

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION IN THE S.W. 1/4, SECTION 16, T. 25 S., R. 7 W.,
W.M., DOUGLAS COUNTY, OREGON

FILED

JAN 20 1989 TF

PARTITIONER AND LEGAL OWNER OF RECORD:

ORVAL R. ALLEN
819 S. COMSTOCK
SUTHERLIN, OR. 97479

SURVEYOR

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

DATE - DECEMBER, 1988

SCALE - 1" = 100'

Legend

- FD. 5/8" IRON ROD OR AS NOTED
- SET 5/8" x 30" IRON ROD W/CAP (L.S. 1076)

COUNTY SURVEYOR

DOUGLAS COUNTY, ORE.

TF

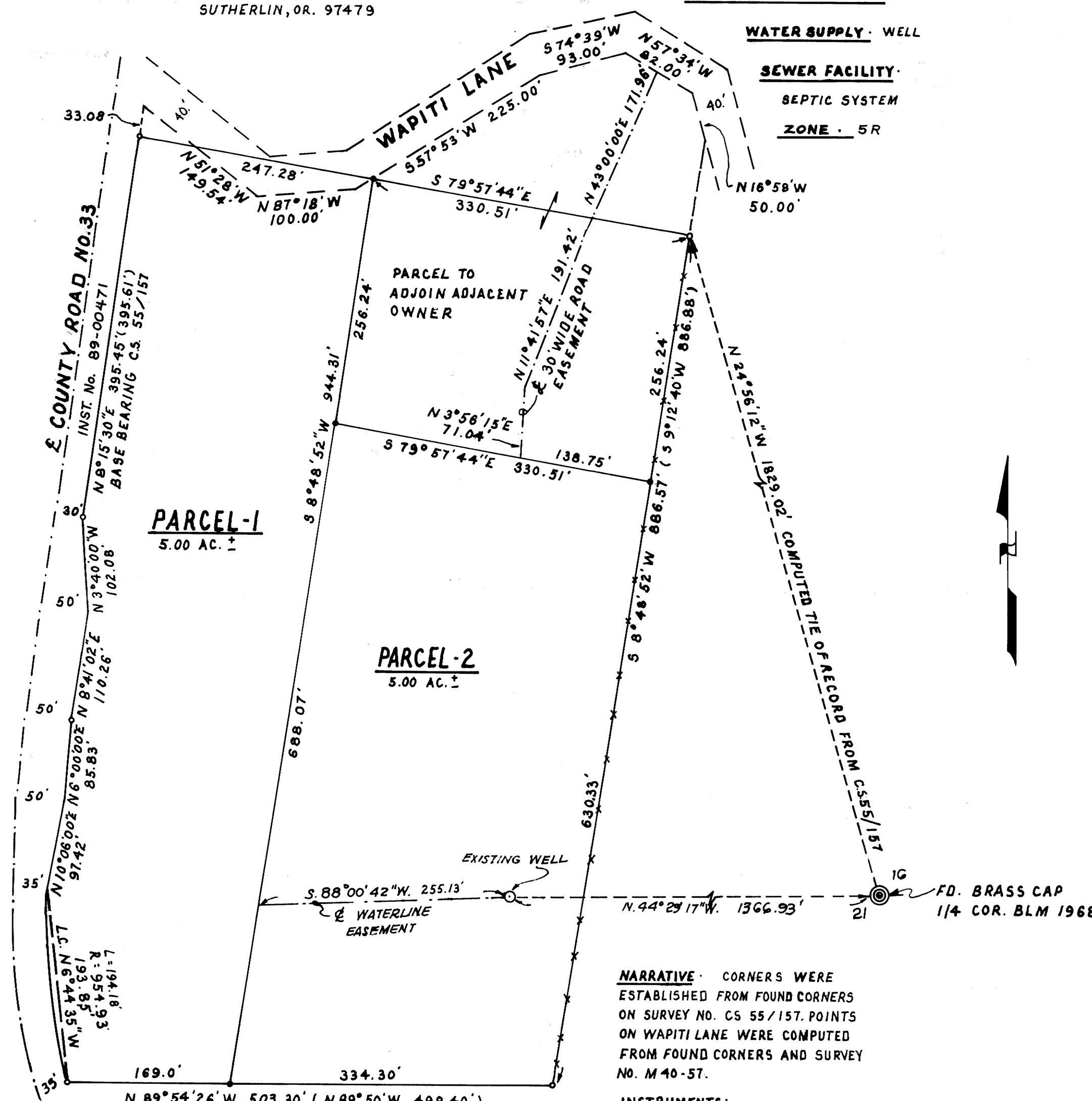
TOTAL NUMBER OF LOTS - 2

WATER SUPPLY - WELL

SEWER FACILITY -

SEPTIC SYSTEM

ZONE - 5R



NARRATIVE - CORNERS WERE ESTABLISHED FROM FOUND CORNERS ON SURVEY NO. CS 55/157. POINTS ON WAPITI LANE WERE COMPUTED FROM FOUND CORNERS AND SURVEY NO. M 40-57.

INSTRUMENTS:
THEODOLITE - DISTANCE METER

APPROVALS

Keith L. Cubic

PLANNING COMMISSION

1/12/89

DATE

Francis L. Ingram

COUNTY SURVEYOR

1-20-89

DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Dolan

OREGON
JULY 30, 1976
ROBERT L. DOLAN
1976

36-10-89 109 A

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W.M., DOUGLAS COUNTY, OREGON

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COUNTY SURVEYOR
DOUGLAS COUNTY

TF

PARCEL - 1

A PARCEL OF LAND IN THE S.W. 1/4, SECTION 16, T.25S., R.7W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 24° 56' 12" W, 1829.02 FT. AND N 79° 57' 44" W, 330.51 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 16 AND 21, T.25S., R.7W., W.M., THENCE S 8° 48' 52" W, 944.31 FT. TO A 5/8" IRON ROD THENCE N 89° 54' 26" W, 169.00 FT. TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33, THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 954.93 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N 6° 44' 35" W, 193.85 FT.) TO A POINT, THENCE N 10° 06' 00" E, 97.42 FT. TO A POINT, THENCE N 6° 00' 00" E, 85.83 FT. TO A 5/8" IRON ROD, THENCE N 8° 41' 02" E, 110.26 FT. TO A POINT, THENCE N 3° 40' 00" W, 102.08 FT. TO A 5/8" IRON ROD, THENCE N 8° 15' 30" E, 395.45 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY, S 79° 57' 44" E, 247.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES MORE OR LESS.

INCLUDES 6' WIDE WATERLINE EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED BELOW PARCEL 2.

PARCEL - 2

A PARCEL OF LAND IN THE S.W. 1/4, SECTION 16, T.25S., R.7W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 24° 56' 12" W, 1829.02 FT. AND S 8° 48' 52" W, 256.24 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 16 AND 21, T.25S., R.7W., W.M., THENCE S 8° 48' 52" W, 630.33 FT. TO A 5/8" IRON ROD, THENCE N 89° 54' 26" W, 334.30 FT. TO A 5/8" IRON ROD, THENCE N 8° 48' 52" E, 688.07 FT. TO A 5/8" IRON ROD, THENCE S 79° 57' 44" E, 330.51 FT. TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FT. WIDE ROAD EASEMENT, THE CENTERLINE OF WHICH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 24° 56' 12" W, 1829.02 FT. AND S 8° 48' 52" W, 256.24 FT. AND N 79° 57' 44" W, 138.75 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 16 AND 21, T.25S., R.7W., W.M., THENCE ALONG SAID CENTERLINE N 3° 56' 15" E, 71.04 FT. TO A POINT, THENCE N 11° 41' 57" E, 191.42 FT. TO A POINT, THENCE N 43° 00' 00" E, 171.96 FT. MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY OF WAPITI LANE.

ALSO SUBJECT TO A 6.00 FT. WIDE WATERLINE EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WELL THAT BEARS N 44° 29' 17" W, 1366.93 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 16 AND 21, T.25S., R.7W., W.M., THENCE S 88° 00' 42" W, 255.13 FT. MORE OR LESS TO A POINT.

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

1989 JAN 23 PM 2:06

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

Gay Fields
PP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Dolan
OREGON
JULY 30, 1978
ROBERT L. DOLAN
1078

26-10-89-109B