

MINOR LAND PARTITION
SEC. 22, T.29S., R. 4 W., W.M.
 IN BENJAMIN STEPHENS D.L.C. NO. 38
 SEPT. 1973 SCALE 1" = 50'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER: P.O. Box 645, Myrtle Creek, Oregon 97457 no phone

LEGAL OWNER: John T. Meyer
 1680 Mulholland Drive
 Roseburg, Oregon 97470
 673-8270

NUMBER OF LOTS: 2

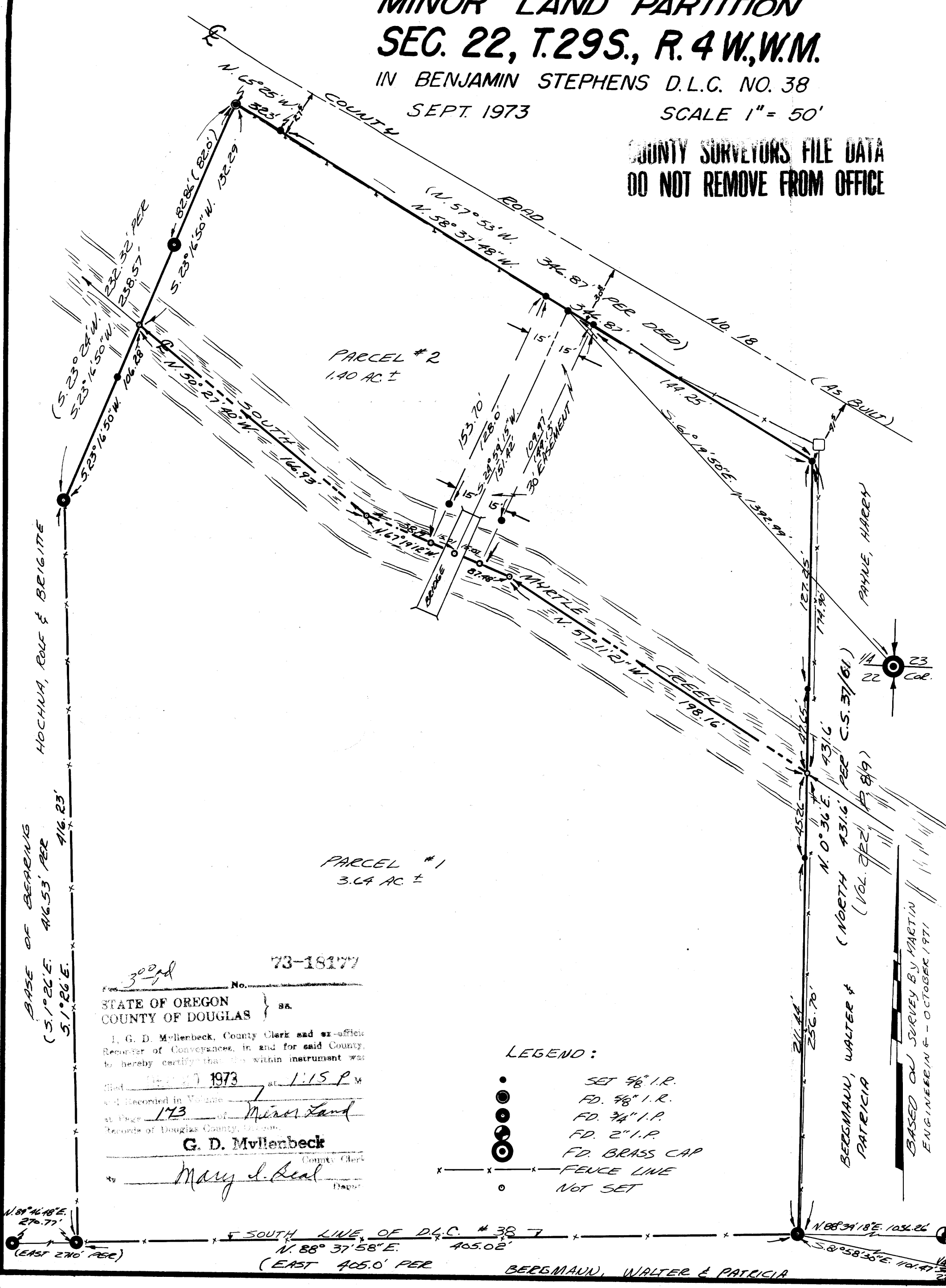
WATER SUPPLY: Well

SEWAGE: Sub-surface

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

FILED *d*
 RECEIVED *24*
 DEC 20 1973

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 EUGENE A. BLOOM
 492



DESCRIPTIONS:

PARCEL #1 Beginning at a 3/4" Iron Pipe on the South line of the Benjamin Stephens D.L.C. No. 38, Township 29 South, Range 4 West W.M., and at the Southwest corner of that certain tract of land described and recorded in Volume 222, Page 89, Deed Records of Douglas County, Oregon; from which the 1/4 corner common to Sections 22 and 23, Township 29 South, Range 4 West W.M., bears S.81°58'30"E. 1101.47 feet; thence N.0°36'E. along the West line of said tract recorded in Vol. 222, Page 89, 256.70 feet to a point in the center of South Myrtle Creek; thence leaving the West line of said tract, N.57°11'21"W. along the center line of said creek 198.16 feet to a point; thence N.67°19'12"W. 37.48 feet to a point; thence N.50°27'40"W. 166.93 feet to a point; thence leaving said creek, S.23°16'50"W. 106.28 feet to a 3/4" Iron Pipe; thence S.1°26'E. 416.23 feet to a 3/4" Iron Pipe on the South line of said D.L.C. No. 38; thence N.88°37'58"E. along said South line 405.02 feet to the point of beginning, situated in Section 22, Township 29 South, Range 4 West W.M., containing 3.65 acres, more or less. TOGETHER WITH easement described below.

PARCEL #2 Beginning at a 5/8" Iron Rod on the Southerly R/W line of County Road #18 and at the Northwest corner of that certain tract of land described and recorded in Volume 222, Page 89, Deed Records of Douglas County, Oregon, from which the 1/4 corner common to Sections 22 and 23, Township 29 South, Range 4 West W.M., bears S.0°36'W. 431.6 feet and S.81°58'30"E. 1101.47 feet; thence N.58°37'48"W. along said Southerly R/W line 346.87 feet to a 5/8" Iron Rod; thence N.65°25'W. 32.30 feet to a 5/8" Iron Rod; thence leaving said R/W line S.23°16'50"W. 132.29 feet to a point in the center of South Myrtle Creek; thence S.50°27'40"E. along the center line of said creek 166.93 feet to a point; thence S.67°19'12"E. 87.48 feet to a point; thence S.57°11'21"E. 198.16 feet to a point on the West line of said tract recorded in Vol. 222, Page 89; thence leaving said creek, N.0°36'E. along said West line of said tract 174.90 feet to the point of beginning, situated in Section 22, Township 29 South, Range 4 West W.M., containing 1.40 acres, more or less. SUBJECT TO easement described below:

EASEMENT: A 30 foot easement for ingress and egress over and across and 15 feet on each side of the following described line; Beginning at a 5/8" Iron Rod on the Southerly R/W line of County Road No. 18, from which the 1/4 corner common to Sections 22 and 23, Township 29 South, Range 4 West W.M., bears S.61°19'50"E. 1392.99 feet; thence S.24°54'15"W. 151.42 feet and end of said easement.

APPROVALS:

[Signature]
 PLANNING COMMISSION

[Signature]
 COUNTY SURVEYOR

31 October 1973
 DATE

20 Dec 73
 DATE

300nd No. 73-18177

STATE OF OREGON } ss.
 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 on 10/31/73 1973 at 1:15 P.M. and recorded in Volume 173 of Minor Land Records of Douglas County, Oregon.

G. D. Myllenbeck
 County Clerk

Mary J. Beal
 Deputy

SOUTH LINE OF D.L.C. # 38
 N. 88° 37' 58" E. 405.02'
 (EAST 405.0' PER BERGMANN, WALTER & PATRICIA)

N. 88° 37' 58" E. 104.26'

S. 58° 58' 30" E. 101.47'

N. 0° 36' E. 431.6' PER C.S. 37/61

N. 0° 36' E. 431.6' PER C.S. 37/61

BASED ON SURVEY BY MARTIN ENGINEERING - OCTOBER 1971

MAP FILE M-51-74

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