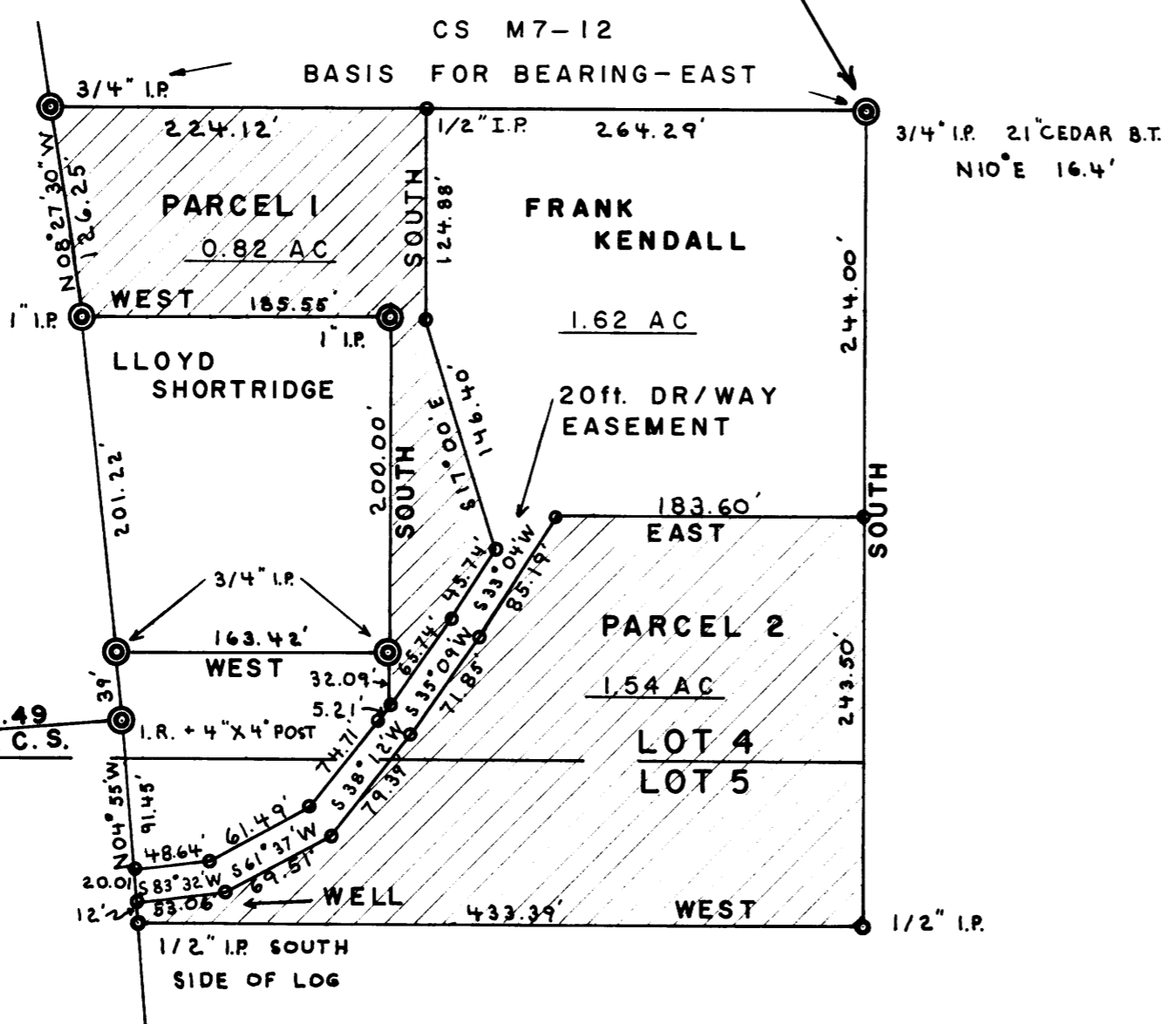
MINOR LAND PARTITIONING

3rd 74-2024

STATE OF OREGON
COUNTY OF DOUGLAS } 84
I, G. D. Mullenbeck, County Clerk and ex-officio Recorder of Conveyances, do hereby certify that the within instrument was filed at _____ 3:55 P.M. and Recorded in Volume _____ at Page 186 of Minor Land Records of Douglas County, Oregon.
G. D. Mullenbeck
Maryel Beal



240'
COAST HWY. U.S. 101
R/W



CROSS HATCHED AREAS INDICATE MINOR LAND PARTITIONING

PORTION OF LOTS 4 AND 5,
SEC. 31, T22S, R12W, W.M.
DOUGLAS COUNTY, OREGON
JANUARY 11, 1973 SCALE: 1"=100'

APPROVALS:

Richard J. Hintz 22 January 1973
PLANNING COMMISSION DATE
Francis Lochgram 15 Feb 74
COUNTY SURVEYOR DATE

CORNERS FOUND
CORNERS SET
3/4" I.P.'S, EXCEPT AS NOTED

PARTITIONER:
NAME: FRANK KENDALL
ADDRESS: 12662 COAST HIGHWAY
NORTH BEND OREGON
PHONE: 759-3491
LEGAL OWNER OF RECORD:
NAME: _____
ADDRESS: _____
PHONE: _____
TOTAL NUMBER OF LOTS: 3

FILED
RECEIVED 2/4
FEB 15 1974
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
mf

MAP PREPARED BY:
NAME: RICHARD J. HINTZ
ADDRESS: 1890 NORTH 14TH ST.
COOS BAY OREGON
PHONE: 267-3806

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard J. Hintz
OREGON
MAY 13, 1960
RICHARD J. HINTZ
497

LEGAL DESCRIPTION:
PARCEL 1
A portion of Government Lot 4, Section 31, T22S, R12W WM, Douglas County, Oregon, described as follows: Beginning at a point 924 ft. South and 264.29 ft. West of the NE corner of said Lot 4; thence South 124.88 ft.; thence S17°00'E 146.40 ft. to the North boundary of a 20 ft. driveway; thence along said driveway boundary S33°04'W 45.74 ft.; thence S35°09'W 65.74 ft.; thence leaving the aforementioned driveway boundary, North 232.09 ft. to an iron pipe; thence West 185.55 ft. to an iron pipe on the East right-of-way boundary of the Oregon Coast Highway; thence North along said right-of-way boundary to an iron pipe which bears West 224.12 ft. from the point of beginning; thence East 224.12 ft. to the point of beginning.

PARCEL 2
A portion of Government Lots 4 and 5, Section 31, T22S, R12W WM, Douglas County, Oregon, described as follows: Beginning at a point 1168 ft. South of the NE corner of Government Lot 4, Section 31, T22S, R12W WM; thence South 243.50 ft. to an iron pipe; thence West 433.39 ft. to an iron pipe on the approximate East right-of-way boundary of the Oregon Coast Highway; thence Northwesterly along said highway right-of-way boundary 12 ft. to the South boundary of a 20 ft. driveway; thence along said driveway boundary N83°32'E 53.06 ft.; thence N61°37'E 69.51 ft.; thence N38°12'E 79.39 ft.; thence N35°09'E 71.85 ft.; thence N33°04'E 85.19 ft.; thence leaving the aforementioned driveway boundary East 183.60 ft. to the point of beginning. EXCEPTING the well as presently located approximately 9 ft. North and 4 ft. East of the SW corner of the above described parcel. ALSO EXCEPTING any portion of a water line easement located on the above described parcel, said easement being 10 ft. in width.

BOTH ABOVE PARCELS include a perpetual, non-exclusive easement for ingress and egress 20 ft. in width, 10 ft. on each side of the following described centerline: Beginning at a point on the approximate East right-of-way boundary of the Oregon Coast Highway 22 ft. North of an iron pipe; said iron pipe being 1411.50 ft. South and 433.39 ft. West of the NE corner of Government Lot 4, Section 31, T22S, R12W WM; thence N83°32'E 50.85 ft.; thence N61°37'E 65.50 ft.; thence N38°12'E 77.05 ft.; thence N35°09'E 71.10 ft.; thence N33°04'E 45.7 ft.

MAP FILE M52-36

MAP FILE M52-36