

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN THE NW 1/4, SEC. 28 & NE 1/4, SEC. 29, T.28S, R.7W, W. M.

DECEMBER, 1988

FILED

DEC 28 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

LEGAL OWNER & PARTITIONER:
Harold St. Clair
879 Tenmile Valley Road
Tenmile, Oregon 97481

NUMBER OF LOTS: 2
SEWER: Septic System
WATER: No 11
ZONE: 5A

SURVEYED BY:
AA Surveying Service, Inc.
P.O. Box 130
Roseburg, Oregon 97470
(503) 672-2096

DESCRIPTIONS

PARCEL 1

Beginning at a 5/8" iron rod from which the Section Corner common to Sections 20, 21, 28 and 29, T.28S, R.7 W. W. M. bears N01°36'46"W 325.16 feet and N01°44'04"W 726.87 feet; thence N89°49'54"W 491.81 feet to a 5/8" iron rod on the westerly boundary of that property described per the Major Land Partition recorded in Book 7, Page 62 of the Records of Douglas County; thence N00°04'44"W 1076.11 feet to a 5/8" iron rod on the North line of Section 29 T.28S R.7 W; thence along said North line S86°46'54"E 462.87 feet to a brass cap at the afore said Section Corner; thence S01°44'04"E 726.87 feet to a 1 1/4" iron pipe; thence S01°36'46"E 325.16 feet to the point of beginning, situated in Sections 28 and 29, T.28S., R.7 W. W.M., containing 11.64 acres more or less. TOGETHER with a 25 feet wide access and water easement.

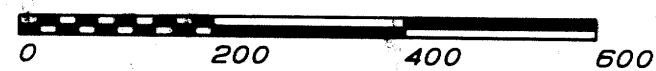
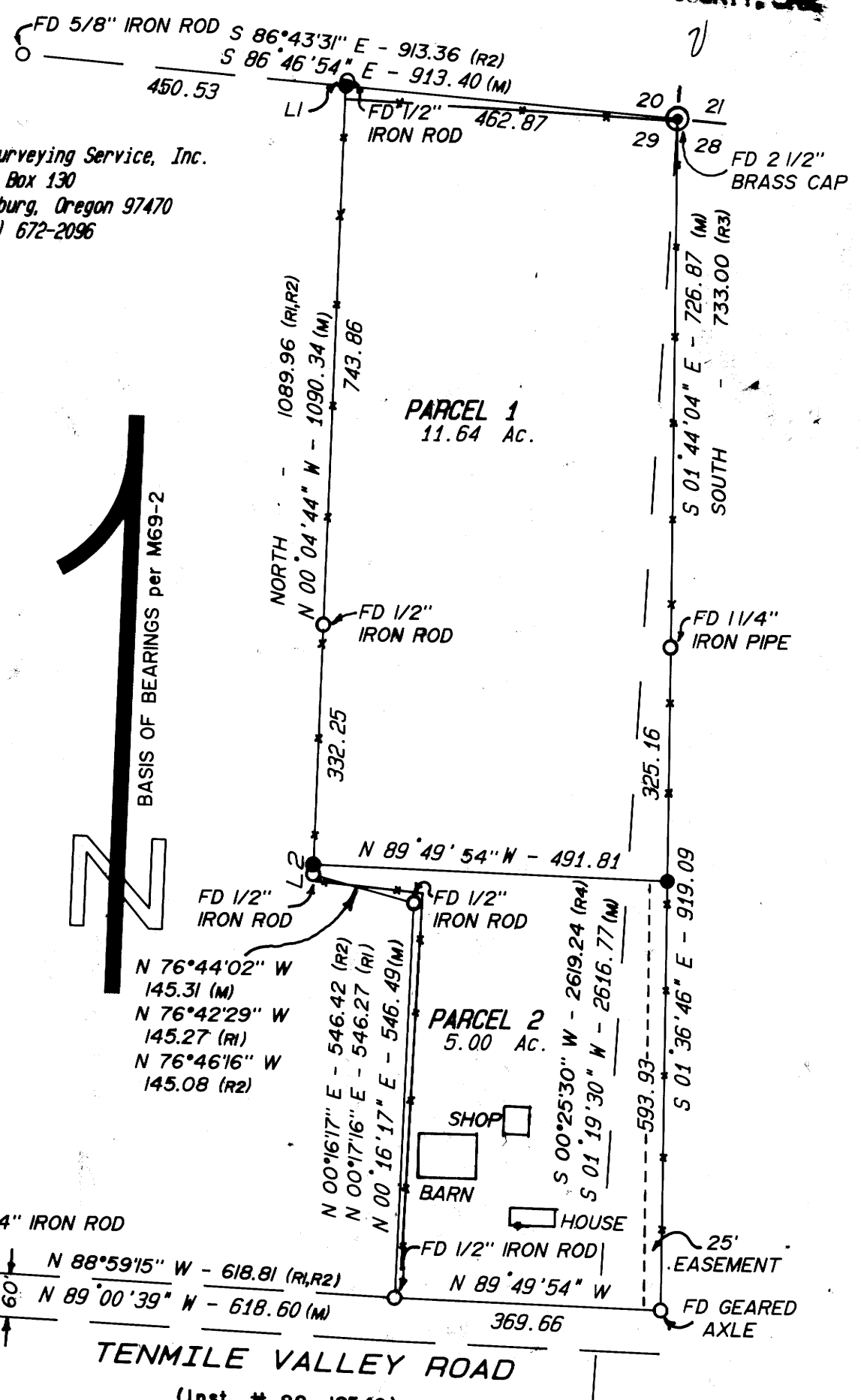
PARCEL 2

Beginning at a 5/8" iron rod from which the Section Corner common to Sections 20, 21, 28 and 29, T.28S., R.7 W., W. M. bears N01°36'46"W 325.16 feet and N01°44'04"W 726.87 feet; thence N89°49'54"W 491.81 to a 5/8" iron rod on the westerly line of that property described per the Major Land Partition recorded in Book 7, Page 62, Douglas County Records; thence S00°04'44"E 14.23 feet along said westerly boundary to a 1/2" iron rod; thence S76°44'02"E 145.31 feet to a 1/2" iron rod; thence S00°16'17"W 546.49 feet to a 1/2" iron rod on the northerly Right-of-Way line of Tenmile Valley Road; thence leaving said westerly boundary along said northerly Right-of-Way, S89°49'54"E 369.66 feet to a 1" axle; thence leaving said Right-of-Way N01°36'46"W 593.93 feet to the point of beginning, situated in Sections 28 and 29, T.28S., R.7 W. W.M. containing 5.00 acres more or less. SUBJECT to a 25 feet wide access and water easement.

EASEMENT

A 25 feet wide easement for access and water, the centerline of which is more correctly described as follows:

Beginning at a point on the north Right-of-Way line of Tenmile Valley Road from which the Section Corner common to Sections 20, 21, 28 & 29, T.28S., R.7W, W. M. bears S89°49'54"E 12.51 feet, N01°36'46"W 919.09 feet and N01°44'04"W 726.87 feet; thence N01°36'46"W 593.93 to a point on the south boundary of Parcel 1.



SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 14°20'43" E	9.12
L2	S 00°04'44" E	14.23

APPROVALS

Keith L. Cubic 12/27/88
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Francis L. Ingram 12-28-88
DOUGLAS COUNTY SURVEYOR DATE

LEGEND

- - Found monument as noted.
- - Set 5/8" x 30" iron rod w/plastic cap marked "AA SURVEYING".
- M - Measured
- R1 - Record information per M88-34A
- R2 - Record information per M69-2
- R3 - Record information per M32-1
- R4 - Record information per RMI-15

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimbarger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

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

1988 DEC 28 PM 3:55

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

BY Gay Johnson
CLERK

PRE PP

FD 3/4" IRON ROD

96-10-89-100