

1997-0136 B

LAND PARTITION

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 95-243.

With

ADJUSTMENT OF COMMON BOUNDARY LINE

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 97-194.

Located in the:
S. E. 1/4 of SECTION 20
TOWNSHIP 26 SOUTH, RANGE 6 WEST
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:
JACK and JANET BEAGLE
570 GARDEN GROVE DRIVE
ROSEBURG, OREGON 97470

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION
SEWER DISPOSAL: SEPTIC
ZONING: R-R 2 ACRE
COMPREHENSIVE PLAN DESIGNATION:
COMMITTED RESIDENTIAL - 2 ACRE

MAP PREPARED BY:
RAYMOND F. BROWN - P.L.S. #2391
P. O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839-6185

REGISTERED
PROFESSIONAL
LAND SURVEYOR

RAYMOND F. BROWN
JULY 7, 1989
23

EXP 12/31/97

LEGAL DESCRIPTION:

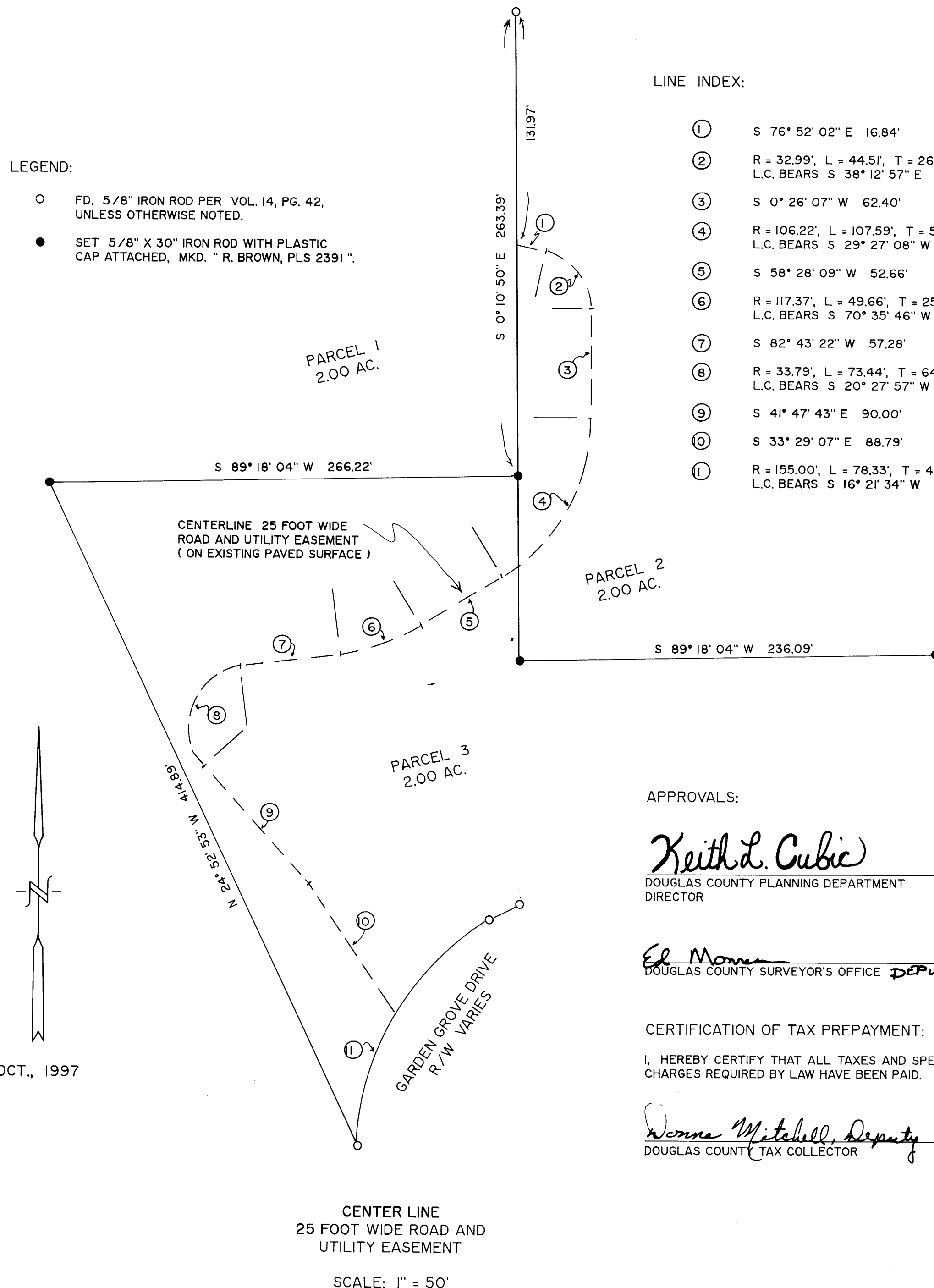
BEGINNING AT A 3/4 INCH IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 3, BLOCK 2, GARDEN VALLEY WEST, SECOND ADDITION (RECORDED IN VOLUME 14, PAGE 42, DOUGLAS COUNTY SURVEYOR'S OFFICE); THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 3, NORTH 89° 16' 47" EAST 386.81 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE NORTH BOUNDARY OF LOT 2 OF SAID BLOCK 2, NORTH 89° 18' 04" EAST 236.82 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTH 0° 04' 01" EAST 477.55 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTHERLY RIGHT OF WAY OF GARDEN GROVE DRIVE; THENCE ALONG SAID RIGHT OF WAY, SOUTH 84° 04' 14" WEST 172.32 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 66° 13' 50" WEST 20.36 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 63° 47' 37" WEST 50.97 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 63° 49' 33" WEST 19.64 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 30° 22' 23" WEST 147.89 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE WESTERLY BOUNDARY OF SAID LOT 3, NORTH 24° 52' 53" WEST 626.50 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WESTERLY BOUNDARY OF SAID LOT 3 AND RUNNING DUE WEST 33.53 FEET TO A 1-1/4 INCH AXLE LOCATED ON THE WESTERLY BOUNDARY OF LOT 4 OF SAID BLOCK 2; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID LOT 4, NORTH 0° 56' 58" EAST 69.81 FEET TO THE POINT OF BEGINNING.

LINE INDEX:

- ① S 76° 52' 02" E 16.84'
- ② R = 32.99', L = 44.51', T = 26.38', L.C. BEARS S 38° 12' 57" E 41.21'
- ③ S 0° 26' 07" W 62.40'
- ④ R = 106.22', L = 107.59', T = 58.92', L.C. BEARS S 29° 27' 08" W 103.05'
- ⑤ S 58° 28' 09" W 52.66'
- ⑥ R = 117.37', L = 49.66', T = 25.21', L.C. BEARS S 70° 35' 46" W 49.29'
- ⑦ S 82° 43' 22" W 57.28'
- ⑧ R = 33.79', L = 73.44', T = 64.25', L.C. BEARS S 20° 27' 57" W 59.82'
- ⑨ S 41° 47' 43" E 90.00'
- ⑩ S 33° 29' 07" E 88.79'
- ⑪ R = 155.00', L = 78.33', T = 40.02', L.C. BEARS S 16° 21' 34" W 77.50'

LEGEND:

- FD. 5/8" IRON ROD PER VOL. 14, PG. 42, UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "



SCALE: 1" = 50'

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPARTMENT
DIRECTOR

12/9/97
DATE

Ed Manner
DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY

12-9-97
DATE

CERTIFICATION OF TAX PREPAYMENT:

I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Donna Mitchell, Deputy
DOUGLAS COUNTY TAX COLLECTOR

12/29/97
DATE

OCT., 1997

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