

MAJOR LAND PARTITIONING

30 Spd No 74- 997
 STATE OF OREGON
 COUNTY OF DOUGLAS
 I, G. D. Myllesbeck, County Clerk and ex-officio Recorder of Conveyances, do hereby certify that the within instrument was duly recorded in Volume 183, Page 113, of the records of Douglas County, Oregon, on this 28th day of January, 1974.
 G. D. Myllesbeck
 County Clerk

PARTITIONER:

S & S Builders Inc.
 1236 NE Walnut
 Roseburg, OR 97470

FILED 2
 RECEIVED 24

JAN 28 1974

LEGAL OWNER OF RECORD:

Elmer Woods
 Rt. Box 43-A
 Riddle, OR 97469

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

874-2056

TOTAL NUMBER OF LOTS: 2

WATER SUPPLY: wells

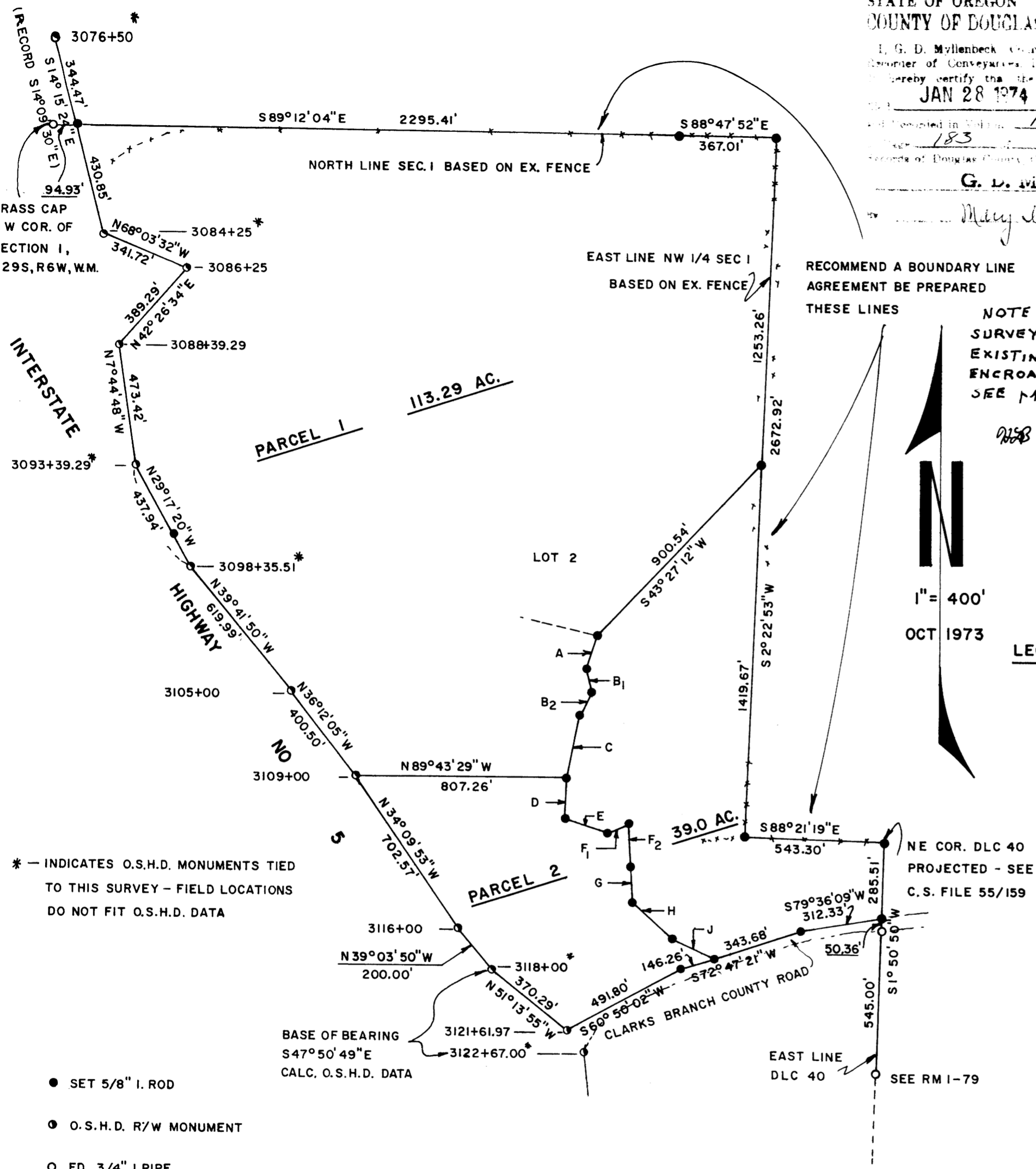
SEWAGE DISPOSAL: septic tanks

MAP PREPARED BY:

Harold Ball, C.E.
 Route 3, Box 4000
 Roseburg, OR 97470

673-6937

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE



RECOMMEND A BOUNDARY LINE AGREEMENT BE PREPARED THESE LINES
 NOTE - SUBSEQUENT SURVEY SHOWS EXISTING FENCE ENCROACHING SEE M-53-13A/B
 NGS 4/29/74

1" = 400'
 OCT 1973

LEGAL DESCRIPTION

Parcel No. 1 - Commencing at the Northwest corner of Section 1, Township 29 South, Range 6 West, W.M.; thence S 89°12'04" E 94.93 feet along the North line of said Section 1 to the true point of beginning; thence S 89°12'04" East 2295.41 feet to a 5/8-inch iron rod; thence S 88°47'52" East 367.01 feet to the Northeast corner of the Northwest 1/4 of said Section 1; thence S 2°22'53" W 1253.26 feet along the East line of said Northwest 1/4 to a 5/8-inch iron rod; thence S 43°27'12" W 900.54 feet to a 5/8-inch iron rod in the centerline of a 60-foot nonexclusive road easement; thence along said centerline the following courses and distances: S 16°59'11" W 127.33 feet, S 16°25'27" E 84.22 feet, S 23°12'33" W 112.83 feet, S 13°02'12" W 242.06 feet; thence leaving said centerline N 89°43'29" W 807.26 feet to an O.S.H.D. monument in the East right-of-way line of Interstate Highway No. 5, said O.S.H.D. monument being 280 feet left of engineer's station 3109+00; thence Northwesterly along said East right-of-way line to the point of beginning.

Parcel No. 2 - Commencing at the Northeast corner of the Northwest 1/4 of Section 1, Township 29 South, Range 6 West, W.M.; thence South 2°22'53" West 1253.26 feet along the East line of said Northwest 1/4 to a 5/8-inch iron rod and the point of beginning; thence S 2°22'53" W 1419.67 feet along said East line to the North line of D.L.C. No. 40; thence S 88°21'19" E 543.30 feet to the Northeast corner of said D.L.C. No. 40; thence S 1°50'50" W 285.51 feet along the east line of said D.L.C. No. 40 to the Northerly line of Clarks Branch County Road; thence Southwesterly along said County Road Northerly line to an O.S.H.D. monument in the East right-of-way line of Interstate Highway No. 5, said O.S.H.D. monument being 298.05 feet left of engineer's station 3121+61.97; thence Northwesterly along said East right-of-way to the O.S.H.D. monument being 280 feet left of engineer's station 3109+00; thence S 89°43'29" E 807.26 feet to a 5/8-inch iron rod in the centerline of a 60-foot nonexclusive road easement; thence along said centerline N 13°02'12" E 242.06 feet, N 23°12'33" E 112.83 feet, N 16°25'27" W 84.22 feet, N 16°59'11" E 127.33 feet; thence leaving said centerline N 43°27'12" E 900.54 feet to the point of beginning.

Reserving therefrom a nonexclusive road easement 60 feet in width, the centerline of which is described as follows: beginning at a point in the Northerly line of Clarks Branch County Road, said point being S 38°44'45" E 4065.32 feet from the Northeast corner of Section 1, Township 29 South, Range 6 West, W.M.; thence N 68°21'47" W 192.21 feet, N 44°48'29" W 196.00 feet, N 5°51'30" W 128.15 feet, N 0°05'59" E 149.57 feet, S 80°31'46" W 89.18 feet, N 70°32'22" W 170.89 feet, N 2°49'04" E 152.59 feet, N 13°02'12" E 242.06 feet, N 23°12'33" E 112.83 feet, N 16°25'27" W 84.22 feet, N 16°59'11" E 127.33 feet to a 5/8-inch iron rod being S 46°58'10" E 2853.12 feet from said Northeast corner of Section 1.

* - INDICATES O.S.H.D. MONUMENTS TIED TO THIS SURVEY - FIELD LOCATIONS DO NOT FIT O.S.H.D. DATA

- SET 5/8" I. ROD
- O.S.H.D. R/W MONUMENT
- FD. 3/4" I. PIPE

60' ROAD EASEMENT	
A S16°59'11"W 127.33'	F2 N0°05'59"E 149.57'
B1 S16°25'27"E 84.22'	G N5°51'30"W 128.15'
B2 S23°12'33"W 112.83'	H N44°48'29"W 196.00'
C S13°02'12"W 242.06'	J N68°21'47"W 192.21'
D N2°49'04"E 152.59'	
E N70°32'22"W 170.89'	
F1 S80°31'46"W 89.18'	

APPROVALS:
 [Signature] 31 December 1973
 PLANNING COMMISSION DATE
 Francis L. Ingram 28 Jan 74
 COUNTY SURVEYOR DATE

MAP FILE M-52-28