

COUNTY SURVEYORS FILE UNIT  
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION  
LOT 51, GARDEN VALLEY WEST  
IN SEC. 21, T. 26 S., R. 6 W. W. M.

OCT. 17, 1972  
1" = 100'

APPROVED  
*Francis J. Ingram*  
Co. Surveyor

24 October 1972  
OCT 30, 1972

FILED  
RECEIVED 27

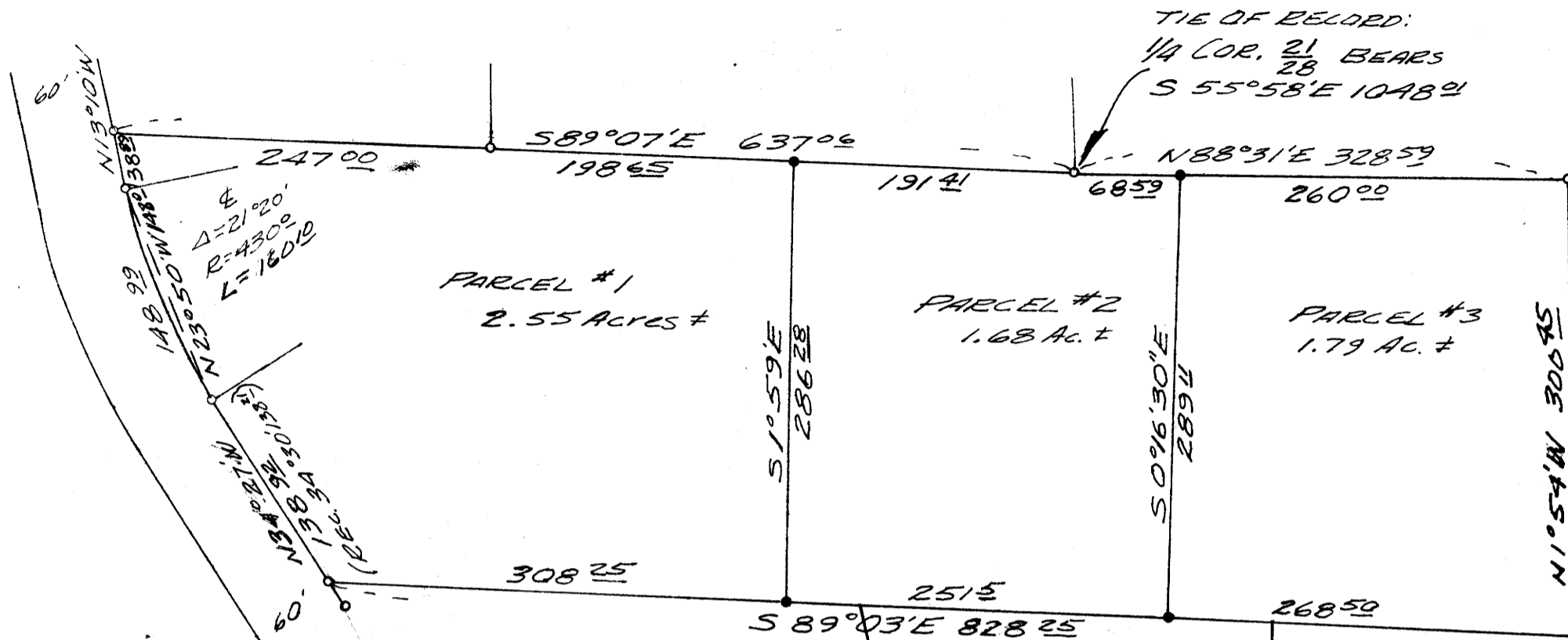
1972

PARTITIONER  
GENE TERRELL  
RTE. 3, BOX 535, ROSEBURG  
PHONE 672-6055  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

OWNER OF RECORD  
JOHN STEPHENS  
c/o TERRELL

MAP BY BRUCE ROGERS  
2737 CALKINS  
PHONE 673-8349

o - FOUND 5/8" IRON ROD  
• - SET 5/8" IRON ROD  
BEARINGS BASED ON C.S. FILE M-46-17



PARCEL #1

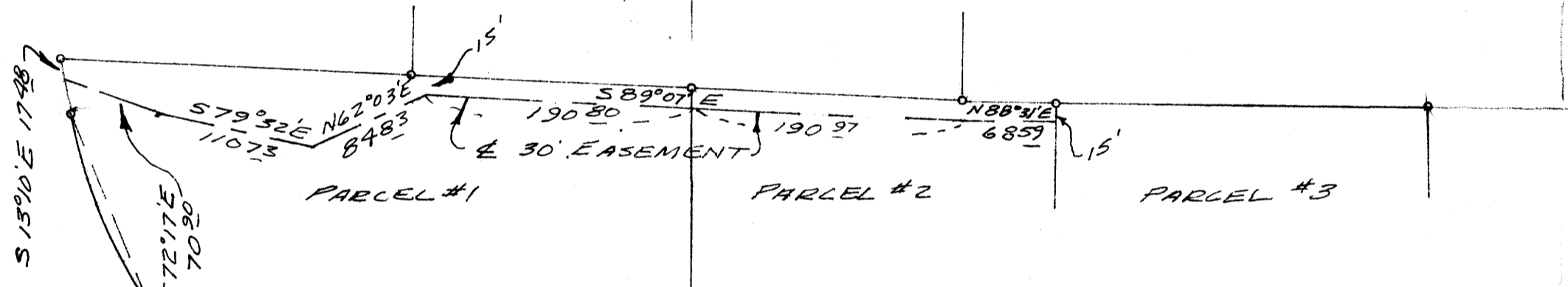
Beginning at a 5/8" iron rod from which the S. 1/4 cor. of sec. 21, T. 26 S., R. 6 W. W. M. bears S 89° 07' E 191.41 ft. and S 55° 58' E 1048.01 ft.; thence, S 1° 59' E 286.28 ft. to a 5/8" iron rod; thence N 89° 03' W along the north line of a parcel of land described in Inst. # 72-13488, Douglas Co. Records, 308.25 ft. to a 5/8" iron rod; thence, along the easterly line of a 60' roadway, N 34° 21' W 138.32 ft. to a 5/8" iron rod; thence, along said easterly line, on the arc of a 400 ft. radius curve to the right (the long chord of which bears N 23° 50' W) 148.92 ft. to a 5/8" iron rod; thence, along said easterly line, N 13° 10' W 38.89 ft. to a 5/8" iron rod; thence, along the northerly line of Lot 51, Garden Valley West, S 89° 07' E 445.65 ft. to the place of beginning.

PARCEL #2

Beginning at a 5/8" iron rod from which the S. 1/4 corner of Sec 21, T. 26 S., R. 6 W. W. M. bears S 55° 58' E 1048.01 ft.; thence, along the northerly line of Lot 51, Garden Valley West N 88° 31' E 68.59 ft. to a 5/8" iron rod; thence S 0° 16' 30" E 289.4 ft. to a 5/8" iron rod; thence, along the northerly line of a parcel of land described in Instrument # 72-13488, Douglas Co. Records, N 89° 03' W 251.5 ft. to a 5/8" iron rod; thence N 1° 59' W 286.28 ft. to a 5/8" iron rod; thence S 89° 07' E 191.41 ft. to the place of beginning.

PARCEL #3

Beginning at a 5/8" iron rod from which the south 1/4 cor. of Sec. 21, T. 26 S., R. 6 W. W. M. bears S 88° 31' W 68.59 ft. and S 55° 58' E 1048.01 ft.; thence, along the north line of Lot 51, Garden Valley West, N 88° 31' E 260.00 ft. to a 5/8" iron rod; thence, along the east line of said Lot 51, S 1° 54' E 300.45 ft. to a 5/8" iron rod; thence, along the northerly line of a parcel of land described in Inst. # 72-13488, N 89° 03' W 268.50 ft. to a 5/8" iron rod; thence N 0° 16' 30" W 289.4 ft. to the place of beginning.



EASEMENT

A STRIP of land 30 ft. wide, 15 ft. on each side of the following described center line:

Beginning at a point on the easterly side of a 60' roadway from which point the N.W. cor. of Lot 51, Garden Valley West bears N 13° 10' W 17.48 ft.; thence S 72° 17' E 70.90 ft.; thence S 79° 32' E 110.73 ft.; thence N 62° 03' E 84.83 ft.; thence, 15 ft. from and parallel to the North line of Lot 51, Garden Valley West, S 89° 07' E 381.77 ft. and N 88° 31' E 68.59 ft.

72-15881

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

I, G. D. Myllenbeck, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was

filed NOV 3 1972 at 10:35 AM by Bruce R. Rogers

and Recorded in Volume 1 of Minor Land Records of Douglas County, Oregon.

G. D. Myllenbeck  
County Clerk

Margie Weseman  
Deputy

REGISTERED  
OREGON  
LAND SURVEYOR  
BRUCE R. ROGERS  
660

MAP FILE M-46-17

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