

MINOR LAND PARTITION

SECTIONS 15 & 16, T.26S., R.4W., W.M.

NOVEMBER 1972 SCALE: 1"=100'

DO NOT REMOVE FROM OFFICE

FILED
RECEIVED

JAN 3 1973

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
97470

PARTITIONER:
Mary Jones
PO Box 273
Idleld Rt.
Roseburg, Oregon
672-5337

LEGAL OWNER:
Same as above

NUMBER OF LOTS:
3

WATER:
Well

SEWAGE:
Sub Surface

MAP PREPARED BY:
Baughman Surveying
Service
PO Box 222
Roseburg, Oregon
672-5971 97470

300 pl 73-1437

STATE OF OREGON }
COUNTY OF DOUGLAS }
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 JAN 31 1973 2:21 P
and Recorded in Volume 1
at Page 101 Minor Land
Records of Douglas County, Oregon.

G. D. Myllenbeck
County Clerk

Margie Weseman
Deputy

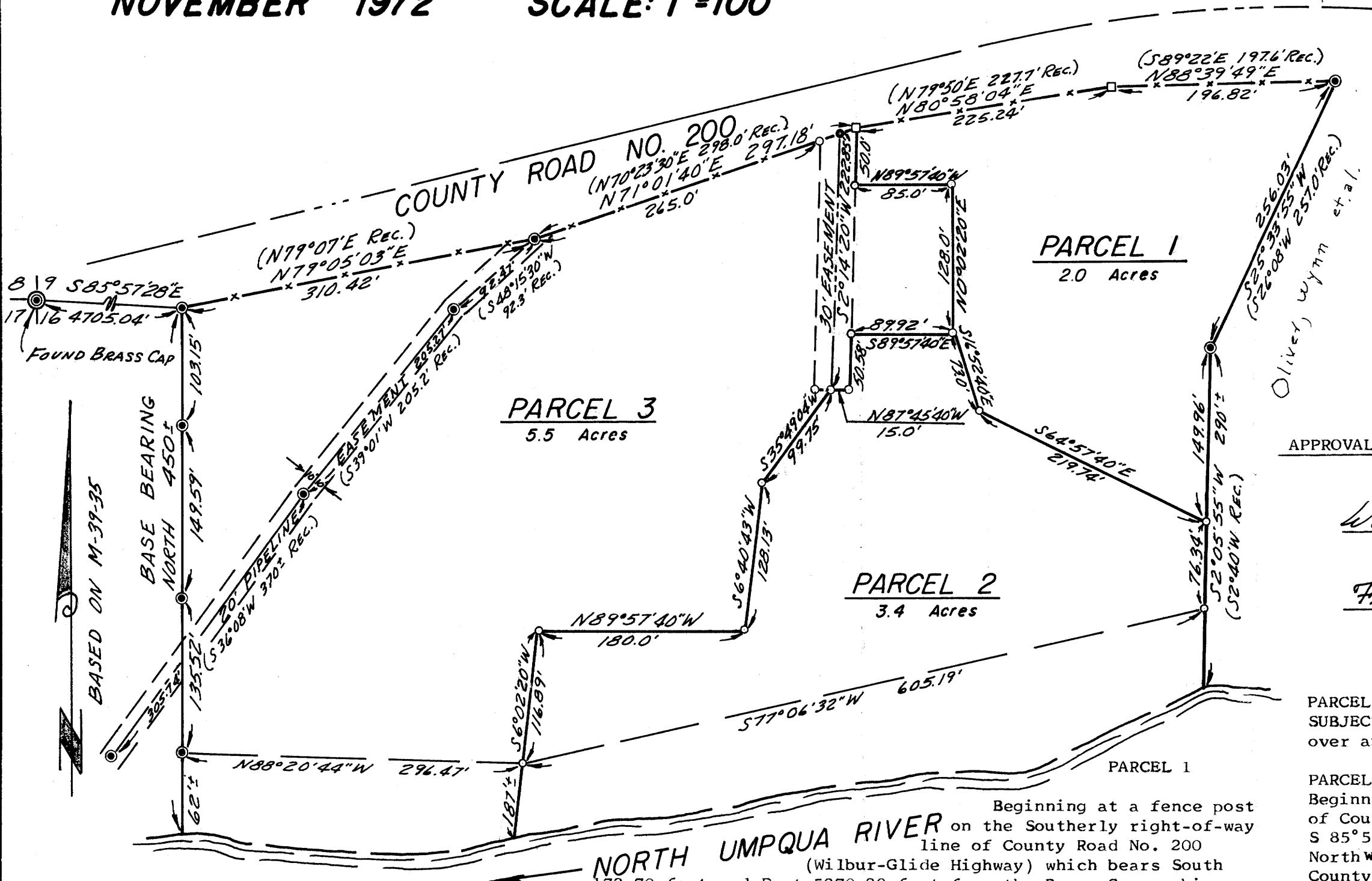
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1966
GLENN S. BAUGHMAN
536

APPROVALS:

William R. [Signature] 1-4-73
Planning Commission Date

Francis L. Ingram 1-11-73
County Surveyor Date



PARCEL 2 (continued)
SUBJECT TO: A 30.00 foot easement for ingress and egress,
over and across Parcel No. 3.

PARCEL 3
Beginning at a 3/4" I.R. on the Southerly right-of-way line
of County Road No. 200 (Wilbur-Glide Highway) which bears
S 85°57'28"E. 4705.04 feet from the Brass Cap marking the
Northwest corner of Section 16, T. 26S., R. 4W. W.M., Douglas
County, Oregon; thence along said Southerly right-of-way
line N. 79°05'03"E. 310.42 feet to a 3/4" I.R.; thence
continuing along said Southerly right-of-way line N 71°01'40"E.
297.18 feet to a fence post; thence S 2°14'20"W. 50.00 feet to
a 5/8" I.R.; thence S 89°57'40"E. 85.00 feet to a 5/8" I.R.;
thence S 0°02'20"W. 128.00 feet to a 5/8" I.R.; thence N. 89°
57'40"W. 89.92 feet to a 5/8" I.R.; thence S 2°14'20"W. 50.58
feet to a 5/8" I.R.; thence N. 87°45'40"W. 15.00 feet to a
5/8" I.R.; thence S 35°49'04"W. 99.75 feet to a 5/8" I.R.;
thence S 6°40'43"W. 128.13 feet to a 5/8" I.R.; thence N. 89°
57'40"W. 180.00 feet to a 5/8" I.R.; thence S 6°02'20"W.
187.00 feet more or less to the meandor line on the right bank
of the North Umpqua River, thence downstream along said meandor
line to a point which bears South from the point of beginning;
thence North 450.00 feet more or less to the point of beginning
containing 5.50 Acres, more or less.

SUBJECT TO:
Easement as described above.

ALSO SUBJECT TO:
A pipeline easement as described in Inst. #67-6541 Deed Records
Douglas County, Oregon.

OWNER'S STATEMENT

I, Mary Jones, as owner and partitioner, have caused the
survey to be made of the above described parcels and as shown
on the annexed plat as my free and voluntary act.

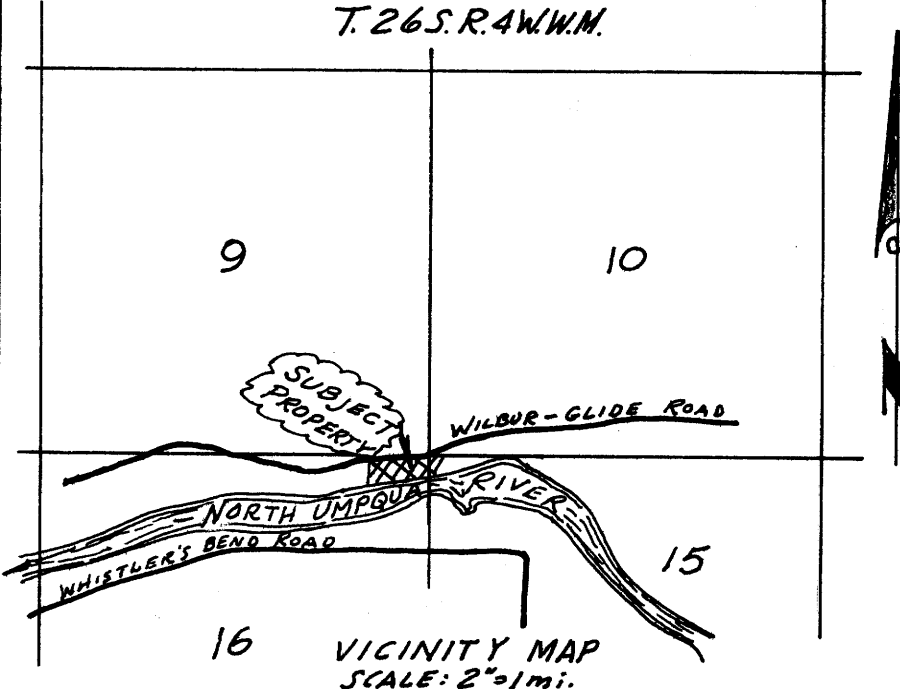
Mary Jones

EAB

LEGEND

- — 3/4" Iron Rod Found
- — 5/8" Iron Rod Set
- ◐ — 1/2" Iron Pipe Set
- — EXISTING FENCE POST

T.26S.R.4W.W.M.



VICINITY MAP
SCALE: 2"=1 mi.

NORTH UMPQUA RIVER
Beginning at a fence post
on the Southerly right-of-way
line of County Road No. 200
(Wilbur-Glide Highway) which bears South
172.70 feet and East 5279.29 feet from the Brass Cap marking
the Northwest corner of Section 16, T. 26S., R. 4W. W.M.,
Douglas County, Oregon; thence S 2°14'20"W. 50.00 feet to a 5/8"
I.R.; thence S 89°57'40"E. 85.00 feet to a 5/8" I.R.; thence
S 0°02'20"W. 128.00 feet to a 5/8" I.R.; thence S 16°52'40"E.
73.00 feet to a 5/8" I.R.; thence S 64°57'40"E. 219.74 feet to
a 5/8" I.R.; thence N. 2°05'55"E. 149.96 feet to a 3/4" I.R.;
thence N 25°33'55"E. 256.03 feet to a 3/4" I.R. on the Southerly
right-of-way of said County Road; thence along said Southerly
right-of-way S 88°39'49"W. 196.82 feet to a fence post; thence
continuing along said Southerly right-of-way S 80°58'04"W.
225.24 feet to the point of beginning, containing 2.00 Acres,
more or less.

PARCEL 2
Beginning at a 5/8" I.R. which bears South 350.66 feet and East
5272.45 feet from the Brass Cap marking the Northwest corner of
Section 16, T. 26S., R. 4W. W.M., Douglas County, Oregon;
thence S 89°57'40"E. 89.92 feet to a 5/8" I.R.; thence S 16°52'
40"E. 73.00 feet to a 5/8" I.R.; thence S 64°57'40"E. 219.74
feet to a 5/8" I.R.; thence S 2°05'55"W. 135.00 feet more or
less to the meandor line on the right bank of the North Umpqua
River, thence downstream along said meandor line to a point
which bears S 6°02'20"W. 187.00 feet more or less from a 5/8"
I.R.; thence N 6°02'40"E. 187.00 feet more or less to a 5/8"
I.R.; thence S 89°57'40"E. 180.00 feet to a 5/8" I.R.; thence
N 6°40'43" E. 128.13 feet to a 5/8" I.R.; thence N 35°49'04 E.
99.75 feet to a 5/8" I.R.; thence S 87°45'40"E. 15.00 feet to
a 5/8" I.R.; thence N 2°14'20"E. 50.58 feet to the point of
beginning, containing 3.40 Acres, more or less.