

FRANCIS L. (FRITZ) INGRAM
COUNTY SURVEYOR

TELEPHONE: 672-3311
EXTENSION 28



COUNTY OF DOUGLAS
OFFICE OF THE SURVEYOR
ROSEBURG, OREGON 97470

May 19, 1975

Mr. Donald R. Martin
c/o Sky Valley Ranches
Buena Vista, Colorado 81211

RE: Oregon Acreages Minor Land Partition Township 29 South,
Range 5 West, Section 1.

Dear Mr. Martin:

Please return to us the mylar original of the Oregon
Acreages Minor Land Partition for processing.

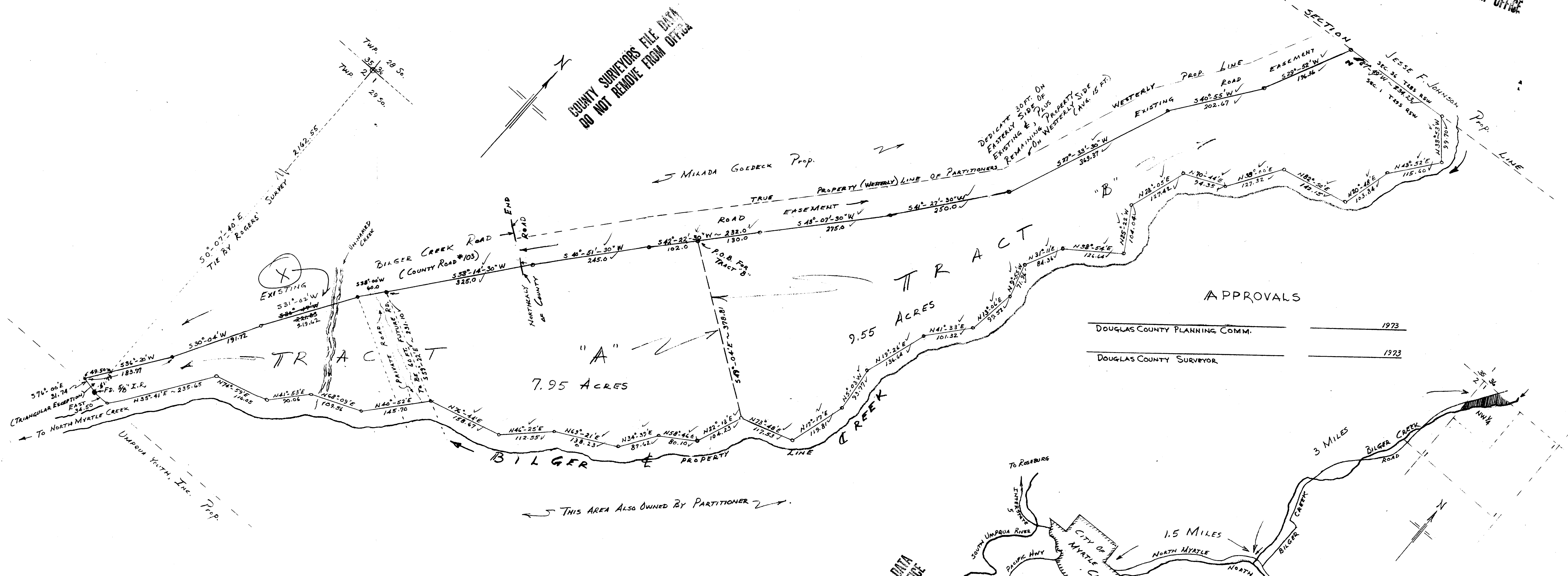
Sincerely,

Francis L. "Fritz" Ingram
Douglas County Surveyor

cc/di

C. S. File No. 58/1131A

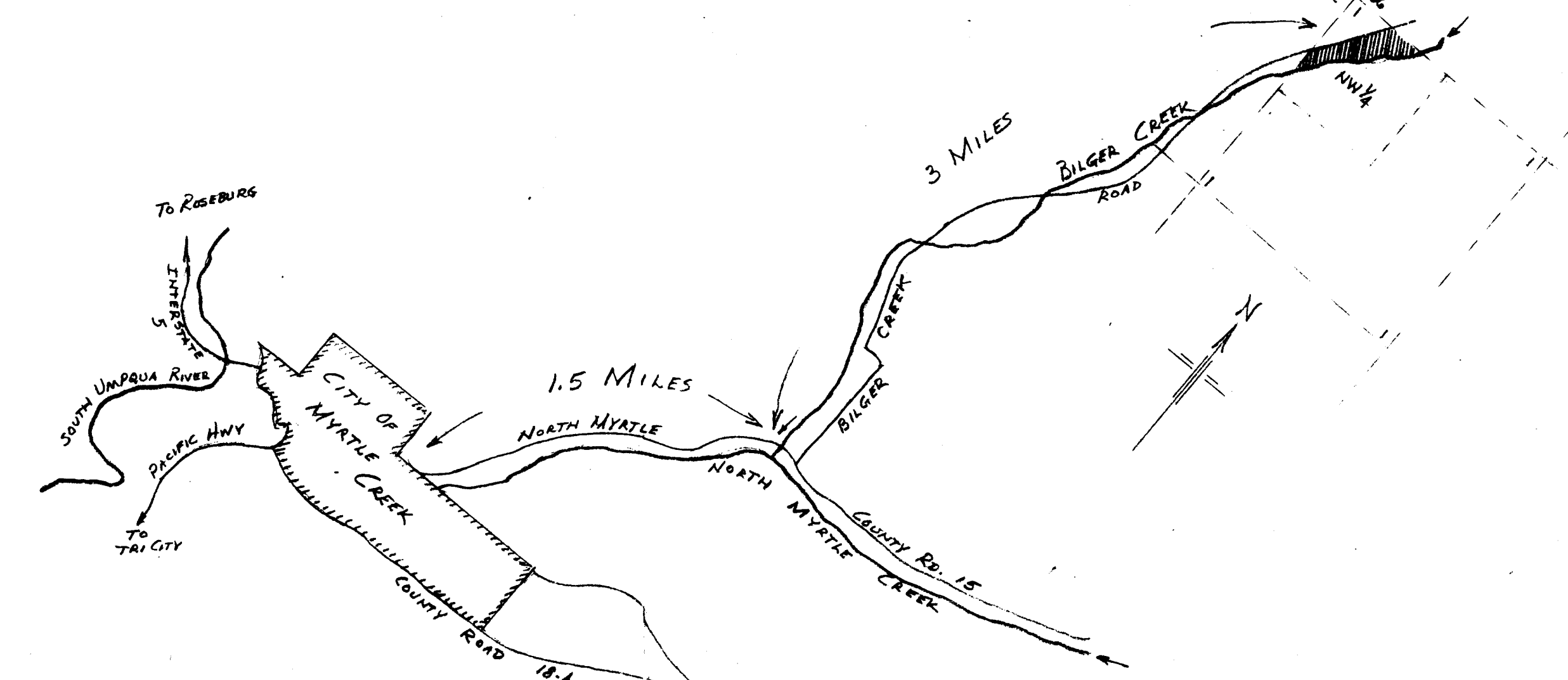
COUNTY SURVEYORS FILE DATA
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APPROVALS

DOUGLAS COUNTY PLANNING COMM. _____ 1973

DOUGLAS COUNTY SURVEYOR _____ 1973



LEGAL DESCRIPTIONS

TRACT "A" - BEGINNING AT A 5/8" IRON ROD WHICH BEARS S 0°-07'-40"E 2162.55 FT. FROM THE SECTION CORNER COMMON TO SECS. 35 & 36 OF T295 R5W AND SECTIONS 1 & 2 OF T295 R5W W.M. DOUGLAS COUNTY, OREGON; THENCE RUNNING EAST 34.50 FT. TO A 5/8" IRON ROD ON THE HIGH RIGHT BANK OF BILGER CREEK; THENCE CONTINUING ALONG THE HIGH RIGHT BANK TO POINTS MARKED WITH 5/8" IRON RODS AS FOLLOWS: N 35°-41'E 235.45 FT., N 74°-59'E 116.45 FT., N 41°-53'E 90.06 FT., N 68°-09'E 108.56 FT., N 40°-52'E 145.70 FT., N 76°-44'E 158.47 FT., N 64°-25'E 125.55 FT., N 63°-21'E 132.23 FT., N 34°-59'E 87.62 FT., N 58°-46'E 80.10 FT., AND N 22°-18'E 104.23 FT.; THENCE LEAVING SAID HIGH BANK AND RUNNING N 49°-04' W 378.81 FT. TO A POINT ON THE SOUTHWESTERN SIDE OF A ROAD EASEMENT WHICH IS THE EXTENSION OF COUNTY ROAD #103, THENCE ALONG SAID EASEMENT S 42°-22'-30"W 102.0 FT. AND S 40°-51'-30"W 245.0 FT. TO THE APPROXIMATE NORTHERLY TERMINUS OF SAID COUNTY ROAD; THENCE RUNNING ALONG SAID COUNTY ROAD S 38°-00'-00"W 325.4 FT.; THENCE CONTINUING S 38°-00'-00"W 60.0 FT.; THENCE S 30°-47' W 221.33 FT.; THENCE S 30°-04' W 191.72 FT.; THENCE S 36°-20' W 183.97 FT.; THENCE S 31°-14' W 183.97 FT.; THENCE S 31°-14' W 183.97 FT. TO THE POINT OF BEGINNING. INCLUDING THEREIN: THAT STRIP OF PROPERTY BETWEEN THE HIGH BANK EASTERN BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND THE CENTERLINE OF BILGER CREEK, CONTAINING 7.95 ACRES MORE OR LESS AND ALL BEING SITUATED IN THE NW 1/4 OF SAID SEC. 1 T295 R5W W.M. DOUGLAS COUNTY, OREGON. INCLUDING THEREIN: THAT STRIP OF LAND EASEMENT PURPOSES RUNNING ADJACENT TO AND WESTERLY OF THE WESTERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL, FOR AN EXTENSION OF SAID COUNTY ROAD #103. EXCEPTING THEREFROM: THAT TRIANGULAR AREA DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD WHICH BEARS S 0°-07'-40"E 2162.55 FT. FROM THE SECTION CORNER COMMON TO SECS. 35 & 36 OF T295 R5W AND SECS. 1 & 2 OF T295 R5W W.M. DOUGLAS COUNTY, OREGON; THENCE N 0°-07'-40" W 31.74 FT. TO A POINT ON THE EASTERN LINE OF COUNTY ROAD #103; THENCE S 36°-20' W 49.50 FT. ALONG SAID ROAD; THENCE S 76°-00'E 31.74 FT. TO THE POINT OF BEGINNING. ALL BEING SITUATED IN THE NW 1/4 OF SAID SEC. 1 T295 R5W W.M. DOUGLAS COUNTY, OREGON.

TRACT "B" - BEGINNING AT A 5/8" IRON ROD ON THE EASTERN SIDE OF AN EASEMENT FOR ROAD SAID POINT BEARS S 0°-07'-40"E 2162.55 FT. AND N 35°-42'E 1323.91 FT. FROM THE SECTION CORNER COMMON TO SECS. 35 & 36 OF T295 R5W AND SECS. 1 & 2 OF T295 R5W W.M. DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID ROAD AND RUNNING S 89°-04'E 378.81 FT. TO A 5/8" IRON ROD ON THE HIGH RIGHT BANK OF BILGER CREEK; THENCE CONTINUING ALONG THE HIGH RIGHT BANK TO POINTS MARKED WITH 5/8" IRON RODS AS FOLLOWS: N 75°-48'E 117.53 FT., N 67°-47'E 119.81 FT., N 5°-05' W 93.77 FT., N 19°-24'E 136.64 FT., N 41°-33'E 104.32 FT., N 15°-04'E 99.52 FT., N 9°-58' W 71.94 FT., N 31°-11'E 84.34 FT., N 58°-54'E 126.64 FT., N 25°-22' W 104.04 FT., N 23°-05'E 127.42 FT., N 70°-44'E 94.35 FT., N 38°-00'E 127.32 FT., N 82°-50'E 142.15 FT., N 20°-18'E 103.84 FT., N 43°-52'E 115.60 FT., N 33°-53' W 99.70 FT. TO A POINT ON THE NORTH OF SAID SEC. 1, THENCE LEAVING SAID HIGH BANK AND RUNNING S 87°-49' W 234.23 FT. ALONG SAID BOUNDARY TO ITS INTERSECTION WITH THE SAID EASTERN SIDE OF ROAD EASEMENT; THENCE RUNNING ALONG SAID ROAD EASEMENT AS FOLLOWS: S 29°-52' W 196.36 FT., S 40°-55' W 202.67 FT., S 27°-38'-30" W 369.37 FT., S 41°-27'-30" W 250.0 FT., S 43°-07'-30" W 275.0 FT., AND S 42°-22'-30" W 130.0 FT. TO THE POINT OF BEGINNING. INCLUDING THEREIN: THAT STRIP OF PROPERTY BETWEEN THE HIGH BANK EASTERN BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND THE CENTERLINE OF BILGER CREEK, CONTAINING 9.55 ACRES MORE OR LESS AND ALL BEING SITUATED IN THE NW 1/4 OF SAID SEC. 1 T295 R5W W.M. DOUGLAS COUNTY, OREGON. INCLUDING THEREIN: THAT STRIP OF LAND EASEMENT PURPOSES RUNNING ADJACENT TO AND WESTERLY OF THE WESTERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL, FOR AN EXTENSION OF COUNTY ROAD #103.

COUNTY SURVEYORS FILE DATA
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VICINITY MAP
SCALE: 1" = 1 MILE

BASE OF BEARING: SEC. COR. TIE S 0°-07'-40"E
O SET NEW 5/8" X 30" IRON ROD

PORTION OF Vol. 489
Inst. #72-4416 DOUGLAS COUNTY
DEED RECORDS



PARTITIONING (2)

"BILGER CREEK ESTATES"

PARTITIONER: OREGON ACRES P.O. BOX 324 MYRTLE CREEK, OREGON		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: ZRM
DATE: JAN. 1973		REVISED
BILGER CREEK ROAD AREA - NW 1/4 SEC. 1 T295 R5W W.M. DOUGLAS COUNTY, OREGON		
		DRAWING NUMBER

REV. JULY 1973 ZRM
CHANGED 7-PARCEL SUBDIV.
TO 2-TRACT PARCELIZING
REVS. JUNE 1973 ZRM

11-19-73

MINOR LAND PARTITION
CHECK SHEET

Item	Yes	No	N/A	Remarks
1. Name of Partitioner	11-20			
2. Name of P.L.S. or P.E.	11-20			
3. Statement of Available Utilities			11-20	
4. Approvals: Planning Commission	11-20			
Surveyor	11-20			
5. Names of Adjacent Property Owners	11-20			
6. Acceptable Street Names			11-20	
7. Vicinity Map	11-20			
8. Scale Acceptable	11-20			
9. Map Size Acceptable	11-20			
10. Northpoint, Scale & Date	11-20			
11. Legend	11-20			
12. Tie to Government Corner	11-20			
13. Basis of Bearings	11-20			
14. Boundary Lines	11-20			
15. Street Dimensions	11-20			
16. Curve Information			11-20	
17. Lot Closures		11-20		
18. Acreage Calculations				
19. Predominant Natural Features	11-20			
20.				

Checked By: GO
Date: 11-20-73

OREGON ACCEAGES M.L.P

Fee paid 11-19-73

LETTER SENT

C. S. File No. 58/11310