# MINOR LAND PARTITION

## SECTION 4, T.22S., R.5W., W.M.

## MAY 1973 SCALE: 1"=100'

LEGAL OWNERS: Roy A. & Reta W. Jenkins
364 N. 36th St.
Springfield, Oregon
746-7415

Carl W. & Laurine A. Schrock
445 S. 42nd Place
Springfield, Oregon
746-5246

PARTITIONER: Richard M. Yoder
P. O. Box 313,
Drain, Oregon
836-2954

NUMBER OF LOTS: 2

WATER: Well & Spring

SEWAGE: Sub-surface

MAP PREPARED BY:
Baughman Surveying Service
P. O. Box 222,
Roseburg, Oregon
672-5971

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

FILED
RECEIVED
AUG 23 1973
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

APPROVALS:

COUNTY PLANNING COMMISSION — 26 July 1973 DATE

COUNTY SURVEYOR — 23 Aug 73 DATE

DESCRIPTION:

Parcel #1 Beginning at the North 1/4 Corner of Section 4, T. 22 S., R. 5 W. W.M., Douglas County, Oregon; thence S.0°20'20"W. 559.28 feet to a 5/8" Iron Rod, being the TRUE POINT OF BEGINNING; thence continuing S.0°20'20"W. 758.10 feet to a 1" Iron Pipe at the Southeast Corner of the Northeast 1/4 of the Northwest 1/4 of said Section 4; thence N.89°51'25"W. 264.16 feet to a point on the Easterly R/W line of the Upper Smith River Road; thence along said Easterly R/W line along an arc of a 391.46 foot radius curve right (the long chord of which bears N.12°21'36"W.) 12.11 feet to a point; thence N.11°28'25"W. 10.38 feet to a point; thence along an arc of a 750.00 foot radius curve left (the long chord of which bears N.17°07'25"W.) 147.92 feet to a point; thence N.22°46'25"W. 81.38 feet to a point; thence along an arc of a 895.00 foot radius curve right (the long chord of which bears N.19°03'55"W.) 115.85 feet to a point; thence N.15°21'25"W. 208.51 feet to a point; thence along an arc of a 300.00 foot radius curve left (the long chord of which bears N.42°08'55"W.) 280.56 feet to a point; thence N.68°56'25"W. 142.30 feet to a point; thence along an arc of a 370.00 foot radius curve right (the long chord of which bears N.51°34'25"W.) 224.30 feet to a point; thence N.34°12'25"W. 53.39 feet to a point; thence along an arc of a 675.00 radius curve left (the long chord of which bears N.35°28'49"W.) 30.00 feet to a 5/8" Iron Rod; thence leaving said Easterly R/W line N.64°06'39"E. 114.40 feet to a 5/8" Iron Rod; thence S.53°25'24"E. 230.86 feet to a 5/8" Iron Rod; thence S.78°13'23"E. 161.88 feet to a 5/8" Iron Rod; thence S.61°48'33"E. 195.00 feet to a 5/8" Iron Rod; thence S.32°34'53"E. 57.00 feet to a 5/8" Iron Rod; thence S.49°09'53"E. 100.00 feet to a 5/8" Iron Rod; thence S.68°14'13"E. 45.00 feet to a 5/8" Iron Rod; thence N.65°46'39"E. 229.47 feet to the true point of beginning, situated in Section 4, T. 22 S., R. 5 W. W.M., containing 8.31 acres, more or less.

SUBJECT TO A 30 foot roadway easement for ingress and egress, being perpendicular to and 30 feet Southerly from the following described line: Beginning at a 5/8" Iron Rod on the Easterly R/W line of the Upper Smith River Road from which the North 1/4 Corner of Section 4, T. 22 S., R. 5 W. W.M. bears N.72°24'28"E. 1027.43 feet; thence N.64°06'39"E. 114.40 feet to a 5/8" Iron Rod; thence S.53°25'24"E. 230.86 feet to a 5/8" Iron Rod; thence S.78°13'23"E. 161.88 feet to a 5/8" Iron Rod; thence S.61°48'33"E. 195.00 feet to a 5/8" Iron Rod; thence S.32°34'53"E. 57.00 feet to a 5/8" Iron Rod; thence S.49°09'53"E. 100.00 feet to a 5/8" Iron Rod; thence S.68°14'13"E. 45.00 feet to a 5/8" Iron Rod and end of said roadway easement.

EXCEPT Additional County Road R/W for Slopes.

Parcel #2 Beginning at the North 1/4 Corner of Section 4, T. 22 S., R. 5 W. W.M., Douglas County, Oregon; thence S.0°20'20"W. 559.28 feet to a 5/8" Iron Rod; thence S.65°46'39"W. 229.47 feet to a 5/8" Iron Rod; thence N.68°14'13"W. 45.00 feet to a 5/8" Iron Rod. thence N.49°09'53"W. 100.00 feet to a 5/8" Iron Rod; thence N.32°34'53"W. 57.00 feet to a 5/8" Iron Rod; thence N.61°48'33"W. 195.00 feet to a 5/8" Iron Rod; thence N.78°13'23"W. 161.88 feet to a 5/8" Iron Rod; thence N.53°25'24"W. 230.86 feet to a 5/8" Iron Rod; thence S.64°06'39"W. 114.40 feet to a 5/8" Iron Rod on the Northeasterly R/W line of the Upper Smith River Road; thence along an arc of a 675.00 radius curve left (the long chord of which bears N.40°47'19"W.) 125.08 feet to a point; thence N.44°49'25"W. 73.14 feet to a point; thence along an arc of a 920.00 foot radius curve left (the long chord of which bears N.48°40'55"W.) 123.91 feet to a point; thence N.52°32'25"W. 62.66 feet to a point; thence along an arc of a 2560.00 foot radius curve left (the long chord of which bears N.53°28'52"W.) 84.06 feet to a 5/8" Iron Rod; thence leaving said Northeasterly R/W line N.0°20'42"E. 33.47 feet to a 1" by 1" "T" Bar at the Northwest Corner of the Northeast 1/4 of the Northwest 1/4 of said Section 4; thence S.89°16'10"E. 1303.18 feet to the point of beginning, situated in Section 4, T. 22 S., R. 5 W. W.M., containing 11.81 acres, more or less.

TOGETHER WITH A 30 foot roadway easement as described in Parcel #1 above.

EXCEPT Additional County Road R/W for Slopes.

PARTITIONERS STATEMENT:

I, Richard M. Yoder, as partitioner, have caused the survey to be made of the described parcels and as shown on the annexed plat as my free and voluntary act.

Richard M. Yoder
Richard M. Yoder

LEGAL OWNERS STATEMENT:

We, Roy A. & Reta W. Jenkins and Carl W. & Laurine A. Schrock hereby acknowledge that the above named partitioner has caused the survey to be made of the above described parcels as shown on the annexed plat.

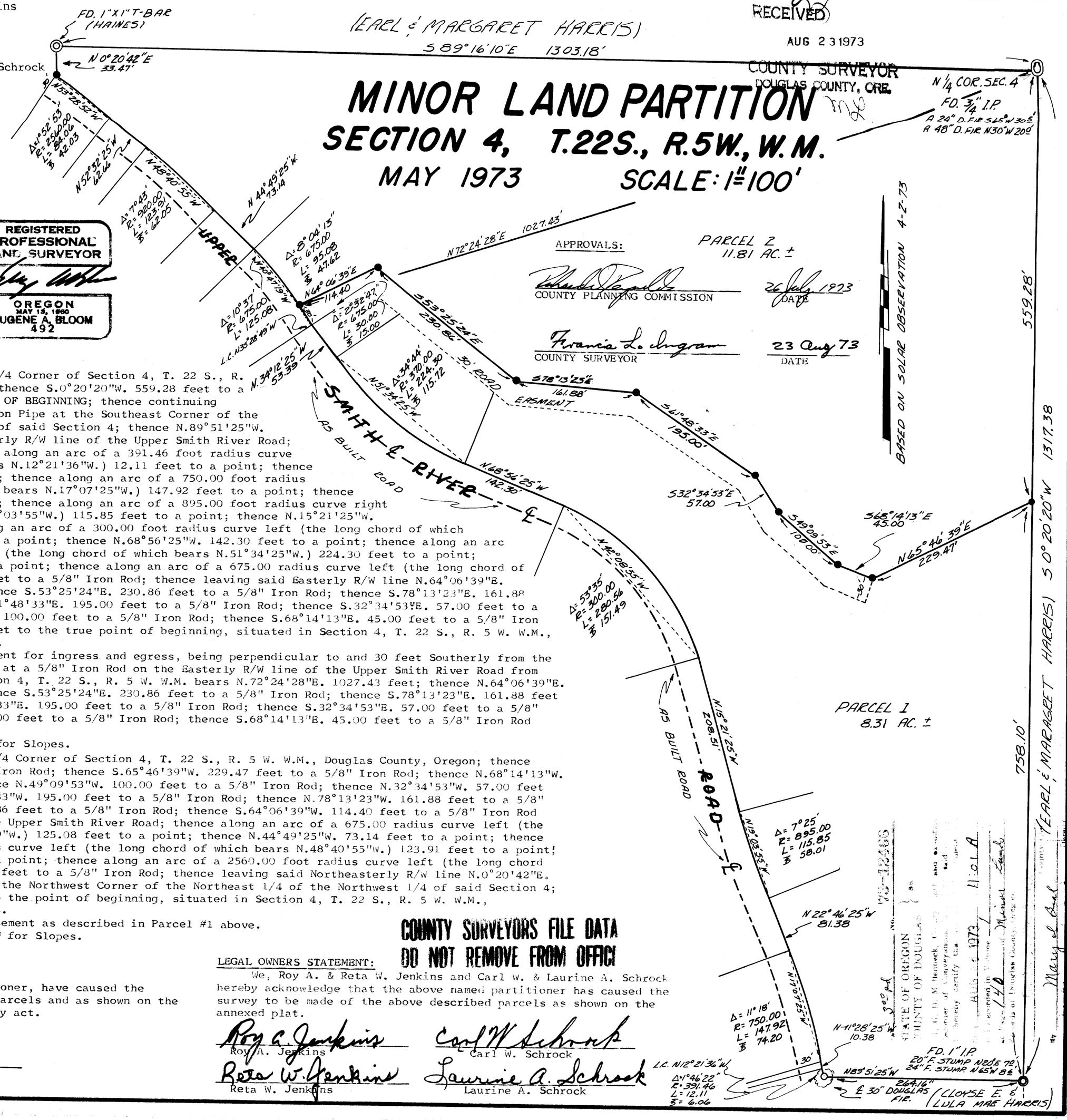
Roy A. Jenkins
Roy A. Jenkins

Reta W. Jenkins
Reta W. Jenkins

Carl W. Schrock
Carl W. Schrock

Laurine A. Schrock
Laurine A. Schrock

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE




DRW. H.A.P.

MAP FILE M 50-52