

MINOR LAND PARTITIONING
SECTION 26, TWP. 32 STH., RNG. 6 WST., WILL. MER.
SURVEYED FOR LEON LANGFORD BY DON E. GARRETT
SEPTEMBER 1974 SCALE 1" = 200'
O-SET 5/8" I. ROD
●-FOUND 3/4" I. PIPE UNLESS OTHERWISE NOTED.

PARTITIONER AND LEGAL OWNER
LEON D. AND ALICE LANGFORD
P.O. Box 574
Sutherlin, Oregon
Phone 459-4626

FILED mkr
RECEIVED 2/4

NUMBER OF LOTS 2
WATER SUPPLY
SEWAGE

OCT 28 1974

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
mkr

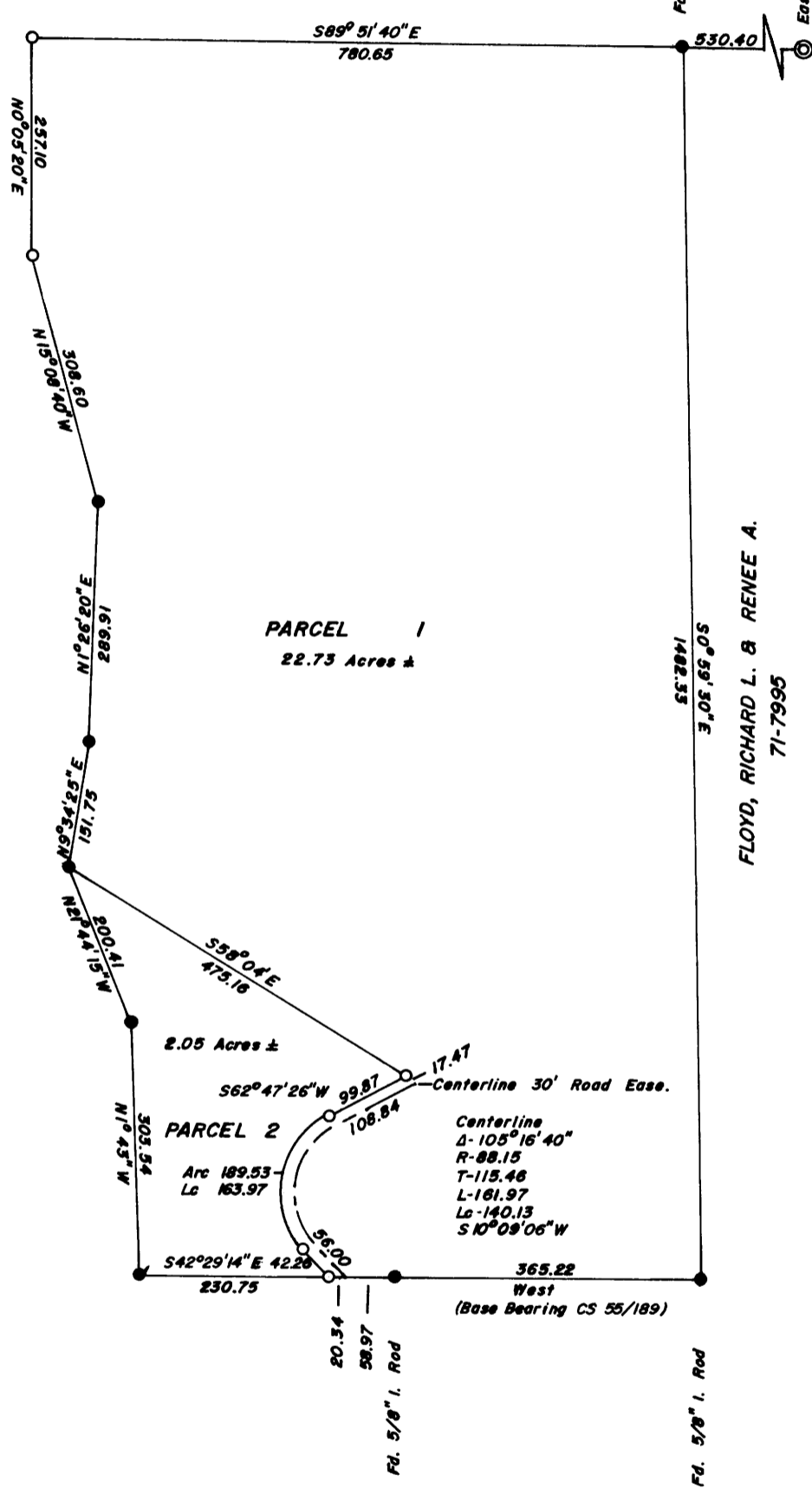
MAP PREPARED BY:
DON E. GARRETT
450 W. Cochrane Lane
Roseburg, Oregon
Phone 672-1487

COUNTY SURVEYORS FILE DATA
DOUGLAS COUNTY, OREGON

C & D LUMBER CO.
ORD. 2896

HAGGARD, RALPH E. & ELIZABETH
VOL. 140 PG. 91

FLOYD, RICHARD L. & RENEE A.
71-7995



PARCEL 1
22.73 Acres ±

2.05 Acres ±

PARCEL 2

Centerline
Δ-105°16'40"
R-88.15
T-115.46
L-161.97
L-140.13
S 10°09'06" W

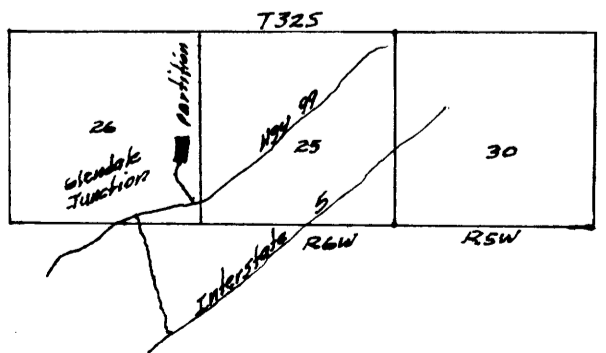
PETERSON, RUTH FRANCES
71-3561

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Don E. Garrett

OREGON
JULY 14, 1951
DON E. GARRETT
544

300pd 74-14602
STATE OF OREGON
COUNTY OF DOUGLAS
2:15 P
40 Minor Land
Marilyn J. Seal



PARCEL 1
A parcel of land lying in Section 26, Township 32 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the South Line of the C & D Lumber Co. property from which point the East One-Quarter Corner of the above said Section 26 bears S 89° 51' 40" E 1311.05 feet; thence along the above said South Line S 89° 51' 40" E 780.65 feet to an iron pipe; thence along the West line of that property described in Int. No. 71-7995 in the Deed Records of Douglas County, Oregon, S 0° 59' 30" E 1482.33 feet to a 5/8" iron rod; thence along the North Line of that property described in Int. No. 71-3561 in the Deed Records of Douglas County, Oregon, West 444.53 feet to a 5/8" iron rod; thence N 42° 29' 14" W 42.26 feet to a 5/8" iron rod; thence along the arc of a 103.15 foot radius curve to the right (the long chord of which bears N 10° 09' 06" E) 189.53 feet to a 5/8" iron rod; thence N 62° 47' 26" E 99.87 feet to a 5/8" iron rod; thence N 58° 04' W 475.16 feet to a 3/4" iron pipe set in the East Line of that property described in Vol. 140, Page 91 in the Deed Records of Douglas County, Oregon; thence along said East Line as follows: N 9° 34' 25" E 151.75 feet to a 3/4" iron pipe; N 1° 26' 20" E 289.91 feet to a 3/4" iron pipe; N 15° 08' 40" W 308.60 feet to a 5/8" iron rod and N 0° 05' 20" E 257.10 feet to the place of beginning and containing 22.73 acres of land more or less.

The above described parcel of land is subject to a road easement, 30 feet in width, 15 feet on each side of a centerline which is described as follows:

Beginning at a point from which the Southeast Corner of the above described parcel of land bears East 424.19 feet; thence along the above said centerline as follows: N 42° 29' 14" W 56.00 feet; along the arc of a 88.15 foot radius curve to the right (the long chord of which bears N 10° 09' 06" E) 161.97 feet and N 62° 47' 26" E 108.84 feet to a point and there terminating.

PARCEL 2
A parcel of land lying in Section 26, Township 32 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 3/4" iron pipe set in the East Line of that property described in Vol. 140, Page 91 in the Deed Records of Douglas County, Oregon, from which point the East One-Quarter Corner of the above said Section 26 bears East 675.28 feet, N 0° 59' 30" W 1482.33 feet and S 89° 51' 40" E 530.40 feet; thence along the above said East Line N 1° 43' W 303.54 feet to a 3/4" iron pipe and N 21° 44' 15" W 200.41 feet to a 3/4" iron pipe; thence S 58° 04' E 475.16 feet to a 5/8" iron rod; thence along the arc of a 103.15 foot radius curve to the left (the long chord of which bears S 10° 09' 06" W) 189.53 feet to a 5/8" iron rod; thence S 42° 29' 14" E 42.26 feet to a 5/8" iron rod set in the North Line of that property described in Int. No. 71-3561 in the Deed Records of Douglas County, Oregon; thence along said North Line West 230.75 feet to the place of beginning and containing 2.05 acres of land more or less.

Included with the above described parcel of land is a road easement, 30 feet in width, 15 feet on each side of a centerline described as follows: Beginning at a point from which the Southwest Corner of the above described parcel of land bears West 251.09 feet; thence along the above said centerline as follows: N 42° 29' 14" W 56.00 feet; along the arc of a 88.15 foot radius curve to the right (the long chord of which bears N 10° 09' 06" E) 161.97 feet and N 62° 47' 26" E 108.84 feet to a point and there terminating.

Richard Peterson
PLANNING COMMISSION

21 October 1974
DATE

Francis Seligson
COUNTY SURVEYOR

28 Oct 74
DATE