30¢ pd 72-13339

STATE OF OREGON
COUNTY OF DOUGLAS } ss.

I, G. D. Wylenbeck, County Clerk and ex officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was filed SEP 15 1972 10:15 A M. and Recorded in Volume 75 Minor Land at Page records of Douglas County, Oregon.
G. D. Wylenbeck, County Clerk
Marge Beeman, Deputy

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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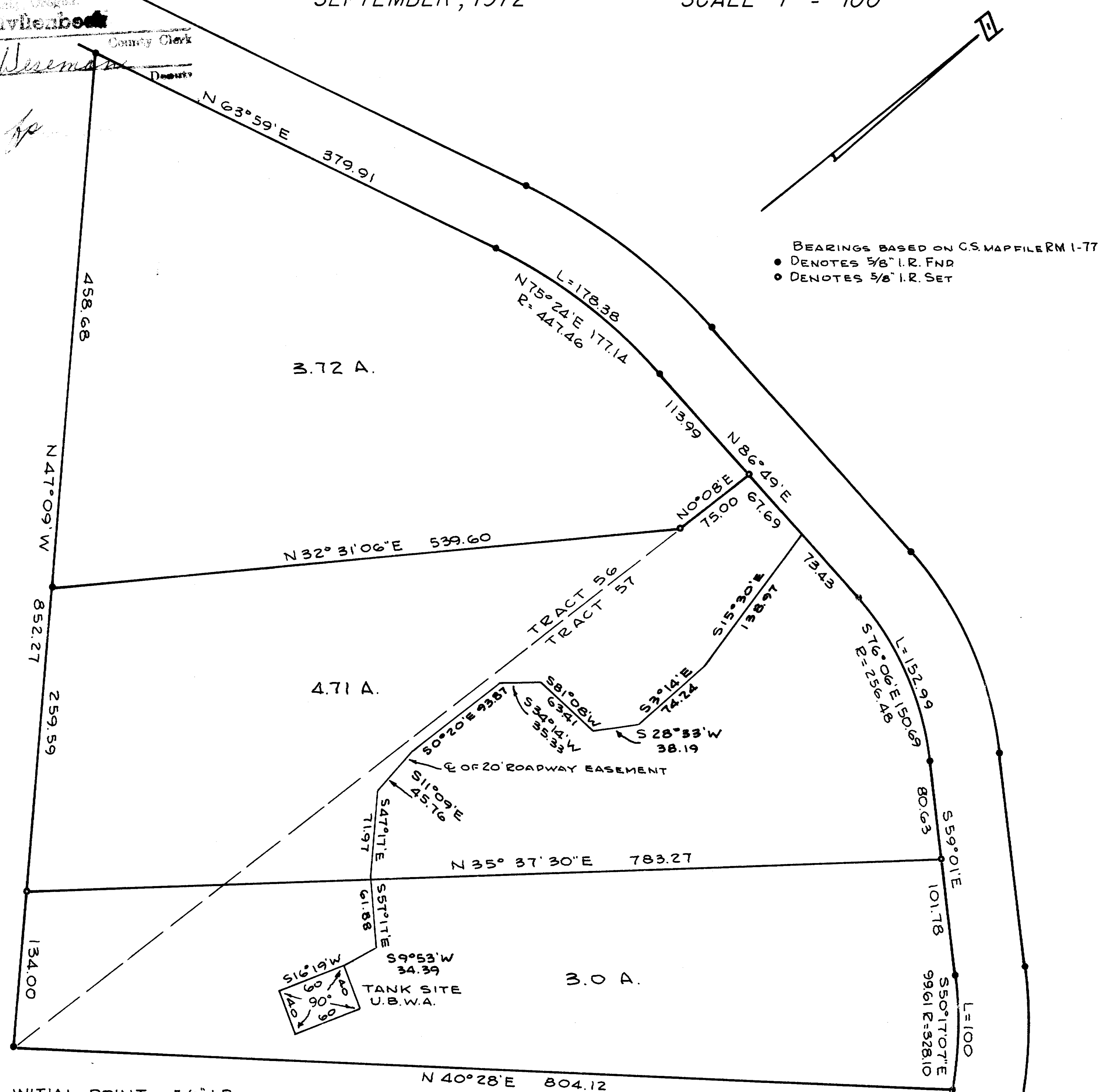
MAP FILE M 46 - 41

MINOR LAND PARTITIONING

TRACTS 56 AND 57, GARDEN VALLEY WEST OREGON, LTD.
SECTION 21, T. 26 S., R. 6 W., W.M.
SEPTEMBER, 1972 SCALE 1" = 100'



BEARINGS BASED ON C.S. MAPFILE RM 1-77
● DENOTES 5/8" I.R. FND
○ DENOTES 5/8" I.R. SET

INITIAL POINT 5/8" I.R.
SOUTH 1/4 SEC. COR. SEC. 21, T. 26 S., R. 6 W., W.M.
BEARS SOUTH 1686.22' AND
EAST 1151.09'

PARTITIONER
Name
Douglas Properties, Inc.
Address
2585 West Harvard Bv. Roseburg, Ore.
Phone
672 5706

LEGAL OWNER OF RECORD
Same as above

TOTAL NUMBER OF LOTS 3

FILED
RECEIVED
SEP 15 1972
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP PREPARED BY
Name
R. H. Gee
Address
Rt. 2 Box 975
Roseburg, Oregon
Phone
672 2727

REGISTERED PROFESSIONAL ENGINEER
OREGON
OCT. 22, 1954
R. H. GEE

LEGAL DESCRIPTION

West Portion

Beginning at a point from which the South one quarter section corner of Section 21, T. 26 S., R. 6 W., W. M. bears South 1894.49 feet and East 1439.64 feet; thence N 32°31'06" E 539.60 feet; N 0°08' E 75.00 feet; thence S 86°49' W 113.99 feet; thence 178.38 feet along the arc of a curve to the left having a radius of 447.46 feet, the chord of which is S 75°24' W 177.14 feet; thence S 63°59' W 379.91 feet; thence S 47°09' E 458.68 feet to the place of beginning, all lying in Section 21, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

Central Portion

Beginning at a point from which the South one quarter section corner of Section 21, T. 26 S., R. 6 W., W. M. bears South 1717.95 feet and East 1249.33 feet; thence N 35°37'30" E 783.27 feet: thence N 59°01' W 80.63 feet; thence 152.99 feet along the arc of a curve to the left having a radius of 256.48 feet, the chord of which is N 76°06'W 150.69 feet; thence S 86°49' W 141.12 feet; thence S 0°08' W 75.00 feet; thence S 32°31'06" W 539.60 feet; thence S 47°09' E 259.59 feet to the place of beginning, all lying in Section 21, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

East Portion

Beginning at a point from which the South one quarter section corner of Section 21, T. 26 S., R. 6 W., W. M. bears South 1626.82 feet and East 1151.09 feet; thence N 40°28' E 804.12 feet; thence 100.00 feet along the arc of a curve to the left having a radius of 328.10 feet, the chord of which is N 50°17'07" W 99.61 feet; thence N 59°01' W 101.78 feet; thence S 35°37'30" W 783.27 feet; thence S 47°09' E 134.00 feet to the place of beginning, EXCEPTING therefrom, beginning at a point from which the South one quarter section corner to Section 21, T. 26 S., R. 6 W., W. M. bears South 1892.78 feet and East 1032.83 feet; thence S 16°19' W 60.00 feet; thence S 73°41' E 40.00 feet; thence N 16°19' E 60.00 feet; thence N 73°41' W 40.00 feet, all lying in in Section 21, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

Note: The Central and East Portion are subject to the roadway easement delineated on the annexed plat.

APPROVALS:
Richard Reynolds 9/14/72
County Planning Commission date

Francis L. Ingram 9-15-72
County Surveyor date

SEE SUBD GARDEN VALLEY WEST ESTATES
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