

A MINOR LAND PARTITION
IN NE 1/4 NW 1/4, NW 1/4 NE 1/4 SECTION 19
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.,
DOUGLAS COUNTY, OREGON

FILED
JUN 25 1991
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

SURVEY FOR: JOYCE E. HUBER
130 CEDAR TREE DRIVE
ROSEBURG, OREGON 97470

SURVEY BY: JAMES ARTMAN SURVEYING
P.O. BOX 576
WINSTON, OREGON 97496
(503) 679-7176

DOUGLAS COUNTY PLANNING DEPARTMENT, FILE NO. 90-072
ZONING- EXCLUSIVE FARM USE, GRAZING
WATER- WELL
SEWER- SEPTIC
WATER RIGHTS ARE APPURTENANT TO THE PROPERTY
CERTIFICATE NO. 24054, IRRIGATION
PERMIT NO. 23783
COMP PLAN- AGG.

PARCEL 1

BEGINNING AT A 5/8" IRON ROD WITH A CAP ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 47 (LOOKINGGLASS ROAD) WHICH BEARS S 9°40'52" E, 676.37 FEET FROM THE ONE QUARTER CORNER COMMON TO SECTION 18 AND SECTION 19, TOWNSHIP 28 SOUTH, RANGE 06 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 64°48'43" W, 38.63 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE TO A 3/4" IRON ROD; THENCE ALONG THE ARC OF A 35°48'00" CURVE TO THE RIGHT, 304.41 FEET, THE CHORD OF WHICH BEARS N 58°54'58" W, 303.91 FEET TO A 5/8" IRON ROD WITH A CAP ON THE SOUTHERLY RIGHT OF WAY LINE; THENCE N 87°45'00" W, 182.22 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OLD COUNTY ROAD NO. 47 (CEDAR TREE DRIVE) TO A 5/8" IRON ROD WITH A CAP; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE N 86°25'00" W, 54.40 FEET TO AN "X" ON ROCK LEDGE ON THE WEST SIDE OF A BROOK; THENCE LEAVING SAID ROAD RIGHT OF WAY, S 20°00'00" W, 153.00 FEET TO A 5/8" IRON ROD WITH CAP ON THE WEST SIDE OF BROOK; THENCE S 25°00'00" E, 294.20 FEET TO A 5/8" IRON ROD WITH CAP ON WEST SIDE OF BROOK; THENCE S 71°50'00" E, 54.80 FEET TO A 5/8" IRON ROD WITH CAP ON WEST SIDE OF A BROOK; THENCE S 36°53'00" E, 261.31 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 36°53'00" E, 140.89 FEET TO CENTER OF LOOKINGGLASS CREEK; THENCE N 82°36'00" E, 331.00 FEET; THENCE DOWNSTREAM S 89°32'34" E, 116.50 FEET; THENCE LEAVING SAID CREEK CENTERLINE N 20°56'21" E, 158.53 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE CONTINUING N 20°56'21" E, 83.76 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 85°36'59" W, 81.45 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 55°29'53" W, 100.73 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 77°42'09" W, 208.44 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 36°53'49" W, 48.28 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 11°50'26" E, 154.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.68 ACRES MORE OR LESS.

Keith L. Cubic 6/5/91
DOUGLAS COUNTY PLANNING DIRECTOR DATE
James E. M... DEPUTY 6-25-91
DOUGLAS COUNTY SURVEYOR DATE
I, JAMES D. ARTMAN, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE SURVEYED THE BOUNDARIES OF THIS MINOR LAND PARTITION, WITH PROPER MONUMENTS BEING SET.
J. D. Artman 6/22/1991
JAMES D. ARTMAN, PLS 2268 DATE

SUBJECT TO A WATERLINE EASEMENT AS DESCRIBED BELOW.

SUBJECT TO A 10 FOOT WIDE ACCESS EASEMENT AS DESCRIBED BELOW.

PARCEL 2

BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 47 (LOOKINGGLASS ROAD) WHICH BEARS S 9°40'52" E, 676.37 FEET FROM THE ONE QUARTER CORNER COMMON TO SECTION 18 AND SECTION 19, TOWNSHIP 28 SOUTH, RANGE 06 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S 64°48'43" E, 237.18 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE TO A 5/8" IRON ROD WITH A CAP; THENCE ALONG THE ARC OF A 7°25'00" CURVE TO THE LEFT, 251.11 FEET, THE CHORD OF WHICH BEARS S 68°34'17" E, 249.82 FEET TO A 3/4" IRON ROD; THENCE S 72°15'16" E, 530.16 FEET TO A 5/8" IRON ROD WITH A CAP ON THE WEST LINE OF JOHN COX DONATION LAND CLAIM NO. 49, THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 01°08'07" E, 47.24 FEET ALONG SAID WEST LINE OF DLC NO. 49 TO A 5/8" IRON ROD WITH A CAP; THENCE CONTINUING S 01°08'07" E, 41.12 FEET ALONG SAID WEST LINE OF DLC NO. 49 TO THE CENTERLINE OF LOOKINGGLASS CREEK; THENCE UPSTREAM ALONG THE CENTERLINE S 7°00'00" W, 117.76 FEET; THENCE S 53°30'00" W, 105.40 FEET; THENCE N 79°00'00" W, 227.00 FEET; THENCE N 89°32'34" W, 268.75 FEET TO A POINT THENCE LEAVING SAID CREEK N 20°56'21" E, 158.53 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE CONTINUING N 20°56'21" E, 83.73 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 85°36'59" W, 81.45 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 55°29'53" W, 100.73 FEET; THENCE N 77°42'09" W, 208.44 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 36°53'49" W, 48.28 FEET TO A 5/8" IRON ROD WITH A CAP; THENCE N 11°50'26" E, 154.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.22 ACRES MORE OR LESS.

TOGETHER WITH A WATERLINE EASEMENT AS DESCRIBED BELOW.

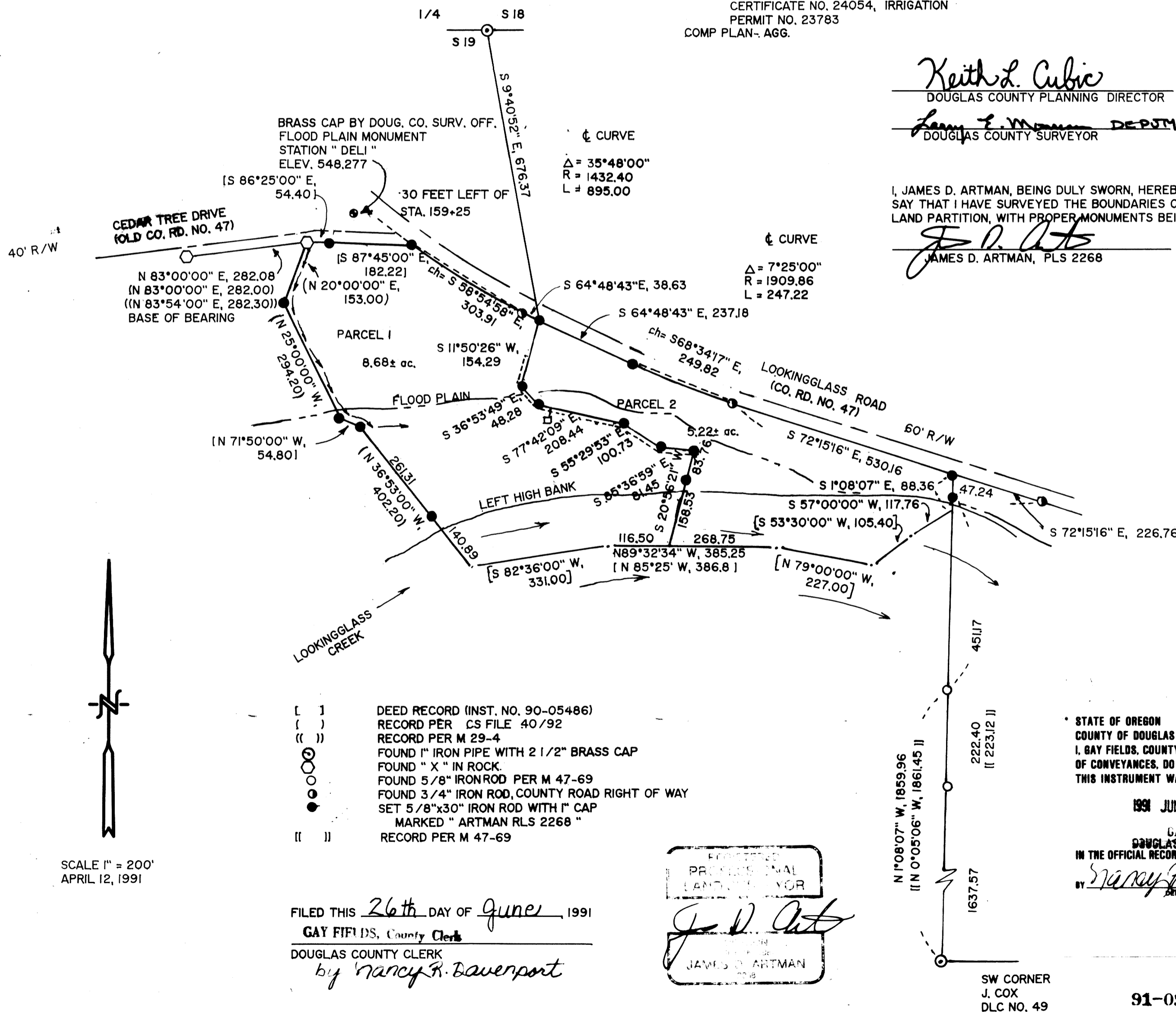
TOGETHER WITH A 10 FOOT WIDE ACCESS EASEMENT AS DESCRIBED BELOW.

ACCESS EASEMENT

BEGINNING AT A POINT S 11°50'26" W, 82.29 FEET FROM THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL 2, AND BEING THE CENTERLINE OF THE 10 FOOT ACCESS EASEMENT; THENCE N 78°09'34" W, 5.00 FEET; THENCE SOUTHERLY AND EASTERLY, PARALLEL WITH AND ADJACENT TO, AND BEING 5.00 FEET FROM THE WESTERLY AND SOUTHERLY LINES OF THE ABOVE DESCRIBED PARCEL 2, TO A POINT S 20°56'21" W, 5.00 FEET FROM THE INTERIOR SOUTHWEST CORNER AND THERE TERMINATING.

WATERLINE EASEMENT

BEGINNING AT A POINT WHICH BEARS S 7°13'26" E, 911.65 FEET FROM THE ONE QUARTER CORNER COMMON TO SECTION 18 AND SECTION 19, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; AND BEING AT AN EXISTING WELL; THENCE N 4°10'28" E, 28.84 FEET ALONG AN EXISTING WATERLINE TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 2, AND SAID EASEMENT BEING 5.00 FEET IN WIDTH AND THERE TERMINATING.



FILED THIS 26th DAY OF June, 1991
GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK
by Nancy R. Davenport

James D. Artman
Surveyor

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1991 JUN 26 AM 8:54
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
by Nancy R. Davenport
DEPUTY
FEE 10.00

91-09647

1991-0036

1991-0036